



Meeting agenda
Monday September 20, 2021 5:00pm

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Approval of minutes August 16, 2021
5. Public Comment for non-agenda items (4 minutes per person) If you are not able to attend in person and you have a comment, you may submit it by contacting the Planning Department at planninginfo@oconeesc.com or 864-638-4218, so that we may receive your comment and read it into the record.
6. Commission member comment
7. Staff comments
8. Tiny Home Update – Howard Frady, Director of Building Codes
9. RV Park Ordinance revision
10. Scrapyard/junkyard ordinance consideration
11. Annual Comp Plan strategies to review.
12. Adjourn

**Oconee County
Planning
Commission**

Council Chambers
415 South Pine Street
Walhalla, S.C. 29691

www.oconeesc.com

YouTube: "YourOconee"

Staff contact

846-638-4218
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BOARD MEMBERS

Mike Smith, Chairman, District I
David Nix, District II
Pat Williams, At-Large

Frankie Pearson, Vice-Chairman, District IV
Alex Vassey, District III
Gary Gaulin, District V
Mike Johnson, At-Large

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

Minutes

5:00 pm- Monday, August 16, 2021

Council Chambers - Oconee County Administrative Complex

Members Present

Frankie Pearson
Alex Vassey
Gary Gaulin

Mike Smith
Mike Johnson

Staff Present

Vivian Kompier

Media Present

None

1. Call to order – Mr. Smith called meeting order at 5:00 PM
2. Invocation was led by Mr. Gaulin.
3. Pledge of Allegiance was led by Mr. Smith.
4. Approval of minutes for August 2, 2021 – Mr. Johnson made a motion to approve the minutes for August 2nd; seconded by Mr. Pearson and unanimously approved 5/0.
5. Public comment for non-agenda items (4 minutes per person) – None
6. Commission member comments – None
7. Staff comment – Ms. Kompier reminded Commission Members of the continuing education scheduled for September 15, 2021 from 9:00 AM to 12:00 PM. Ms. Kompier shared Census numbers and maps. A general discussion followed.
8. RV Park Ordinance revision – Ms. Kompier stated that there has been noticeable activity in the submittal of applications. She noted a couple of items that should have been included in the ordinance: 1) requirement for a site plan for park and 2) prohibition of building decks next to RVs. Discussion included, but was not limited to, the fact that the addition of decks is in conflict with the intent of the RV Ordinance.

Mr. Smith made a motion that staff make a recommendation to the Planning Commission to revise the RV Ordinance; seconded by Mr. Pearson. Discussion included, but was not limited to, that the revision should steer the ordinance back to its original intent and the Commission needs to have all

the information needed before revising the ordinance. Mr. Smith called for a vote; motion was approved unanimously 5/0.

9. Scrapyard/junkyard ordinance consideration – Mr. Smith made a motion that the Planning Commission direct staff to complete research for a salvage/junkyard ordinance; seconded by Mr. Vassey. Discussion included, but was not limited to, defining the directive of “research.” Mr. Smith called for a vote; motion was approved unanimously 5/0.
10. Annual Comprehensive Plan strategies to review – In an effort to finalize the completion of reviewing Comprehensive Plan strategies to be reviewed in 2021, Mr. Smith made a motion that on July 8, 2021, the Planning Commission completed a review of the strategies that required a 2021 review; seconded by Mr. Johnson. Discussion included, but was not limited to, clarification of the wording of the motion. The motion was amended to state: to let the minutes reflect that during the July 8, 2021 Oconee County Planning Commission meeting, the review process for the Comprehensive Plan Strategies for 2021 was completed. Mr. Smith called for a vote on the motion as amended. The motion was approved unanimously 5/0.

Strategies to be review annually:

- (a) 3.3.1.1 – Past discussions with Lauren Richardson with Our Daily Rest were noted. Strategy was marked review complete.
- (b) 3.3.1.3 – Housing addressed during 2021 strategy review and letter was sent to County Council. Strategy was marked review complete.
- (c) 4.1.2.3 – Oconee Economic Alliance achieves this on a regular basis. Strategy was marked review complete.
- (d) 6.2.3.1 – Several municipalities are expanding recreational facilities and greenway funds for feasibility study are in budget. County has taken responsibility for a couple of parks that was previously under the purview of the Army Core of Engineers. Strategy was marked review complete.
- (e) 6.2.3.4 – There is continual upgrade program in the municipalities and the County. Strategy was marked review complete.
- (f) 6.3.2.2 – Noted this was previously discussed in 2021 strategy review—Lake Keowee Source Water Protection Team. Strategy was marked review complete.
- (g) 6.3.5.1 – This review is at an Administrator level—not for the Commission. Strategy was marked review complete.
- (h) 6.3.5.2 – This review is at an Administrator level—not for the Commission. Strategy was marked review complete.
- (i) 7.1.2.2 – Noted this was previously discussed in 2021 strategy review. Strategy was marked review complete.
- (j) 7.1.2.3 – Refer to 7.1.2.2. Use of a Special Purpose District should be a consideration. Strategy was marked review complete.
- (k) 7.1.2.4 – Responsibility of Oconee Joint Regional Sewer Authority. Strategy was marked review complete.
- (l) 7.1.3.2 – Responsibility of Administrator and Planning Department. Strategy was marked review complete.
- (m) 7.1.3.3 – Refer to the County grant writer. Strategy was marked review complete.
- (n) 7.2.1.1 – Oconee County Career Training Facility is up and running and active. Strategy was marked review complete.
- (o) 7.2.1.4 – Oconee County School Board responsibility. Strategy was marked review complete.

- (p) 7.2.3.1 – Responsibility of Sheriff’s Office and County. Strategy was marked review complete.
- (q) 7.2.3.2 – Responsibility of Sherriff’s Office and Administrator during budget process. Strategy was marked review complete.
- (r) 7.2.3.3 – Administrator and Planning Department have reviewed funding. Funding from Congress may be available in future. Strategy was marked review complete.
- (s) 7.2.3.4 – Responsibility of Administrator and Planning Department. Sections of the Emergency Operations Plans are updated on a yearly rotation. Strategy was marked review complete.
- (t) 7.2.3.5 – County participated in the biennial Duke Radiological drill. Strategy was marked review complete
- (u) 7.2.3.6 – Sheriff’s Office is responsible for 911 center and police communications. Strategy was marked review complete.
- (v) 7.2.6.1 – Responsibility of Oconee County School District. Strategy was marked review complete.
- (w) 9.2.1.8 – Discussed when reviewing 2021 strategies. Kyle Reid spoke to Planning Commission regarding road conditions. Strategy was marked review complete.
- (x) 9.3.1.2 – Refer to 9.2.1.8. Strategy was marked review complete.
- (y) 10.1.1.2 – Planning Department staff will incorporate this plan information into the Capital Improvement Plan. Strategy was marked review complete.
- (z) 10.1.1.6 – Planning Department staff will incorporate this plan information into the Capital Improvement Plan. Strategy was marked review complete.
- (aa) 10.1.2.5 – Planning Department staff will incorporate this plan information into the Capital Improvement Plan. Strategy was marked review complete.
- (bb) 10.1.2.7 – Refer to 9.2.1.8. Strategy was marked review complete.
- (cc) 10.1.2.8 – Ed Halbig from City of Seneca talked to Planning Commission about this issue. Bus service would be provided, but the municipalities would have to prove some funding. Strategy was marked review complete.
- (dd) 10.1.3.1 – Interest expressed to meet with Seneca Planning Commission to discuss topic of mutual interest.
- (ee) 10.2.1.3 – Planning Department is preparing the appropriate documents and studies related to impact fees. Strategy was marked review complete.
- (ff) 10.3.1.2 – Once the County’s Capital Improvement Plan is created, staff will begin working with the municipalities to identify opportunities. Strategy was marked review complete.

11. Adjourn – Mr. Pearson made a motion to adjourn; seconded by Mr. Johnson and approved unanimously 5/0 at 5:55 PM.

ARTICLE IX. RECREATIONAL VEHICLE PARK STANDARDS

Sec. 32-601. Intent.

To provide a safe, clean, and sanitary environment for occupants of recreational vehicle parks in Oconee County, South Carolina.

(Ord. No. 2020-17, § 1(Att. A), 10-6-2020)

Sec. 32-602. Definitions.

All-weather road means a hard-packed and graded and/or graveled road that is passable by vehicles under both wet and dry weather conditions, is at least ten feet wide, and is suitable for emergency vehicles to utilize regardless of weather, as determined by Oconee County Emergency Services.

Dealer means any person, firm, corporation, or business entity licensed or required to be licensed to sell new and/or used recreational vehicles to the retail public.

Manufacturer means any person, firm, corporation, or business entity that engages in the manufacturing of recreational vehicles.

Minor recreational vehicle park means four to 19 recreational vehicles or recreational vehicle spaces for rent on-site on any single parcel to be utilized as temporary living quarters for recreational, camping, or travel use.

Major recreational vehicle park means 20 or more recreational vehicles or recreational vehicle spaces for rent on-site on any single piece of property utilized as temporary living quarters for recreational, camping, or travel use.

Ready to travel: A recreational vehicle is ready to travel if it:

- a. Is on wheels or a jacking system;
- b. Is attached to the site only by quick-disconnect type utilities and security devices; and,
- c. Has no permanently-attached additions.

Recreational vehicle means a motorhome, travel trailer, fifth-wheel trailer, or folding camping trailer designed to provide temporary living quarters for recreational, camping, or travel use, as defined herein.

Motorhome means a self-propelled vehicle designed to provide temporary living quarters for recreational, camping, or travel use that complies with all applicable federal vehicle regulations. The unit must contain at least four of the following permanently installed independent life support systems which meet the NFPA 1192 Standard for Recreational Vehicles:

- a. A cooking facility with an on-board fuel source;
- b. A potable water supply system that includes at least a sink, a faucet, and a water tank with an exterior service supply connection;
- c. A toilet with exterior evacuation;
- d. A gas or electric refrigerator;

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- e. A heating or air conditioning system with an on-board power or fuel source separate from the vehicle engine; or,
 - f. An electric power system.

Travel trailer means a vehicle-mounted on wheels designed to provide temporary living quarters for recreational, camping, or travel use that complies with all applicable federal vehicle regulations and is of such size and weight as to not require a special highway movement permit when towed by a motorized vehicle.

Fifth-wheel trailer means a vehicle-mounted on wheels designed to provide temporary living quarters for recreational, camping, or travel use that complies with all applicable federal vehicle regulations and is of such size and weight as to not require a special highway movement permit when towed by a motorized vehicle equipped with a towing mechanism that is mounted above or forward of the tow vehicle's rear axle.

Folding camping trailer means a vehicle-mounted on wheels designed to provide temporary living quarters for recreational, camping, or travel use that complies with all applicable federal vehicle regulations and is constructed with collapsible partial side walls that fold for towing by another vehicle.

Recyclable materials means those materials which are capable of being recycled which would otherwise be processed or disposed of as solid waste.

Solid waste means any garbage, refuse, sludge, and other discarded material, including solid, liquid, semi-solid, or contained gaseous material resulting from industrial, commercial, residential, mining, and agricultural operations and from community activities.

(Ord. No. 2020-17, § 1(Att. A), 10-6-2020)

Sec. 32-603. Authority.

Personnel employed by the county administrator as zoning administrator or the zoning administrator's designee shall be vested with the authority to enforce and administer recreational vehicle park standards within the county.

(Ord. No. 2020-17, § 1(Att. A), 10-6-2020)

Sec. 32-604. Jurisdiction.

The regulations set forth in this article shall be applicable within the unincorporated areas of the county.

(Ord. No. 2020-17, § 1(Att. A), 10-6-2020)

Sec. 32-605. Exemptions.

- (a) Dealers and manufacturers of recreational vehicles are exempt from the standards in this article unless a portion of the dealer or manufacturing business meets the definition of a recreational vehicle park, as contained in this article.
- (b) Indoor or outdoor facilities that store recreational vehicles that are not being utilized to provide temporary living quarters for recreational, camping, or travel use on-site.

(Ord. No. 2020-17, § 1(Att. A), 10-6-2020)

Sec. 32-606. Existing recreational vehicle parks.

Recreational vehicle parks existing prior to the enactment of the ordinance codified in this article, are exempt from this article. Creation of new recreational vehicle sites in an existing recreational vehicle park will, however, be required to adhere to this article.

(Ord. No. 2020-17, § 1(Att. A), 10-6-2020)

Sec. 32-607. Solid waste and recycling facilities.

All recreational vehicle park owners and/or operators shall provide appropriate on-site solid waste and recyclable materials disposal receptacles. The recreational vehicle park owner and/or operator is responsible for transporting solid waste and recyclable materials from the recreational vehicle park to an appropriate disposal site, consistent with local, state, and federal law. Removing solid waste and recyclable materials shall be done on a regular basis in order to avoid the attraction of pests or the development of other nuisances.

(Ord. No. 2020-17, § 1(Att. A), 10-6-2020)

Sec. 32-608. Wastewater.

All recreational vehicle park owners and/or operators are responsible for ensuring all recreational vehicles and recreational vehicle sites that are for rent follow all applicable DHEC standards. DHEC-approved wastewater facilities shall be included in the submission of plans for any recreational vehicle park if proposed or present.

(Ord. No. 2020-17, § 1(Att. A), 10-6-2020)

Sec. 32-609. Utilities.

Utility connections shall adhere to all local, state, and federal laws including any applicable building code standards.

(Ord. No. 2020-17, § 1(Att. A), 10-6-2020)

Sec. 32-610. Setbacks and height.

Setbacks and height regulations shall be determined by the underlying zoning district.

(Ord. No. 2020-17, § 1(Att. A), 10-6-2020)

Sec. 32-611. Ready to travel.

Recreational vehicles in recreational vehicle parks must be ready to travel, as defined in this chapter. Recreational vehicle parks containing recreational vehicles not ready for travel will be reviewed utilizing chapter 32, article VI "land development and subdivision regulations," including the review process, road standards, traffic-impact studies, density, and all other applicable provisions of that ordinance chapter and corresponding local, state, and federal law, as applicable.

(Ord. No. 2020-17, § 1(Att. A), 10-6-2020)

Sec. 32-712. Parking and maneuverability.

All-weather roads and parking areas capable of accommodating recreational and associated vehicles will be provided by the park and reviewed by Oconee County Emergency Services prior to approval and construction. No recreational vehicle shall be parked or set up in any private or public right-of-way.

(Ord. No. 2020-17, § 1(Att. A), 10-6-2020)

Sec. 32-713. Access.

Permitted access to the recreational vehicle park from a state, county, or private road is as follows and must be included in the submission of plans for a recreational vehicle park:

- (1) State road: Permit from South Carolina Department of Transportation;
- (2) County road:
 - a. Minor recreational vehicle parks: Permit from Oconee County Roads and Bridges;
 - b. Major recreational vehicle parks: A traffic-impact study and the recommended improvements therein and a permit from Oconee County Roads and Bridges.
- (3) Private road intersecting a county road:
 - a. Major and minor recreational vehicle parks: Written permission from private road owners;
 - b. Major recreational vehicle park: A traffic-impact study and the recommended improvements therein. Permit from Oconee County Roads and Bridges.

(Ord. No. 2020-17, § 1(Att. A), 10-6-2020)

Sec. 32-614. Park contact information.

For purposes of emergency contact, the owner and/or operator shall post up-to-date contact information for the park owner and/or operator. This posting shall be at a place within the park that is clear and conspicuous.

(Ord. No. 2020-17, § 1(Att. A), 10-6-2020)

Sec. 32-715. Application, review, and permitting process.

The following must be included with the application for a minor or major recreational vehicle park:

- (1) An accounting of total acreage in the tract to be utilized, the number of proposed recreational vehicle parking spaces, and any existing and proposed accessory buildings and setbacks;
- (2) Location of existing property lines, buildings, easements, road rights-of-way and other public ways contained within and adjoining the tract;
- (3) Alignment, right-of-way width, and clarification of proposed roads;
- (4) Map scale, north arrow, and date;
- (5) Name, address, and telephone number of legal owner or agent;
- (6) Location of watercourses and land subject to flooding based on a 100-year frequency flood. Owner's surveyor shall indicate if property is or is not in a floodplain;

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- (7) The existing and proposed uses of land throughout the recreational vehicle park;
 - (8) Permits and method of water supply and wastewater treatment and other utility services;
 - (9) DHEC land-disturbance permits and storm-water permits if applicable;
 - (10) The proposed names of the recreational vehicle park and internal road system;
 - (11) Applicable zoning (including any applicable overlay) designations;
 - (12) Any other information the zoning administrator or his or her designee requests, as necessary to assist in the review process.

(Ord. No. 2020-17, § 1(Att. A), 10-6-2020)

Site plan

Site plan means a graphic presentation, drawn to scale, in a horizontal plane, delineating the outlines of the land included in the plan and all proposed use locations, accurately dimensioned, the dimensions also indicating the relation of each use to that adjoining and to the boundary of the property. Scale shall be at least one inch to 100 feet.

Permits.

Upon satisfactory completion of all requirements set forth in this article, the owner/agent shall be issued a land use permit by the planning director or his/her designee for construction of the RV Park. No building permit, or other county-issued permits, certification or approval, shall be issued prior to the issuance of the land use permit.

Fees.

Fees shall be established for the cost of a new RV Park permit by county council from time to time.

Site Rentals

Spaces shall be rented by the day, week, or month only, and no recreational vehicle shall remain in the same RV Park site for more than six months. The recreational vehicle park owner shall be responsible for maintaining records of all recreational vehicle and their lengths of stay and shall make these records available to the Planning Director or their designee for review upon request.

Sec. 32-716. Penalties.

Any person or entity violating the regulations set forth in this article is guilty of a misdemeanor and may be fined up to \$500.00 or imprisoned for 30 days or both.

(Ord. No. 2020-17, § 1(Att. A), 10-6-2020)

Definitions:

- (1) *Evergreen.* The term "evergreen" shall mean evergreen trees or shrubs with a minimum height of not less than eight feet when mature. Acceptable species include, but are not limited to, Cedar, Arborvitae, Hemlock, Cryptomeria, Wax Myrtle, Arizona Cypress, Osmanthus, Cherry Laurel and upright varieties of Junipers, Holly and Yew. Other species may be approved by the Planning Director or their designee.
- (2) *Fence.* The term "fence" shall mean any eight feet high or higher chain link, wooden, or masonry fence which forms a substantial physical barrier which is capable of withstanding the effects of the climate and which completely surrounds the items defined as "junk." Advertising, slogans, signs, or other written messages painted or written in any manner on the fencing materials is prohibited.
- (3) *Junk.* The term "junk" shall include, but not be limited to, abandoned barrels or drums, dismantled or inoperable industrial or commercial equipment or machinery being salvaged for parts, and the following old, scrap, or used items: metal; rope; rags; batteries; paper; cardboard; plastic; rubber; pallets; appliances; motors; industrial or commercial fixtures; rubbish; debris; wrecked, dismantled or disabled motor vehicles or parts thereof including boats or parts thereof. A currently registered and licensed motor vehicle or boat that is undergoing mechanical, electrical or body repair to restore to operating condition by a garage or body shop in the business of making mechanical, electrical or body repairs, is not considered a junk vehicle under this definition. All other provisions of the division shall apply.
- (4) *Junkyard.* The term "junkyard" shall mean any property (including property used for wrecker, towing and impoundment purposes) which has five or more wrecked, dismantled or disabled motor vehicles or parts thereof located on the property, or any property which is used in part or in whole for buying, selling, storing or keeping 20 items or more defined as "junk" above.
- (5) *Person.* The term "person" shall mean any individual, firm, partnership, association, corporation, company or organization of any kind.
- (6) *Screen.* The term screen shall mean a static barrier which shields the junkyard from view. The screen shall extend from the ground to a height of not less than eight feet and shall completely enclose the junkyard. Not more than 25 percent of the vertical surface of the screen shall be open to allow the passage of air but any such openings shall be designed to obscure the visibility of the junkyard.
- (7) *Scrap Processor* shall mean any person, firm or corporation engaged only in the business of buying scrap iron and metals, including, but not limited to, old automobiles, for the specific purpose of processing into raw material for remelting purposes only, and whose principal product is ferrous and nonferrous scrap for shipment to steel mills, foundries, smelters and refineries, and maintaining an established place of business in this State and having facilities and machinery designed for such processing.

- (8) *Motor vehicle* means any self-propelled land, water or air vehicle which can be used for towing or transporting people or materials, including, but not limited to, automobiles, trucks, buses, boats, motor homes, motorized campers, boats, airplanes, motorcycles, motor scooters, tractors, snowmobiles, dune buggies or other off-the-road vehicles.
- (9) *Junk motor vehicle* means any motor vehicle incapable of self-propulsion or being moved in the manner for which it was originally intended, or the condition of which is wrecked, dismantled, partially dismantled, inoperative or discarded, or which cannot safely or legally be operated.

Existing / Non-Conforming / Grandfathered:

1) Jasper County, SC

18:4. - Permit requirements.

All junkyards shall, **within 60 days** after the effective date of this ordinance, obtain a "Junkyard Operation Permit" and a letter stating the junkyard complies with the requirements of this ordinance. Such permit and letter of compliance shall be valid until March 1 of the following calendar year. A written request for reinspection, accompanied by a re-inspection fee as provided in the Jasper County Fee Schedule, must be submitted to the office of the DSR no later than January 15 of each successive year. The DSR, or his designee, shall then inspect the premises, notify the Junkyard operator of any corrections that need to be made, and issue the "Junkyard Operation Permit" and letter of compliance after completion of any required corrections.

No person shall establish, enlarge, or operate a junkyard after the effective date of this ordinance without first complying with the provisions set forth herein.

2) LAURENS COUNTY, SC

Screening – All junkyards shall be enclosed on all sides by a visual screen consisting of a fence with visual screening or a combination of a fence and approved evergreen screening vegetation. All grandfathered junkyards as of the initial date of registering with Laurens County will have **one (1) year from the date of enactment of this ordinance** to comply with the provisions contained herein.

3) Bamberg County, SC:

Any salvage or junkyard existing on the effective date of this chapter shall **have twelve (12) months within which to comply** fully with subsections (2) through (5) above. Failure to do so is a misdemeanor punishable by a fine in the amount of \$200.00, for each day the property remains in violation of the ordinance without any appreciable action to bring the property into compliance.

4) CHEROKEE COUNTY, SC

b. Any non-conforming junkyard will be screened in accordance with the standards and criteria for effective screening set forth in these regulations. For nonconforming junkyards, the owner/operator responsible will have **two (2) years** to have an approved screening in place along the property frontage facing the public right-of-way.

5) BUNCOMBE COUNTY, NC

Sec. 26-143. - Nonconforming existing junkyards.

(a) All junkyards existing on February 12, 1991, and registered in accordance with section 26-142, shall be granted a compliance period of **12 months** from the effective date of registration to conform to article provisions. Thereafter the nonconforming junkyard shall be in violation of this article.

6) Haywood County, NC

(A) All existing junkyards at the effective date of this chapter, registered in accordance with the preceding section, shall be granted a compliance period of **12 months from the effective date of registration** to conform to the chapter. All existing junkyards that have not registered within Junkyards and Other Facilities 9 this period shall be in violation of this chapter. The Enforcement Officer shall monitor such facility at least annually.

7.1.1.1 – Work to facilitate the establishment of partnership with water providers aimed at expanding service into underserved unincorporated areas of the County and to encourage service providers to share resources where possible. **Review** - CC on Aug 18, 2021 authorized through the Coronavirus State and Local Fiscal Fund for Westminster 1.3 million \$ to expand water lines and for Salem 2 million \$ for expanding water lines. About 3 million \$ for Seneca for water and waste water improvements.

7.1.1.2 – Partner with municipalities and other providers to inventory the current condition of their water infrastructure systems to determine ability to accommodate future growth. **Review** – The municipalities know their needs best and can apply for funding individually or request county assistance in applying. Also, see 7.1.1.1