

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

COMMISSION MEMBERS

Mike Smith, District I

Alex Vassey, District III

Gary Gaulin, Vice-Chairman, District V

Pat Williams, At-Large

David Nix, District II

Frankie Pearson, Chairman, District IV

Mike Johnson, At-Large

AGENDA

5:00 pm, Monday, June 6, 2022

Council Chambers - Oconee County 415 S Pine St, Walhalla SC 29691

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Approval of minutes from May 16, 2022
5. Public Comment for Non-Agenda Items (4 minutes per person)
6. Commission Member Comments
7. Staff Comments
8. Subcommittee Updates (Curb cuts, Subdivisions)
 - a. Public comment
 - b. Update
9. Oconee Soil and Water Conservation District request for inclusion in subdivision review
 - a. Public comment
 - b. Discussion/ vote
10. Commercial Junkyards
 - a. Public comment
 - b. Discussion/ vote
11. Oconee County Code of Ordinances Chapter 26-2(b)2, Chapter 26-2(c)2, 50 right-of-way on private roads.
 - a. Public comment
 - b. Discussion/ vote
12. Adjourn

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. Meetings available on YouTube: "YourOconee"

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

Minutes

5:00 pm- Monday, May 16, 2022

Council Chambers - Oconee County Administrative Complex

Members

Gary Gaulin

Frankie Pearson

Mike Johnson (absent)

Pat Williams

Mike Smith

David Nix

Alex Vassey (absent)

Staff Present

James Coley, Planning Director

Vivian Kompier, Senior Planner

Media Present – Lauren Pierce, The Journal

1. Call to order – Mr. Pearson called meeting to order at 5:00 PM.
2. Invocation was led by Mr. Gaulin.
3. Pledge of Allegiance was led by Mr. Johnson.
4. Approval of minutes from April 18, 2022 – Mr. Gaulin made a motion to approve the minutes; seconded by Mr. Nix. Approved unanimously 5/0.
5. Public comment (non-agenda items): None
6. Commission member comments:

At this point Mr. Pearson made a motion to postpone Item #9 Oconee County Code of Ordinances Chapter 26-2(b)2, Chapter 26-2(c)2, 50 right-of-ways on private roads due to Mr. Johnson being absent. Mr. Nix seconded and was approved 5/0.

7. Staff comments: Mr. Coley thanked all those involved in creating the New Residential Address maps 2017-2022, Mr. Nix thanked all as well.
8. Subcommittee updates (Junkyards, Curb cuts, Subdivisions)
 - a. Public comment: Mr. Scott Durham spoke about new subdivisions and the need to address infrastructure and peoples' safety. Mr. Tom Markovich talked about subdivisions, zoning being land use, and that growth is going to happen we just need to say where it goes.
 - b. Junkyard update: Mr. Smith made a motion that the planning commission direct that the proposed junkyard ordinance only address commercial enterprises and not private property

yard junk. The motion was seconded by Mr. Pearson. The motion passed 4/1 with Mr. Gaulin opposing.

Mr. Smith then made a motion that the junkyard sub-committee be disbanded and the subject be moved to the full planning commission for their consideration. The motion passed 5/0.

Curb Cut update: Mr. Smith said that the subcommittee met last week and it was a good meeting with Mr. Ben Olsen (SCDOT) and Mr. Kyle Reid (Oconee R & B) were both present. The next meeting is scheduled for May 26 at 9am.

Subdivisions – Mr. Williams said that it was a very productive meeting. Density, greenspace, and stormwater were some of the topics discussed.

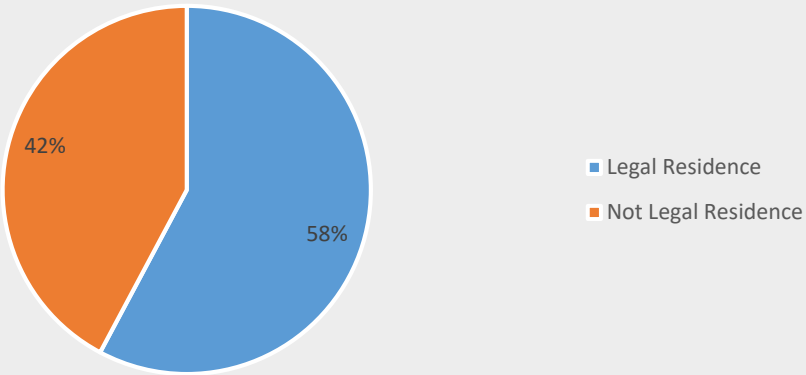
Mr. Coley told the members that from now on all the subcommittee meetings will be held in Council Chambers.

13. Adjourn – The meeting was unanimously adjourned at 5:25pm.

DRAFT

Residential Improved Parcels		
Tax Type	Number	Percentage
Legal Residence	23,073	57.8%
Not Legal Residence	16,846	42.2%
Total	39,919	100.0%

Residential Parcels by Type



1.3 Jurisdiction

The Land Development Regulations adopted by the Greenville County Council shall apply to all new subdivisions located in all unincorporated areas of the county as shown on the Official Subdivision Jurisdiction Area Map on file in the Community Planning, Development and Public Works Department. The area defined above shall hereinafter be referred to as the subdivision jurisdiction area. (See Appendix A)

1.4 Severability

If any section, paragraph, subdivision, or provision of these regulations shall be judged invalid, such judgment shall apply only to that particular section, paragraph, subdivision, or provision and the remaining sections of these regulations shall remain valid and effective.

1.5 Conflict with Other Laws, Ordinance, or Regulations

Wherever the requirements made under authority of these regulations impose higher standards than are required in any other statute, local ordinance, or regulations, the provisions of these regulations shall govern. Wherever the provisions of any other statute, local ordinance, state or federal regulations impose higher standards than are required by these regulations, the provisions of such statute, local ordinance, or regulations shall apply.

1.6 Administration

1.6.1 Submission of plan or plat for Planning Commission review

The deadline for the submission of any plans or plats to the Planning Commission for review and approval or denial is in accordance with the subdivision review calendar.

- A. The Planning Commission shall take action on any accepted plans or plats in accordance with the subdivision review calendar, unless otherwise agreed upon by both the applicant and the Commissioners. Failure by the Planning Commission to act upon any plans or plats accepted for review and approval or denial, within sixty (60) days of acceptance, shall constitute approval of the plans or plats. The sixty (60) day time limit may be extended by mutual agreement between the Chairperson of the Planning Commission and the applicant.

Any action or decision designated to the Community Planning, Development and Public Works Department staff, pursuant to the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, shall be reviewed and approved or denied within sixty (60) days of receipt to the Community Planning, Development and Public Works Department. Failure by the Planning Commission to take action or make a decision within sixty (60) days shall constitute approval of the plan or plat. The sixty (60) day time limit may be extended by mutual agreement by Community Planning, Development and Public Works Department staff and the applicant.

- B. Upon approval or denial of any plans or plats submitted to the Planning Commission, the Community Planning, Development and Public Works Department staff shall issue a letter outlining the action taken and procedures for appeal or reconsideration, if applicable.

ARTICLE 3 GENERAL SUBDIVISION REQUIREMENTS

3.1 [Reserved]

3.2 Project Processing

3.2.1 Incomplete or inaccurate submittals

Incomplete, inaccurate, or erroneous process submittals as of the submittal deadline will not be accepted or processed and will be required to schedule a pre-submittal meeting. It is highly recommended that project submittals are made prior to the deadline so that any deficiencies may be identified with ample time to address them. Projects that are not complete on the submittal day can expect delays.

3.2.2 Authorized Representative

Each submittal must identify on the application form an Authorized Representative, including phone number and email address. All communication regarding the project will be directed to that person. In the event that the Authorized Representative is not available, an alternate may be identified to Subdivision Administration staff.

3.2.3 Application Inactivity

Subdivision applications that are inactive for a period of six months on the applicant's part shall be closed and a new application and fee shall need to be submitted for approvals. After five months of inactivity, staff shall send a reminder letter to the applicant.

3.3 Major Subdivisions (Preliminary Plan Procedures)

3.3.1 Intent

Preliminary Plans are the first step in the Major Subdivision process, where a parcel of land is requested to be divided into seven (7) or more lots with a private or public road. The Preliminary Plan must be brought before the Subdivision Advisory Committee and the Planning Commission. The final step in this process is Final Plat, where legal lots are created, roads accepted, and financial securities are taken for unfinished work.

3.3.2 Pre-Submittal Meeting

Pre-Submittal Meetings are highly recommended, but not required unless an incomplete, inaccurate, or erroneous process submittal is not accepted. This is to identify the proper process and ensure that the applicant can meet approval criteria, therefore streamlining reviews. Pre-Submittal Meetings for subdivisions are scheduled with Subdivision Administration in accordance with the Subdivision Activity Calendar.

3.3.3 Submittal Requirements

Application for preliminary approval of a subdivision plan shall be submitted to the Community Planning, Development and Public Works Department according to the Subdivision Activity Calendar available at the Department office or on the County website. A copy of the preliminary plan of the subdivision shall be such as to meet the minimum requirements contained herein. Upon confirmation that an application is complete and using the proper process, the applicant will be provided with signs to be posted in prominent places on or adjacent to the subject property as directed by staff. At the time the developer posts the required subdivision notice signs, the location of the centerlines of any proposed new roads which intersect the existing road will be staked and

flagged. Signs should remain posted until the Planning Commission meeting and removed by the applicant within 48 hours of Planning Commission action.

After acceptance and posting, the preliminary plan is submitted to the Subdivision Advisory Committee (SAC) for their review and recommendations. The Authorized Representative will ensure that all comments made at the Subdivision Advisory Committee meeting are fully addressed on the plan during an identified revision period. It is this revised plan that is submitted for the Planning Commission's review and approval, hold, or denial.

To help offset the cost to the county of processing a subdivision plat, a filing fee shall be paid with the application for preliminary plan approval. All fees must be paid in full at the time of application. The [fee schedule](#) can be found on the Subdivision Administration website.

Any non-conditional revisions made after Planning Commission action shall be submitted for review with a [review fee](#).

3.3.4 Plan Requirements

A preliminary plan shall be submitted to the Community Planning, Development and Public Works Department for review in a scale of not less than 1 inch to 100 feet and shall include the following. Maximum plat size shall be 24" X 36". (See example and checklist on Subdivision Administration website)

- A. A narrative explaining how items brought up at the Pre-Submittal meeting were addressed, as applicable.
- B. A preliminary lot layout and a GIS survey of the property of the proposed subdivision showing bearings and distances, along with the following note:
"Undersigned engineer/surveyor acknowledges that these are GIS-based boundaries, which will be fully surveyed using state plane coordinates at Final Plat."
- C. The preliminary plan shall conceptually show all future phases of development so that road, infrastructure, and stormwater management connections and relationships may be considered during review. Projects that return as a subsequent phase, without the benefit of phasing review as a preliminary plan, shall apply for a preliminary plan revision to allow the comprehensive review.
- D. The name of the subdivision (which shall remain consistent through all processing) ; the owner or owners and current address; the name of the engineer, surveyor, landscape architect, land planner, who prepared the plan;; the names of the adjoining subdivisions or property owners; and location of the proposed subdivision.
- E. The location, right of way widths, and inventory numbers of all streets and roads adjacent to any property proposed for subdivision and whether they are public or private.
- F. A vicinity map showing the relationship of the property submitted for approval with adjoining property and to all streets or roads existing within 1000 feet of any part of the property to be approved. In addition the property will be located on this sketch from at least one highway or well-known road or intersection by indicating the mileage to the nearest tenth to the property.
- G. The location and size (if known) of sanitary and storm sewers, location and size (if known) of water mains, and other utilities immediately adjacent to the tract. Also, the names of the owners of the utilities should be included in the preliminary plan. If water mains and sewers are not on or adjacent to the tract, indicate the direction, distance to, and size of nearest accessible mains. If public sewage facilities are proven infeasible, the developer shall contact

Sec. 30-74. - Authority and responsibility.

- (a) *General responsibility.* It is the function and duty of the county planning commission to undertake a continuing planning program for the physical, social and economic growth, development and redevelopment of the unincorporated portions of the county. The plans and programs developed by the planning commission must be designed to promote the public health, safety, morals, convenience, prosperity or the general welfare as well as the efficiency and economy of the county. All reports, documents and conclusions produced by the planning commission are advisory to the county council, which shall retain final authority over the adoption of any policy or ordinance governing the county.
- (b) *Specific responsibilities.* Upon approval from the county council, the planning commission shall have responsibility for the following tasks:
- (1) Prepare and review, periodically, plans and programs for the development and redevelopment of the county.
 - (2) Prepare and recommend for adoption as a means for implementing plans and programs:
 - a. Land use or general development regulations.
 - b. A zoning ordinance.
 - c. Subdivision regulations.
 - d. An official map.
 - e. A landscaping ordinance.
 - f. A capital improvements program.
 - g. Policies and procedures to facilitate the implementation of planning elements.
 - (3) Undertake the study and prepare reports or recommendations on any other matter referred to the planning commission from the county council.

(Ord. No. 226, art. IV, 4-17-1995)

State Law reference— Powers, functions and duties of planning commission, S.C. Code 1976, § 6-29-440.



Oconee Soil and Water Conservation District

Commissioners

Bob Winchester, Chair

Lee Keese, Vice-Chair

Carol Hendrix, Secretary/Treasurer

Rex Ramsay, Commissioner

Steve Smith, Commissioner

May 20, 2022

Mr. James Coley
Planning Director
415 South Pine Street
Walhalla, South Carolina 29691

Dear Mr. Coley,

The Oconee Soil and Water Conservation Board is currently updating its 5-year Strategic Plan and setting priorities for the future. Planning and land use ranked among its top priorities.

The Conservation Board voted unanimously, at its May meeting, to formally request that the District be included in the subdivision review process, as allowed in Section 32-222, subsection c.) *Preliminary review procedure* of the Oconee County Code of Ordinances. This decision was based on discussion among the Board members and community stakeholder input.

Please let us know what you require from the District to begin this process. We look forward to working with you and the Oconee County Planning Commission.

Sincerely,

A handwritten signature in black ink that reads "Celia Boyd Myers".

Celia Boyd Myers, AICP
District Manager
Oconee Soil and Water Conservation District

Sec. 32-222. - Preliminary plan and supporting data.

(a) *Submittal requirements.*

- (1) Applications for preliminary approval of a subdivision shall be submitted to the planning director for review.
- (2) The applicant shall submit all appropriate fees at the time of application.
- (3) Applications shall include four copies of the proposed preliminary plan.
- (4) The applicant shall submit all responses, amended plans, additional information, or any other necessary materials to satisfy all adopted the county regulations.
- (5) An applicant may withdraw an application for subdivision approval at any time by submitting written notice to the planning director.
- (6) It shall be unlawful for construction to commence prior to preliminary approval of the plan as defined in this article.
- (7) Preliminary approval typically permits a developer to proceed with the construction of all roads, utilities, and public infrastructure.
- (8) A copy of a preliminary letter of approval from the appropriate division of the South Carolina Department of Health and Environmental Control (DHEC) shall be required for subdivisions served in part of in whole by individual onsite septic systems.
- (9) An electronic copy of the proposed development plan showing the layout of the subdivision in an approved format and file extension shall be required.

(b) *Preliminary plan requirements.*

- (1) *General.* The preliminary plan shall include the following:
 - a. The preliminary plan shall be drawn at a scale of 200 feet to one-inch or greater, and shall include a vicinity sketch at a scale of not less than one-inch = two miles. Sheet sizes should be 8.5 inches x 11 inches, 8.5 inches x 14 inches, 11 inches x 17 inches, 18 inches x 24 inches, or 24 inches x 36 inches. This map and supporting data shall be prepared according to standards set forth in this article and shall contain the following sections: General, existing conditions, and proposed conditions.
 - b. The proposed name of the subdivision, name/address/telephone of owner and/or subdivider, and name/address/telephone of surveyor and/or engineer.
 - c. A graphic scale, north arrow and date (north arrow shall be identified as magnetic, true, or grid).
 - d. The acreage to be subdivided.
 - e. The boundaries of the tract to be subdivided with all bearings and distances indicated.
 - f. A SC DHEC approved stormwater pollution prevention plan (SWPPP).

g. The following statement:

"NO COUNTY BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS ON INDIVIDUAL LOTS PRIOR TO THE RECORDING OF A FINAL PLAT IN THE OFFICE OF THE REGISTER OF DEEDS"

(2) *Existing conditions.* The preliminary plan shall include the following:

- a. Deed record names of adjoining property owners or subdivisions.
- b. 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 located in a floodplain.
- c. Location of adjoining property lines and existing building on the property to be subdivided.
- d. Location and right-of-way of roads, railroads, and utility lines either on or adjoining the property to be subdivided.
- e. Size and location of existing sewers, water mains, drains, culverts, or other underground facilities within the site and adjoining the tract.
- f. The acreage of each drainage area affecting the proposed subdivision.
- g. Topography by contour at intervals of not more than 20 feet (as from USGS Quad maps).
- h. Elevations shall refer to sea level or assumed elevation with a minimum of Z bench mark near the site.
- i. Location of city and county line, if applicable, and a statement identifying the location of the nearest central water and sewer lines and fire department and the distance from same to the tract being subdivided.

(3) *Proposed conditions.* The preliminary plan shall include the following:

- a. Total number of lots, total acreage, total length of new roads.
- b. Layout of roads including all right-of-way, public crosswalks, road names or designations, grades, and cross sections.
- c. Profile of proposed roads showing natural and finished grades.
- d. Layout of all lots, including area; building setback lines, scaled dimensions of lots; lot and block numbers, utility easements with width and use.
- e. Construction plan of sanitary sewers (if applicable) with grade, pipe size, and location and permit to construct from DHEC and approval of the appropriate utility provider.
- f. Storm sewers shall be sized to accommodate runoff based upon the ten-year design storm except road crossings shall be a minimum of 25-year design storm.
- g. Construction plan for water supply system (if applicable) with pipe size and location of hydrants and valves and permit to construct from DHEC and, where applicable, approval of the appropriate utility provider.

- h. Designation of all land to be reserved or dedicated for public use.
 - i. Designation of proposed use of all lots.
 - j. Proposed major contour changes in areas where substantial cut and/or fill is to be done.
- Note: Refer to survey requirements.

(c) *Preliminary review procedure.*

- (1) The planning director shall notify all appropriate review agencies for comments. These may include, but are not limited to the following:
 - a. Appropriate division of DHEC.
 - b. Soil and water conservation office.
 - c. Appropriate public service district or city as applicable.
 - d. County public works department.
 - e. Appropriate fire protection entity.
 - f. County engineer.
 - g. Oconee County Sewer Commission.
 - h. Oconee County School District.
- (2) Agencies and departments shall provide written comments to the planning director within 15 working days of the date of the preliminary plan application.
- (3) The planning director shall render a decision within 25 working days of the date of preliminary plan application. The planning director's action and reasons therefore shall be transmitted in writing to the subdivider.
- (4) Agencies and departments shall provide written comments to the planning director within 15 working days of the date of the preliminary plan application.
- (5) Once the submitted plans are deemed to be in compliance with all applicable the county ordinances, the applicant shall be notified in writing that the plans have been preliminarily approved.
- (6) The planning director may grant conditional preliminary approval to insure compliance with all county ordinances. All such conditions shall be met prior to final approval.
- (7) If a plan is approved subject to conditions, the subdivider shall submit plan exhibits amended to incorporate such conditions within 20 working days of such approval. Preliminary plat approval shall be effective for one-year provided the commission may extend same for up to one additional year upon written request from the subdivider.
- (8) A subdivider, or other party materially affected by the planning director's decision, may appeal for review by the planning commission. Such appeal shall detail the reasons therefore, and be made in writing within ten working days of the planning director's action. Affected

parties shall be notified in writing of the planning commission's determination. The planning commission's decision may be appealed to the circuit court within 30 days after the actual notice of the commission's decision.

- (9) Variances shall be considered by the planning commission pursuant to Section 1-5.5(3) of the United Performance Standards Ordinance and conducted in a manner consistent with standards put forth in the Oconee County Planning Commission Rules of Procedure.

(Ord. No. 2008-20, Art. 12(12.1—12.3), 12-16-2008)

Sec. 26-2. - Private road standards and regulations.

Oconee County shall have no responsibility for nor control of the design, engineering, construction, inspection or maintenance of private driveways, drives and roads in Oconee County and shall only be involved with private driveways, drives and roads to enforce these regulations and to the extent required for the county to carry out its other duties and functions, such as approving the subdivision of property.

- (a) *Private driveways.* Private driveways shall serve no more than three residential dwellings, and shall be maintained by the property owner(s). No design standards shall apply to private driveways, but driveways must comply with applicable building and fire codes.
- (b) *Private drives.* All private drives existing and in use at the time of adoption of these regulations, as well as those private drives under construction prior to the time of adoption, shall be exempted from the standards contained in this section. This exemption shall also extend to those private drives approved by the planning department prior to the time of adoption. All other private drives shall:
 - (1) Serve no more than ten lots or dwellings;
 - (2) Have a minimum road right-of-way of 50 feet, or an appropriately executed private roadway easement as defined by these regulations;
 - (3) Have an appropriate encroachment permit from either the county or the South Carolina Department of Transportation;
 - (4) Have a minimum driving surface width of 20 feet constructed of no less than five inches of compacted crushed stone or gravel base; a minimum height clearance of $13\frac{1}{2}$ feet; and appropriate documentation from a professional engineer licensed by the State of South Carolina certifying the maximum weight limit of any bridge or culvert located along the drive. All bridges and any culvert over which a private drive crosses a perennial stream must include appropriate signage (located at each end of the bridge) displaying the structure's weight limits;
 - (5) Be maintained by an individual, association of property owners, or commonly held by the property owners fronting the private drive;
 - (6) Comply with all current fire regulations and codes;
 - (7) Shall serve no more than ten dwellings, and shall connect to another road, either public or private, on one end only. In the event proposed construction and/or development will result in an existing private drive serving 11 or more dwellings, the existing drive shall be upgraded so as to meet the standards put forth in these regulations for private roads;
 - (8) Parcel boundaries may extend to centerline of the road, with the appropriate road right-of-way shown on all plats and deeds;
 - (9) Be named in accordance with adopted E-911 addressing regulations and procedures;
 - (10) Allow at least 100 feet of sight distance for each ten miles per hour of the posted speed limit where the private drive intersects a public road. The sight distance shall be measured from a seeing height of $3\frac{1}{2}$ [feet], offset 15 feet from edge of road, to an object $4\frac{1}{4}$ feet in height above the grade of the public road, as stated in SCDOT's 1996 Access and Roadside Management Manual. If the proposed drive does not

meet the sight distance requirement, a waiver must be signed by the individual(s) constructing the private drive stating that the property owner(s) is liable and responsible for any accidents, injuries, problems, and property damage resulting from improper sight distance;

(11) Meet all applicable stormwater management and sediment control regulations;

(12) Be approved in writing by planning commission or designated staff prior to submission of plat(s) to the register of deeds for recording. The following shall be prominently printed on the plat(s):

"THE ROAD RIGHT-OF-WAY SHOWN ON THIS PLAT SHALL BE PRIVATE DRIVES NOT OWNED, MAINTAINED OR SUPERVISED BY OCONEE COUNTY, AND WERE NOT CONSTRUCTED PURSUANT TO ANY PLAN FOR FUTURE ACCEPTANCE BY OCONEE COUNTY. ROAD RIGHT-OF-WAYS SHOWN UPON THE PLAT SHALL NOT BE ACCEPTED FOR MAINTENANCE BY OCONEE COUNTY AT ANY TIME IN THE FUTURE UNLESS CONSTRUCTED IN ACCORDANCE WITH ALL ADOPTED OCONEE COUNTY REGULATIONS. MAINTENANCE OF THE RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF _____."

(13) Signage shall comply with the manual for uniform traffic control devices.

(c) *Private roads.* Private roads shall provide vehicular access and road frontage to developments, or sections of developments, containing more than ten dwellings. All private, nondedicated roads shall be prominently indicated as such on plats prior to subdivision approval. Maintenance arrangements for such roads must be noted in writing on subdivision plat submittals and must be subsequently recorded. The development served by a private road shall have direct access into a public road, and no such private road shall be laid out so as to serve property outside the development. All private roads shall:

(1) Serve a minimum of 11 lots;

(2) Have a minimum road right-of-way width of 50 feet;

(3) Be designed in accordance with the regulations set forth in subsection 26-3(e) of these regulations;

(4) Be constructed in accordance with the regulations set forth in subsection 26-3(f) of these regulations;

(5) Be maintained by an association of property owners or the developer and be designated on all plats and recorded in appropriate deed covenants and restrictions, or an appropriately executed private roadway easement as defined by these regulations;

(6) Parcel boundaries may extend to the centerline of the road, with the appropriate right-of-way designated on all plats and deeds;

(7) Be legally certified for compliance by a surveyor/engineer licensed by the State of South Carolina;

(8) Be named in accordance with adopted E-911 addressing regulations;

(9) Meet all stormwater management and sediment control regulations;

(10) Be properly approved in writing by planning director prior to submission of plat(s) to the register of deeds for recording. The following shall be prominently printed on the plat(s):

"THE ROAD RIGHT-OF-WAY SHOWN ON THIS PLAT SHALL BE PRIVATE ROADS, NOT OWNED, MAINTAINED OR SUPERVISED BY OCONEE COUNTY AND NOT CONSTRUCTED PURSUANT TO ANY PLAN FOR FUTURE ACCEPTANCE BY OCONEE COUNTY. ROAD RIGHT-OF-WAY SHOWN UPON THE PLAT SHALL NOT BE