

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, Thursday, July 7, 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 June 20, 2022
5. Public Comment for Non-Agenda Items (4 minutes per person)
6. Commission Member Comments
7. Staff Comments
8. Subdivision applications
9. Subcommittee Updates (Curb Cuts)
 - a. Public comment
 - b. Discussion/ vote
10. Right-of-way letter
 - a. Public comment
 - b. Discussion/ vote
11. Commercial Junkyards
 - 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, June 20, 2022

Council Chambers - Oconee County Administrative Complex

Members

Gary Gaulin

Mike Johnson

David Nix

Frankie Pearson

Mike Smith

Alex Vassey (Absent)

Pat Williams (Absent)

Staff Present

James Coley, Planning Director

Vivian Kompier, Senior Planner

Elise Dunaway, Assistant to Planning & Codes

Media Present – Lauren Pierce, The Journal

1. Call to order – Mr. Pearson called meeting to order at 5:03 PM.
2. Invocation was led by Mr. Nix.
3. Pledge of Allegiance was led by Mr. Gaulin.
4. Approval of minutes from June 6, 2022 – Mr. Smith mentioned that he was not in attendance in the last meeting. Mr. Gaulin made a motion to approve the minutes with the change; seconded by Mr. Nix. Approved unanimously 5/0.
5. Public comment (non-agenda items): Mr. Coley read an email sent by Mr. Perry Smith (Attached).
6. Commission member comments: Mr. Smith gave an update of the recent curb cut subcommittee meeting. Mr. Smith made a motion for Mr. Coley to give a progress report on the curb cut/aux turn lane effort to the planning economic development committee at their next meeting. Approved unanimously 5/0.
7. Staff comments:
 - a. Mr. Coley reminded members that the continuing education training is this Wednesday June 22, 2022.
 - b. Mr. Coley introduced Elise Dunaway to the members as the new Assistant to Planning and Codes.
 - c. Mr. Coley spoke about the residential improved parcels. Mr. Johnson wants to see the revenue added to the chart.

- d. Mr. Coley spoke about the right of way letter was rerouted to the Roads & Bridges department for staff report. Mr. Johnson motioned to have the right of way letter sent directly to the transportation committee. Approved unanimously 5/0.
8. Commercial Junkyards
- a. Public comment: None
 - b. Discussion/Vote: Mr. Smith motioned that the planning commission create an outline of the junkyard ordinance mayor parts before discussing the specific text of an element of the ordinance. These parts might be, but not limited too: screening, fencing, drainage, definitions, enforcement and finally grandfathering. Discussion followed. Approved unanimously 5/0. Mr. Pearson motioned to temporarily accept the junkyard ordinance. Approved unanimously 5/0.
9. Adjourn – The meeting was unanimously adjourned at 6:00pm.

DRAFT

Fair Play/Townville Area Sewer Basin Study

PROJECT LINKS



Want to know more about what sewer infrastructure entails? Please read this brief informational document prior to taking the survey.



Please take our survey!



Share this link with others!
Visit: tinyurl.com/29yf5htk



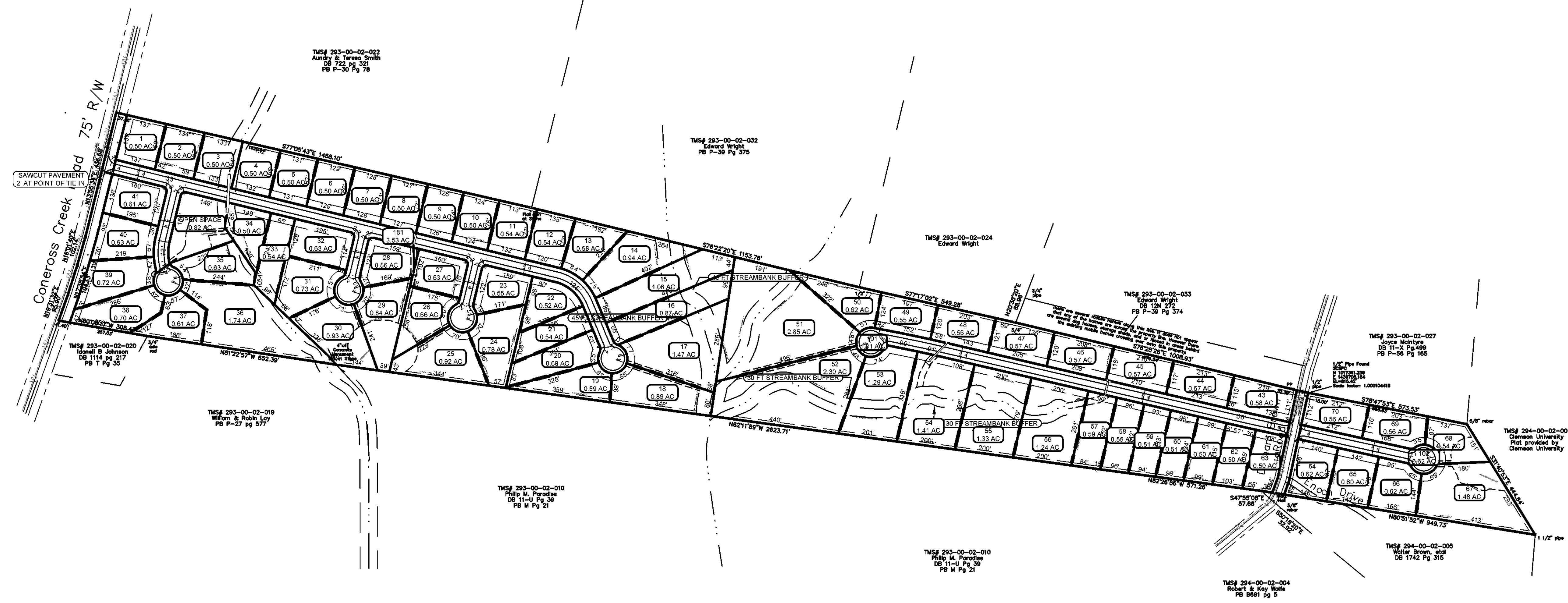
U:\Jobs\187 - Ben Thrasher\2021-187-03 Coneross Creek 71 acres\CON DWG\SHEETS\SHEETS.dwg Printed: Jun 13, 2022 - 2:44pm

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GASWC LEVEL 11 ND: 2-92

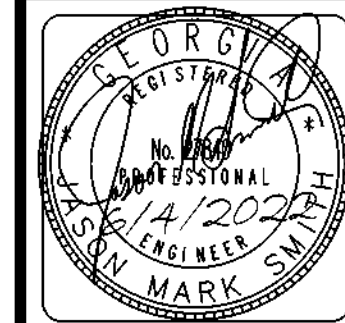
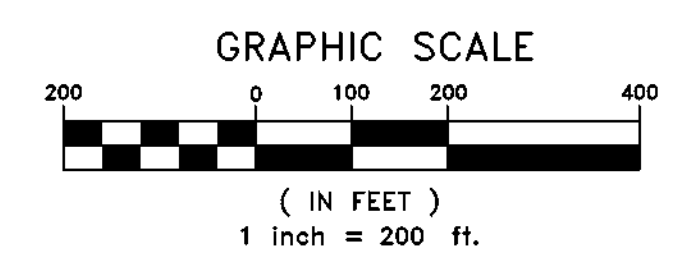


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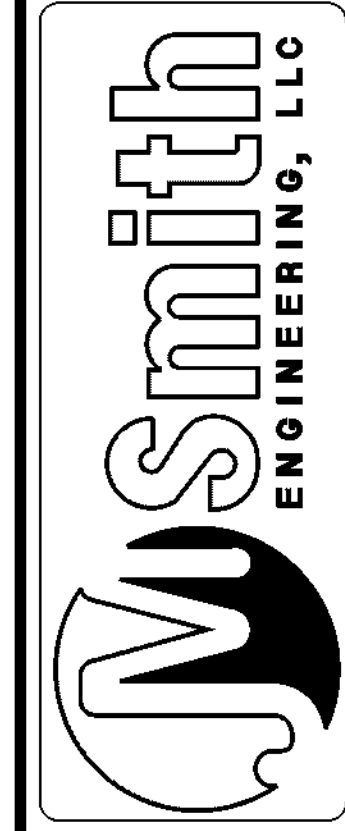
PERMIT SET - VALID WITH APPROVED STAMP

NO.	DATE	DESCRIPTION

24 HOUR CONTACT:
Ben Thrasher
864-650-0200



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155 CLARKSVILLE STREET
CORNELIA, GEORGIA 30531
TEL: (770) 367-5690
LOCAL: (706) 894-2331
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DESIGNED JMS	DRAWN JMS	CHECKED JMS
DATE: 6/1/2022		
JOB NO.: 2021-187-03		
SCALE: As Noted		

Coneross Creek Subdivision
Coneross Creek Road Seneca, GA 29878
Oconee County, SC
Ben Thrasher
PRELIMINARY PLAT

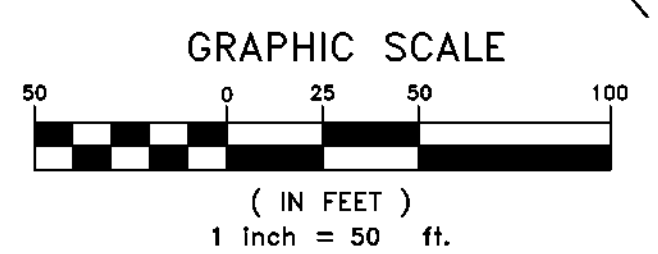
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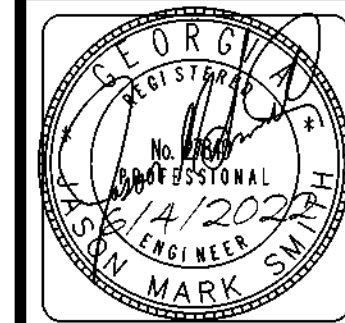
Coneross Creek Road 75' R/W
N19°31'32"E 95.90'
N16°01'40"E 102.14'
N17°38'54"E 104.13'
N13°55'34"E 436.68'

TMS# 293-00-02-020
Idanell B Johnson
DB 1114 pg 217
PB T Pg 35

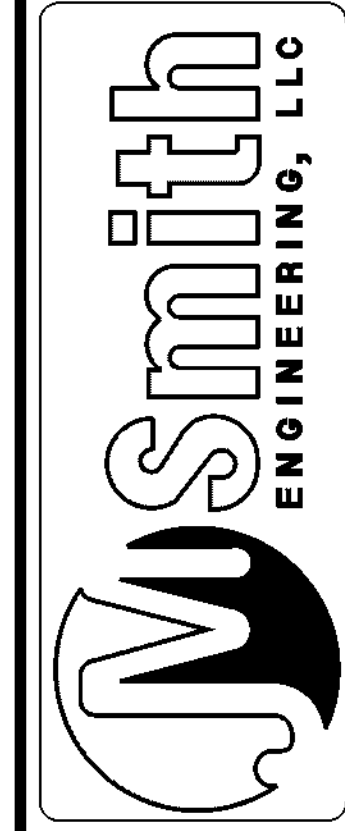
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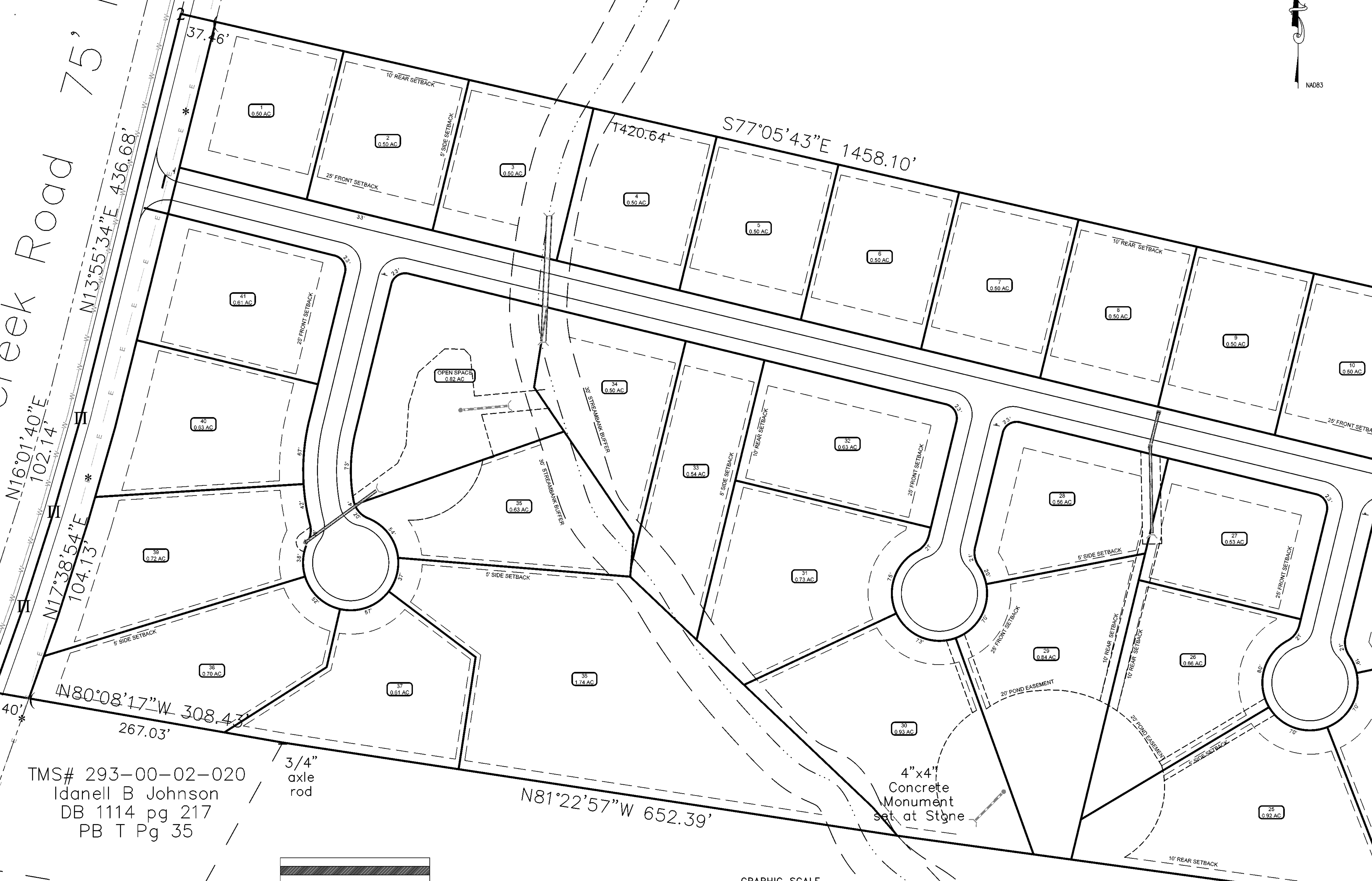


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DATE: 6/1/2022		
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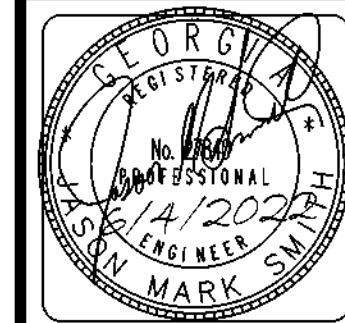
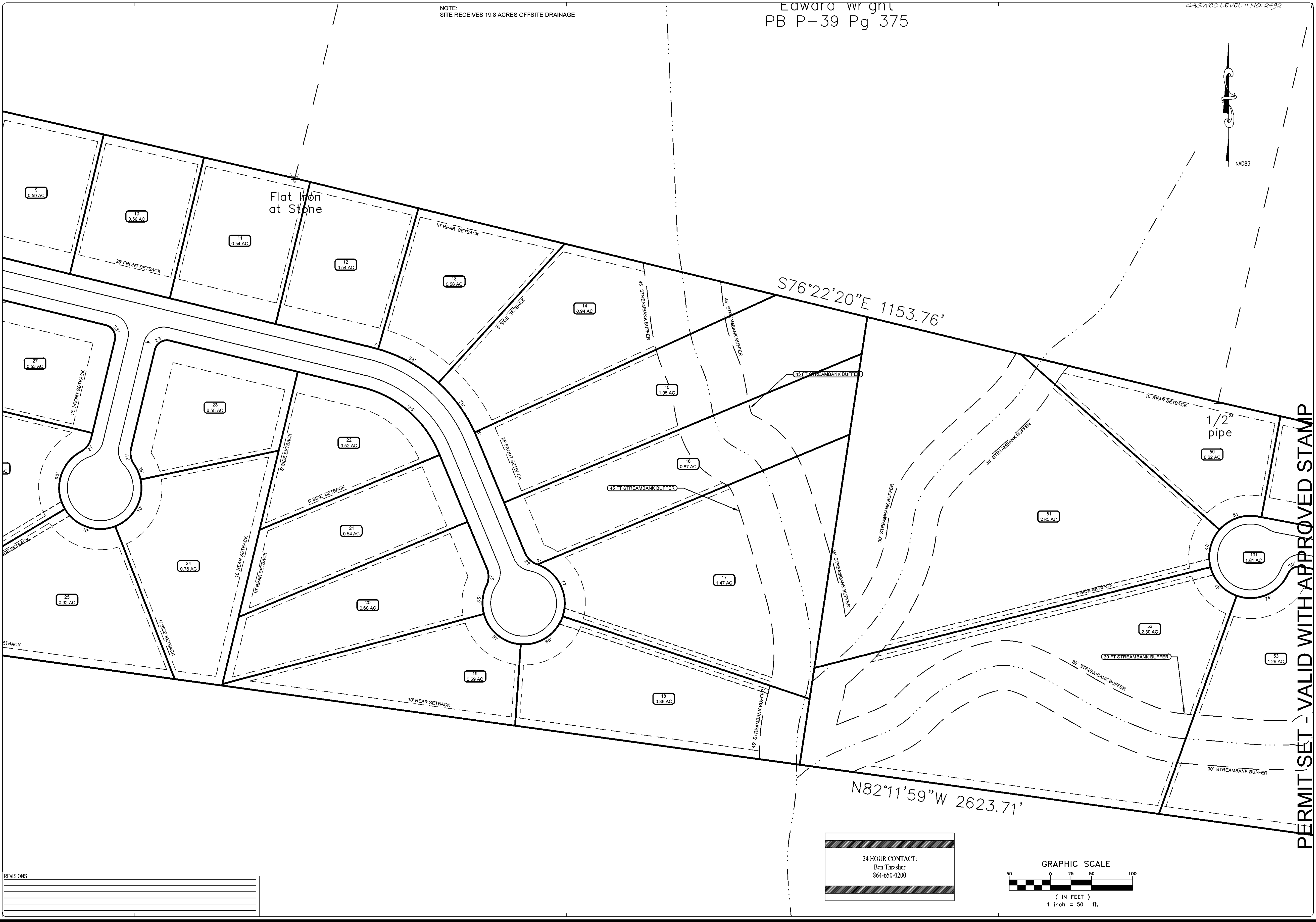
Coneross Creek Subdivision
Coneross Creek Road Seneca, GA 29978
Oconee County, SC
Ben Thrasher
UTILITY PLAN

SHEET NUMBER
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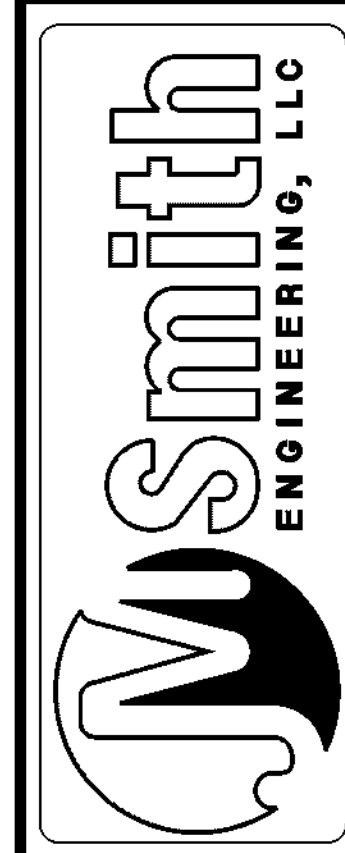
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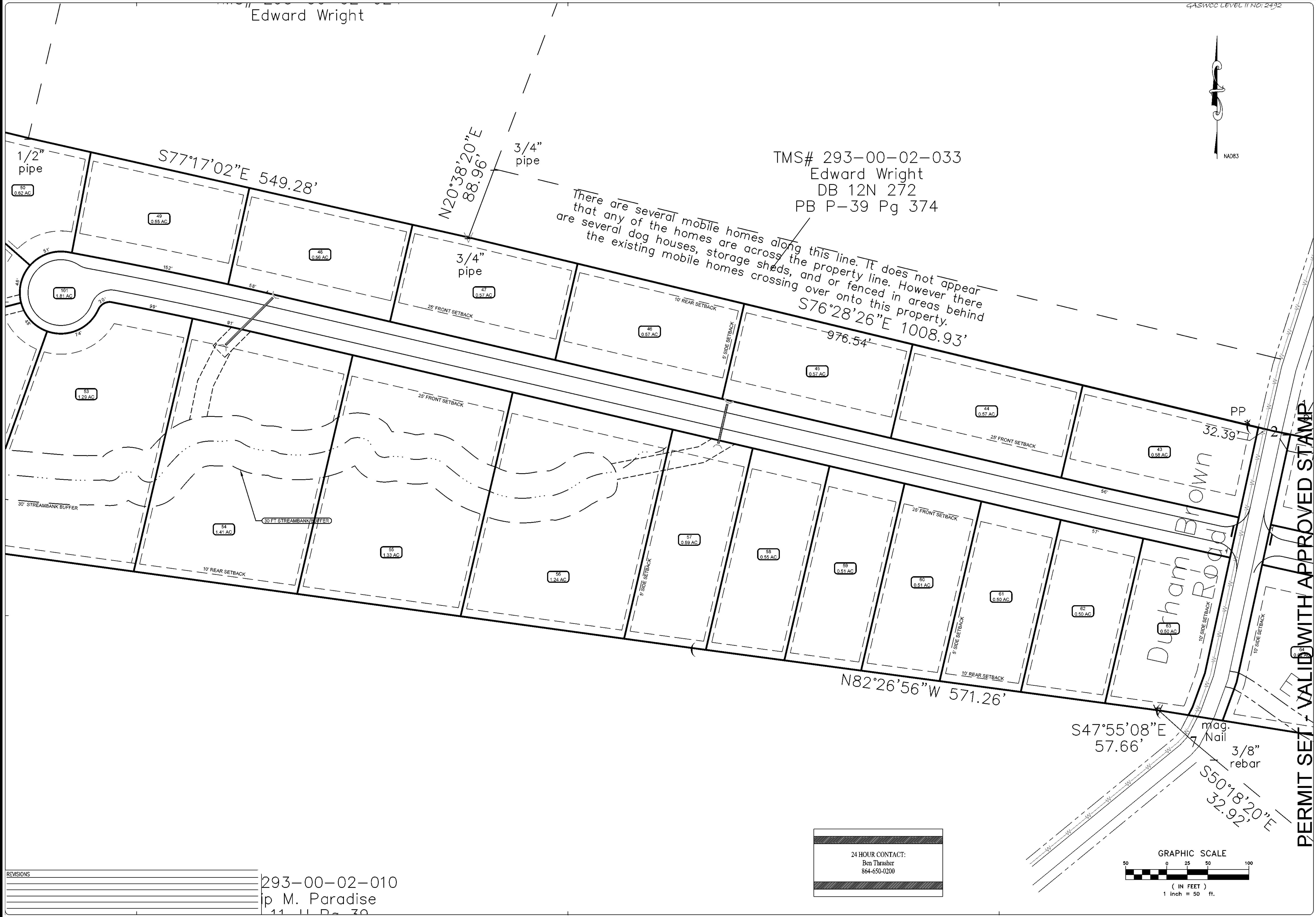


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SCALE: As Noted		

Coneross Creek Subdivision
Coneross Creek Road Seneca, SC 29978
Oconee County, SC
Ben Thrasher
UTILITY PLAN

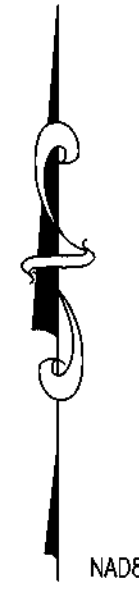
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Edward Wright

GASWD LEVEL 11 ND: 2-92



TMS# 293-00-02-033
Edward Wright
DB 12N 272
PB P-39 Pg 374

There are several mobile homes along this line. It does not appear that any of the homes are across the property line. However there are several dog houses, storage sheds, and or fenced in areas behind the existing mobile homes crossing over onto this property.

1/2" pipe

3/4" pipe

N20°38'20"E
88.96'

S77°17'02"E 549.28'

S76°28'26"E 1008.93'

976.54'

32.39'

N82°26'56"W 571.26'

S47°55'08"E
57.66'

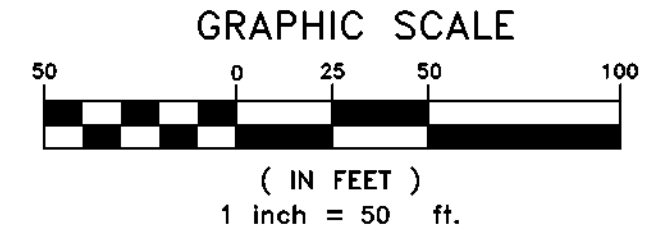
S50°18'20"E
32.92'

PERMIT SET - VALID WITH APPROVED STAMP

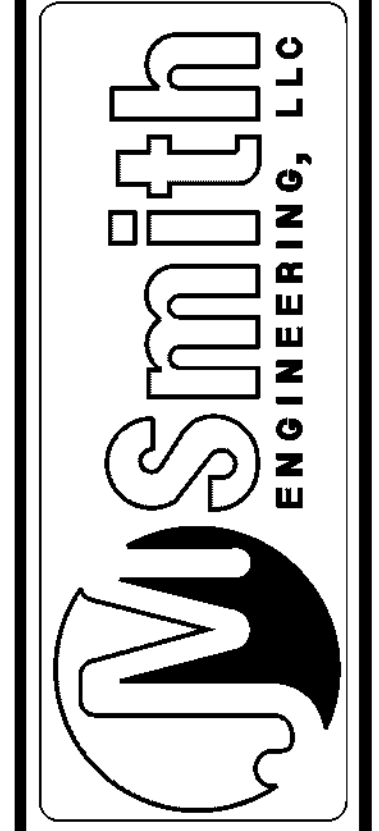
REVISIONS	DATE	DESCRIPTION

293-00-02-010
p. M. Paradise
11.11.20

24 HOUR CONTACT:
Ben Thrasher
864-650-0200



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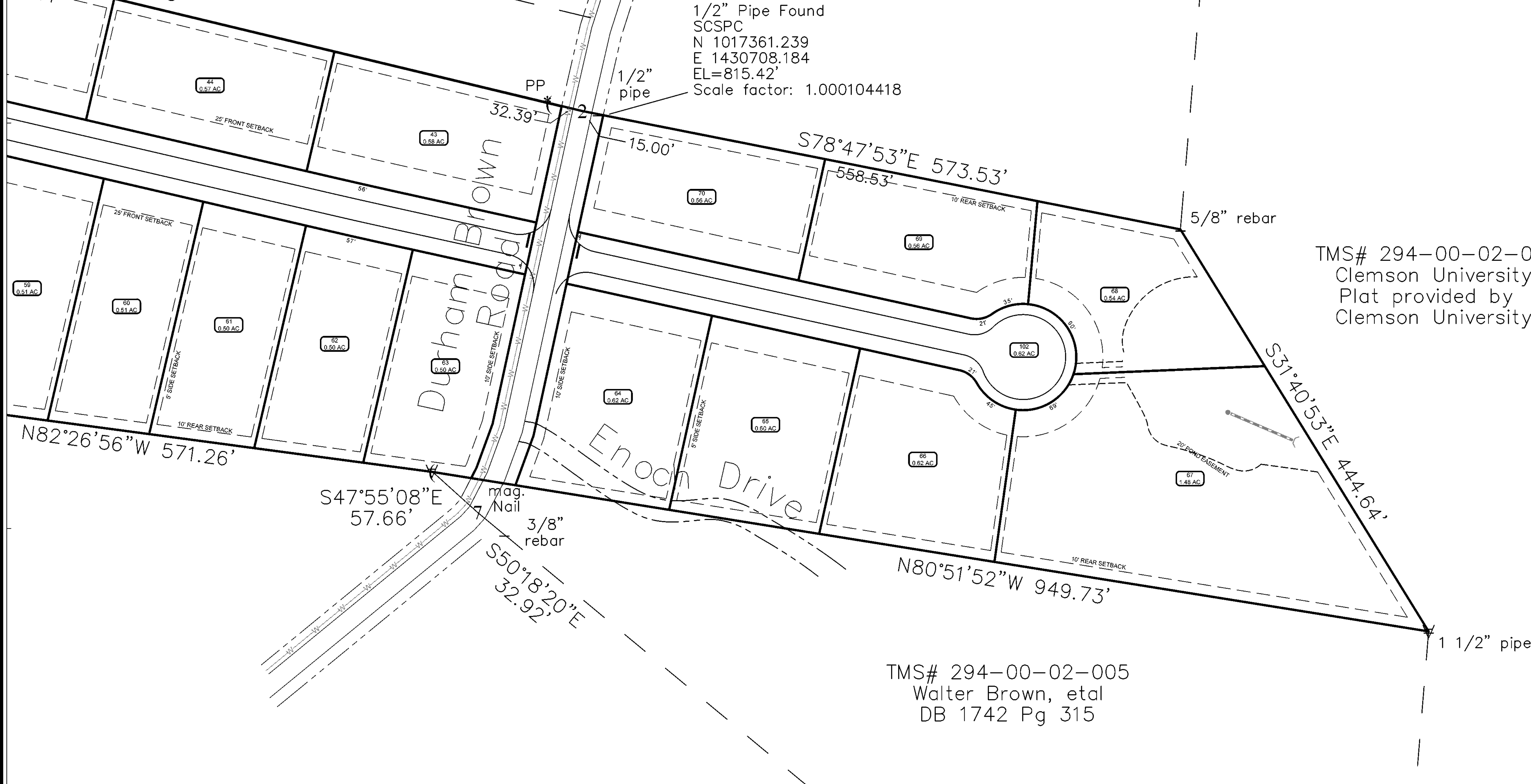
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Oconee County, SC
Ben Thrasher
UTILITY PLAN

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OF

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293-00-02-033
ward Wright
B 12N 272
P-39 Pg 374

line. It does not appear
property line. However there
or fenced in areas behind
onto this property.
28'26"E 1008.93'



TMS# 293-00-02-027
Joyce McIntyre
DB 11-X Pg.499
PB P-56 Pg 165

1/2" Pipe Found
SCSPC
N 1017361.239
E 1430708.184
EL=815.42'
Scale factor: 1.000104418

TMS# 294-00-02-001
Clemson University
Plat provided by
Clemson University

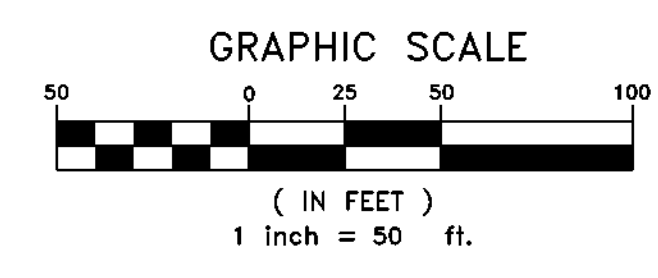
TMS# 294-00-02-005
Walter Brown, etal
DB 1742 Pg 315

TMS# 294-00-02-004
Robert & Kay Wolfe
PB B691 pg 5

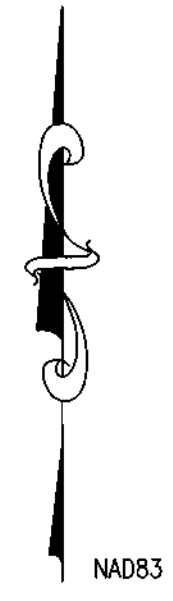
REVISIONS

NO.	DESCRIPTION

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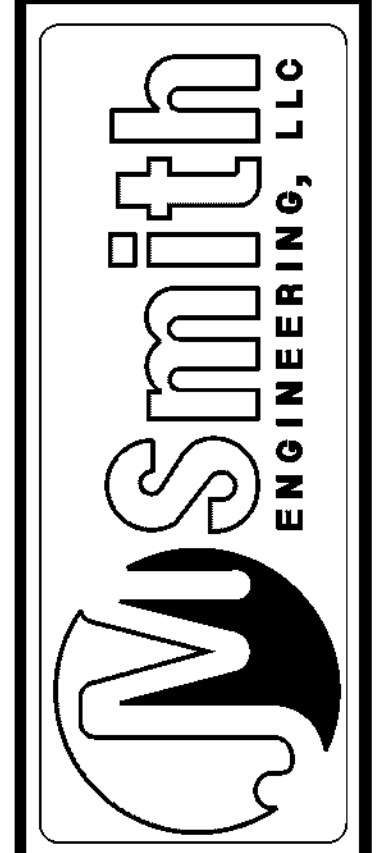
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DATE: 6/1/2022
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SCALE: As Noted

Coneross Creek Subdivision
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Oconee County, SC
Ben Thrasher
UTILITY PLAN

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

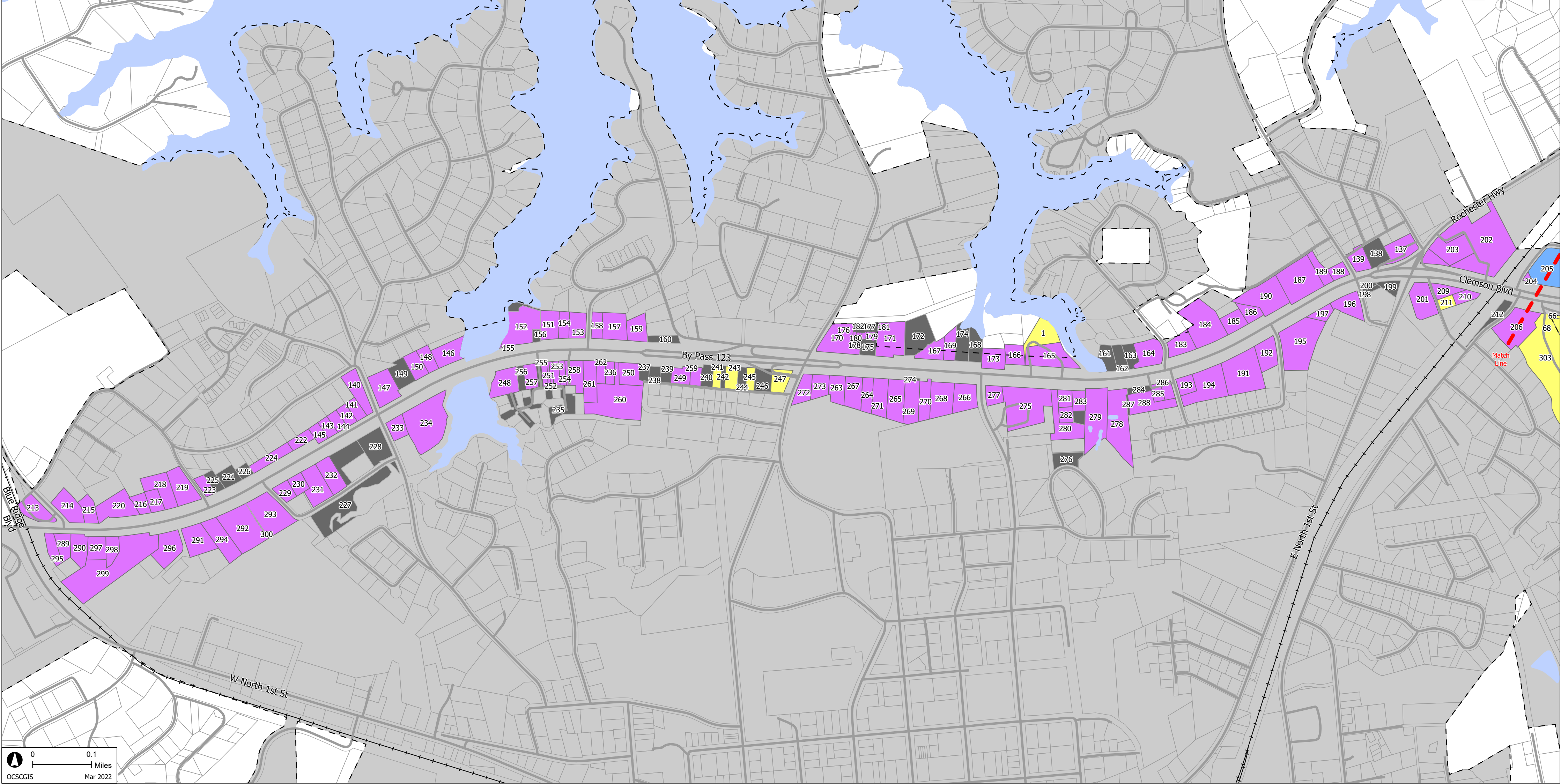
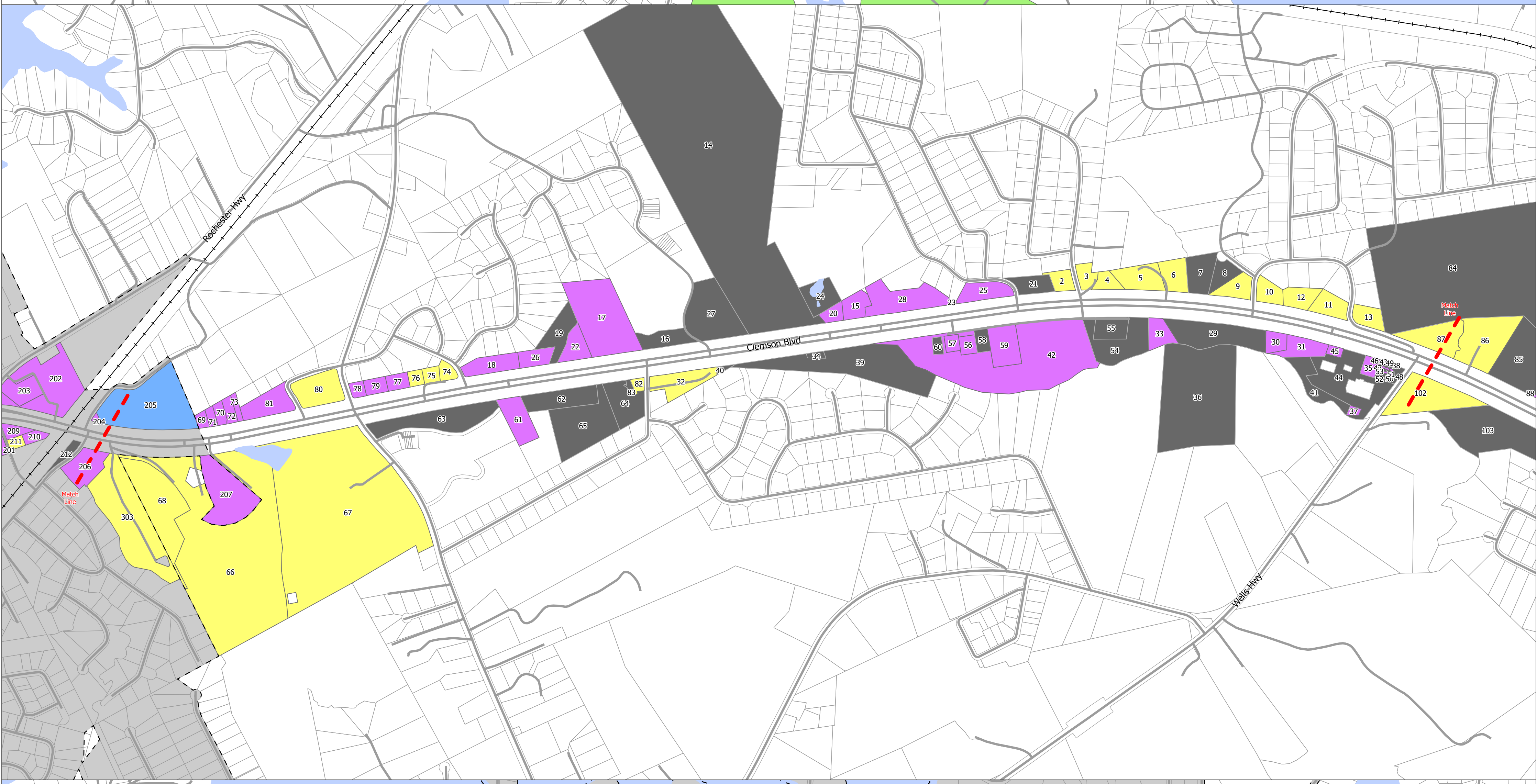
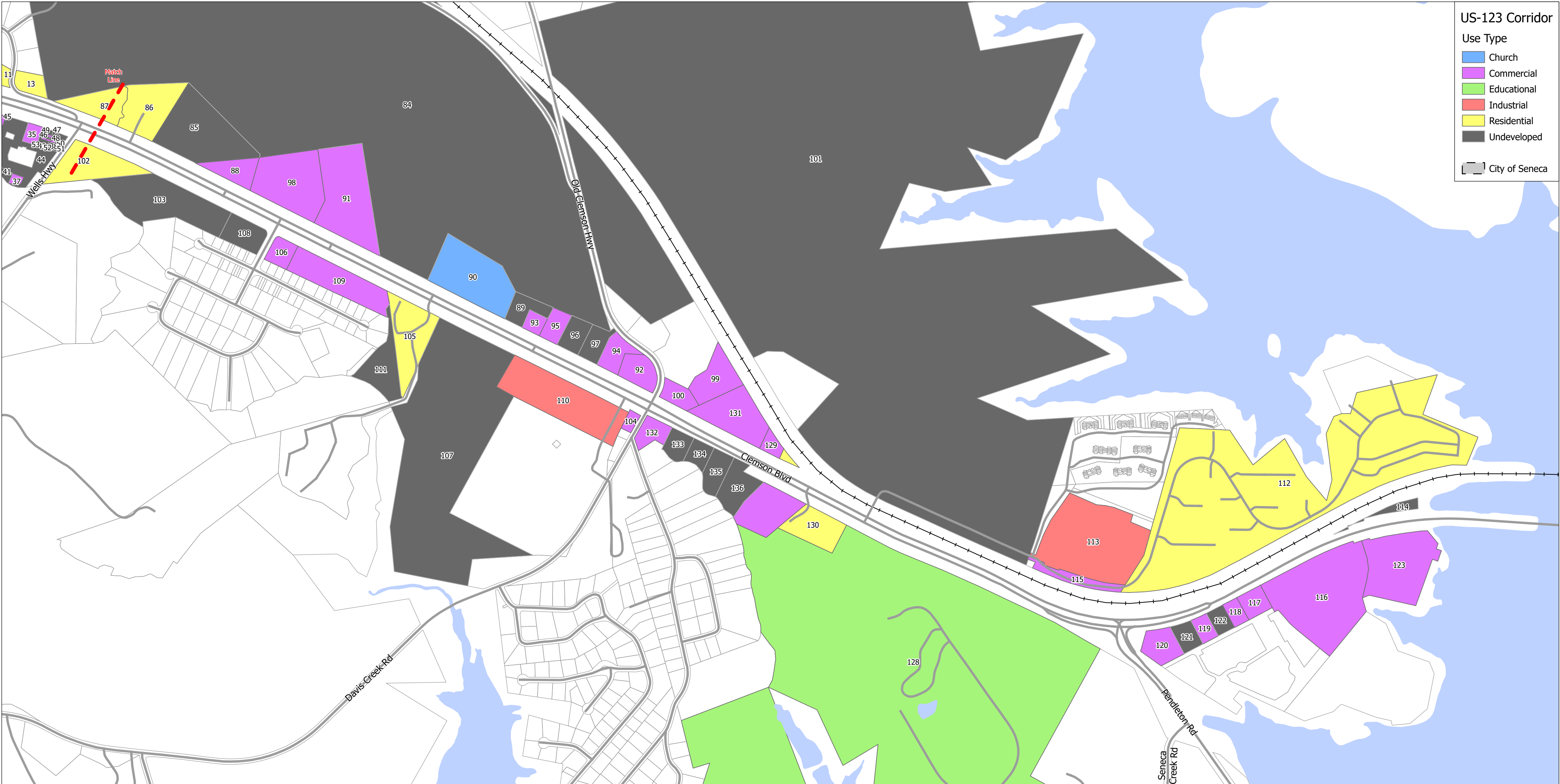
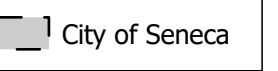
A. Submittal requirements

10. Properties with road frontage on US HWY 123 (from the Oconee/ Pickens County line, 34.69288, -82.85522 to the City of Seneca municipal boundary, 34.69934, -82.93239) shall submit to, and receive approvals from, South Carolina Department of Transportation prior to final approvals from Oconee County Planning Department. All SCDOT comments shall be incorporated in the plan submitted to the County. Design priorities should include connecting parking areas and limiting curb cuts through the HWY 123 Corridor.

US-123 Corridor

Use Type

- Church
- Commercial
- Educational
- Industrial
- Residential
- Undeveloped



Dear Mr. Hart and members of the Transportation Committee of the Oconee County Council,

The Planning Commission, in a unanimous vote of 6-0, has reviewed and agrees there should be an amendment to Chapter 26 of the Oconee County Code of Ordinances. The Commission believes that two lines of the current code are overly restrictive and violate private property rights.

Specifically, the Planning Department is making a recommendation that 26.b.2 and 26.c.2, regarding a 50 foot Right-of-Way requirement for private drives and private roads on private property, be removed from the Code. It is the commission's belief the 50' Right-of-Way standard (while necessary and prudent on County owned and County maintained roads) is unnecessary and overly restrictive on private drives and roads on private property. The Ordinance clearly states the county SHALL NOT be responsible for maintenance, nor control of the design. Yet the county does in fact control the design requirements negatively affecting and potentially restricting the use of thousands of acres and hundreds of Oconee County property owners.

The Commission has requested to present their position and findings to the Transportation Committee at their next meeting.

Best regards,
Oconee County Planning Commission

Junkyard means any land or area used, in whole or in part, for commercial storage and/or sale of waste paper, rags, scrap metal, parts, rope or other junk and including storage of inoperable vehicles, boats, and machinery and/or dismantling of such vehicles or machinery. This definition does not include motor vehicles impoundment lots or tow yard or County operated or approved and permitted sanitary landfills.

Junk shall mean old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber debris, or tires, waste, junked, dismantled or wrecked motor vehicles or parts thereof, iron, steel and other old or scrap ferrous or nonferrous metal. The term junk shall include, but not be limited to, abandoned barrels or drums, dismantled or inoperable industrial or commercial equipment, machinery being salvaged for parts, appliances, motors, industrial or commercial fixtures, or parts thereof.