

# 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, July 18, 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. HWY 123- Revision to Sec.32-222 Preliminary plan and supporting data (former Curb Cut/ Aux. Lane Subcommittee)
  - a. Public comment
  - b. Discussion/ vote
10. Subdivision subcommittee- development standards
  - a. Public comment
  - b. Discussion/ vote
11. Building Moratorium
  - a. Public Comment
  - b. Discussion/ vote
12. Commercial Junkyards
  - a. Public comment
  - b. Discussion/ vote
13. 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](mailto: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- Thursday, July 7, 2022

Council Chambers - Oconee County Administrative Complex

### Members

Gary Gaulin (Absent)  
Mike Johnson  
David Nix (Absent)  
Frankie Pearson

Mike Smith  
Alex Vassey  
Pat Williams

### Staff Present

James Coley, Planning Director  
Vivian Kompier, Senior Planner  
Elise Dunaway, Assistant to Planning & Codes

### Media Present – None

1. Call to order – Mr. Pearson called meeting to order at 5:02 PM.
2. Invocation was led by Mr. Smith.
3. Pledge of Allegiance was led by Mr. Johnson.
4. Approval of minutes from June 20, 2022 – Mr. Pearson made a motion to approve the minutes with the change; seconded by Mr. Johnson. Approved unanimously 5/0.
5. Public comment (non-agenda items):  
Ms. Patsy Davis requested a 6-month instead of 2-year moratorium on subdivisions to ensure emergency services can keep up with the growth in the county.

Ms. Mandolin Bright spoke in depth about the need to preserve the agricultural land within the county, as well as the future concern of food shortage if farm land is not preserved.

6. Commission member comments:  
Mr. Williams commented on other counties adopting a moratorium to preserve farmland and encouraged the discussion of implementing a moratorium among members.

Mr. Smith mentioned educating the citizens on the benefits of zoning and reviewing the ordinance to preserve agricultural land.

Mr. Vassey mentioned not being opposed to solutions for subdivisions but being careful with moratoriums that could increase the cost of housing.

Mr. Pearson agrees that development standards are needed and to start the process of producing development standards.

7. Staff comments:

Mr. Coley spoke about the Fair Play Townville sewer basin study.

8. Subdivision applications

Mr. Coley spoke about the Oak Street and Coneross Subdivision Creek submittals. Discussion followed.

9. Subcommittee Updates (Curb Cuts)

a. Public Comment: None

b. Discussion/Vote: Mr. Smith discussed curb cuts on Hwy 123. Mr. Smith has asked Mr. Coley to send letters to all property owners with undeveloped land along the section of Hwy 123 to give the opportunity for the property owners to voice their opinion on the matter. Discussion to follow. Mr. Smith made a motion to disband the Curb Cut Subcommittee; seconded by Mr. Vassey. Approved unanimously 5/0.

10. Right-of-way letter

a. Public Comment:

Ms. Serena Richardson spoke in opposition to the change in the private roads ordinance in the county. She said she had a petition with many signatures that was supporting her opposition to the change.

b. Discussion/Vote:

Mr. Johnson commented on the 50 foot right of way that was implemented to maintain the private roads on private property. Clarified that the land beyond the curb on private roads is what is being proposed to change.

Mr. Pearson mentioned the presentation at the next transportation committee meeting on July 19, 2022 regarding the current matter.

Mr. Johnson motioned with the change in wording discussed that the letter is approved and sent to the transportation committee; seconded by Mr. Vassey. Motion passes 3/2. Opposed by Mr. Smith and Mr. Williams

11. Commercial Junkyards

a. Public comment: None

b. Discussion/Vote: Mr. Smith recommended the change from “boats” to “watercraft” in the commercial junkyard definition. Mr. Pearson requested the wording of “storage” be more specific to not be misinterpreted. Discussion followed. Mr. Johnson motioned that with the discussed change in the definitions that the two definitions be approved. Seconded by Mr. Vassey. Motion passes 4/1. Mr. Pearson opposed.

12. Adjourn – The meeting was unanimously adjourned at 5:57pm.



## Oconee Soil and Water Conservation District

### Subdivision Review

**Subdivision Name:** Coneross Creek Subdivision

**Reviewer Name and Date:** Celia Boyd Myers – July 12, 2022

#### Soils

1. Are prime soils or soils of statewide importance located onsite?

Yes. Approximately 4% of the site is CdB2 and considered prime soil. Another +/- 21% of the site is composed of soil of statewide importance, including CcB3, CdC, CdC2, LdC2 and WoB. Note: Page C4.2.3 contains an error. The center section identified as CdD2 is actually CdB2 (a prime soil), per USDA-NRCS (web soil survey).

2. Are soils onsite limited?

Yes. Approximately 57% of the soils are classified as very limited for dwellings, both with and without a basement, per USDA-NRCS (web soil survey). Another +/- 10% of the soils are classified as somewhat limited for dwellings.

Due to the topography onsite, there are concerns related to erosion and sediment runoff, due to grading of the site.

Currently, two retention ponds are noted. The soils at these two sites (Gh and CdE2) are classified as very limited for pond reservoir areas, both lined and unlined.

#### Water

1. Are bodies of water/streams present onsite?

Yes. The streams are not marked as impaired, nor do they fall within an impaired watershed, per SCDHEC.

2. Are bodies of water/streams located within 1 mile of the site?

Yes. Lake Hartwell is +/-0.5 miles south.

3. Is a buffer provided on the plat around bodies of water/streams onsite?

Yes. Plat indicates buffers ranging from 30ft to 45ft around the streams.

Note: Buffer encroachment is anticipated on a minimum of 3 lots, due to location of stream/buffer on the lot.

4. Are proposed buildable lots located within the 100-year floodplain?

No.

**Core Habitat**

1. Are core habitats located onsite?

According to the draft green infrastructure map, the site is considered a fragmented core, but it is adjacent to a high-quality core habitat to its east and a low-quality core habitat to its west. As of July 14<sup>th</sup>, clearing of the site has already begun.

**Recommendations:**

1. Implement measures for erosion control and to prevent the deposit of sediment into existing floodplains, drainage channels and water bodies/streams, both onsite and downstream.
2. Leave existing vegetation and mature trees, whenever possible.
3. Leave connections to adjoining core habitats, whenever possible.
4. Maintain a vegetated buffer around water bodies/streams, whenever possible.
5. Protect and preserve existing natural drainage channels, except where erosion and water control measures are planned/implemented.
6. Implement planned system to remove/retain water within the subdivision without causing damage or harm to the natural ecosystem or persons within or neighboring the subdivision.
7. Divert subdivision flood water in such a manner to prevent increased flow onto properties downstream.
8. Avoid building within the 100-year floodplain.



## Oconee Soil and Water Conservation District

### Subdivision Review

**Subdivision Name:** Oak Street Subdivision

**Reviewer Name and Date:** Celia Boyd Myers – June 28, 2022

#### Soils

1. Are prime soils or soils of statewide importance located onsite?  
Yes – less than 5% of total acreage.
2. Are soils onsite limited?  
Yes. Soils present are limited to certain development, such as dwellings with basements.

#### Water

1. Are bodies of water/streams present onsite?  
- Yes. The streams are not marked as impaired.
2. Are bodies of water/streams located within 1 mile of the site?  
Yes.
3. Is a buffer provided on the plat around bodies of water/streams onsite?  
Yes, 30 ft. Plans also include the creation of 3 retention ponds.
4. Are buildings located within the 100-year floodplain?  
No.

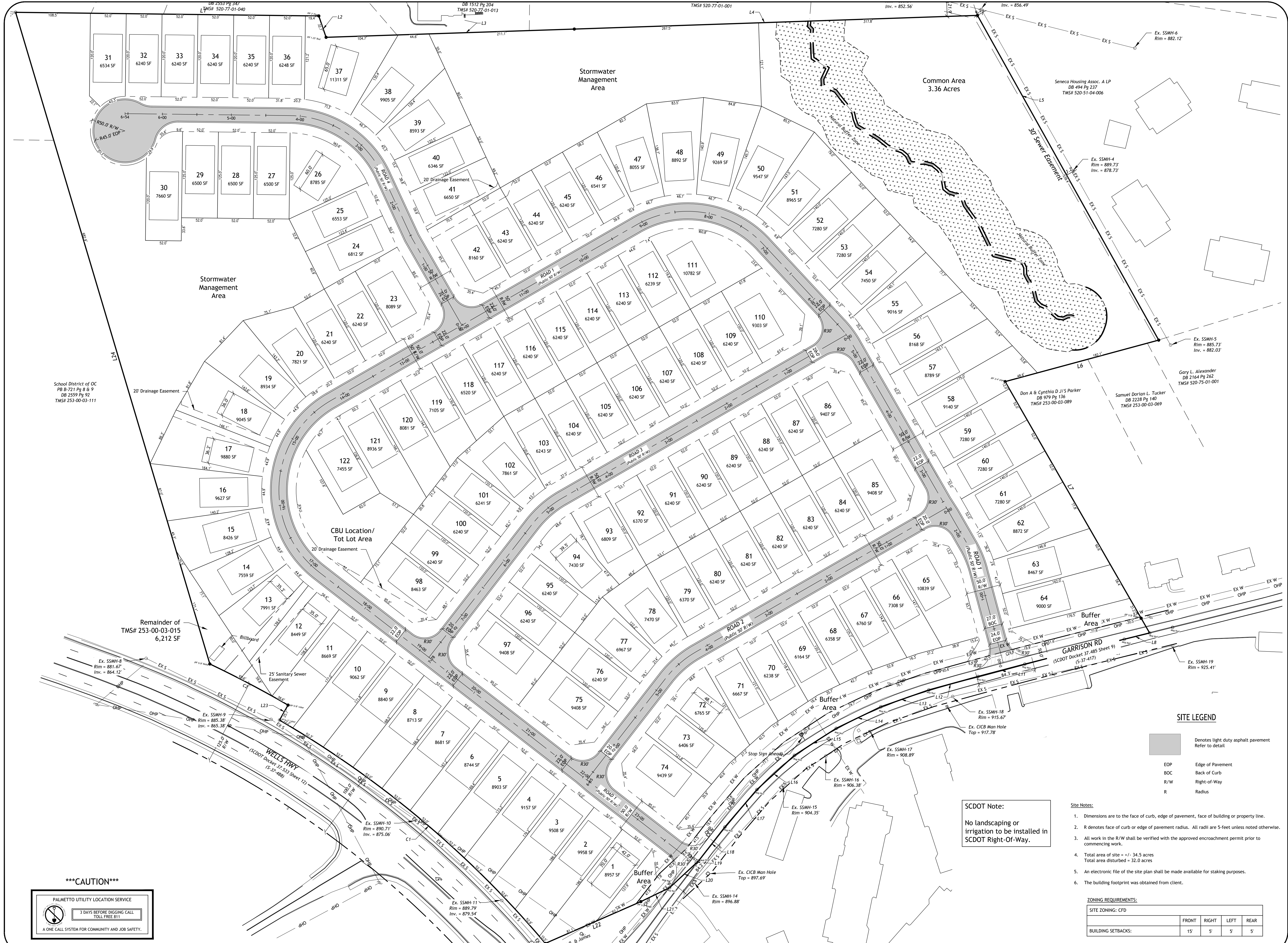
#### Core Habitat

1. Are core habitats located onsite?  
According to the draft green infrastructure map, fragmented core habitat (+/- 60 acres) is located onsite.

#### Recommendations:

1. Implement measures for erosion control and to prevent the deposit of sediment into existing floodplains, drainage channels and water bodies/streams, both onsite and downstream.
2. Leave existing vegetation and mature trees, whenever possible.
3. Leave connections to adjoining core habitats, whenever possible.
4. Maintain a vegetated buffer around water bodies/streams, whenever possible.

5. Protect and preserve existing natural drainage channels, except where erosion and water control measures are planned/implemented.
6. Implement planned system to remove/retain water within the subdivision without causing damage or harm to the natural ecosystem or persons within or neighboring the subdivision.
7. Divert subdivision flood water in such a manner to prevent increased flow onto properties downstream.
8. Avoid building within the 100-year floodplain.



**RIDGEWATER**  
ENGINEERING & SURVEYING

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ANDERSON, SC 29622  
(864) 226-0980  
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North Arrow

Scale: 1 in = 60 ft.

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SOUTH CAROLINA  
Professional Engineer  
No. 25827  
GARY L. ALEXANDER

SOUTH CAROLINA  
Professional Engineer  
No. 5816  
RIDGEWATER ENGINEERING & SURVEYING, LLC  
CERTIFICATE OF AUTHORIZATION

**Garrison Farms Subdivision**

Oconee County, SOUTH CAROLINA

DRAWN BY: TQ/KOC  
CHECKED: JWW  
JOB NUMBER: 21296

REV #	DATE	COMMENT
0	4/26/2022	SUBMIT FOR REVIEW
1	6-1-22	REVISIONS PER COMMENTS

SHEET

**Site Plan**

**C - 2**

**SCDOT Note:**  
No landscaping or irrigation to be installed in SCDOT Right-Of-Way.

**SITE LEGEND**

	Denotes light duty asphalt pavement Refer to detail
EOP	Edge of Pavement
BOC	Back of Curb
R/W	Right-of-Way
R	Radius

- Site Notes:**
- Dimensions are to the face of curb, edge of pavement, face of building or property line.
  - R denotes face of curb or edge of pavement radius. All radii are 5-feet unless noted otherwise.
  - All work in the R/W shall be verified with the approved encroachment permit prior to commencing work.
  - Total area of site = +/- 34.5 acres  
Total area disturbed = 32.0 acres
  - An electronic file of the site plan shall be made available for staking purposes.
  - The building footprint was obtained from client.

**ZONING REQUIREMENTS:**

SITE ZONING: C/PD	FRONT	RIGHT	LEFT	REAR
BUILDING SETBACKS:	15'	5'	5'	5'

**\*\*\*CAUTION\*\*\***

PALMETTO UTILITY LOCATION SERVICE

3 DAYS BEFORE DIGGING CALL  
TOLL FREE 811

A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.



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

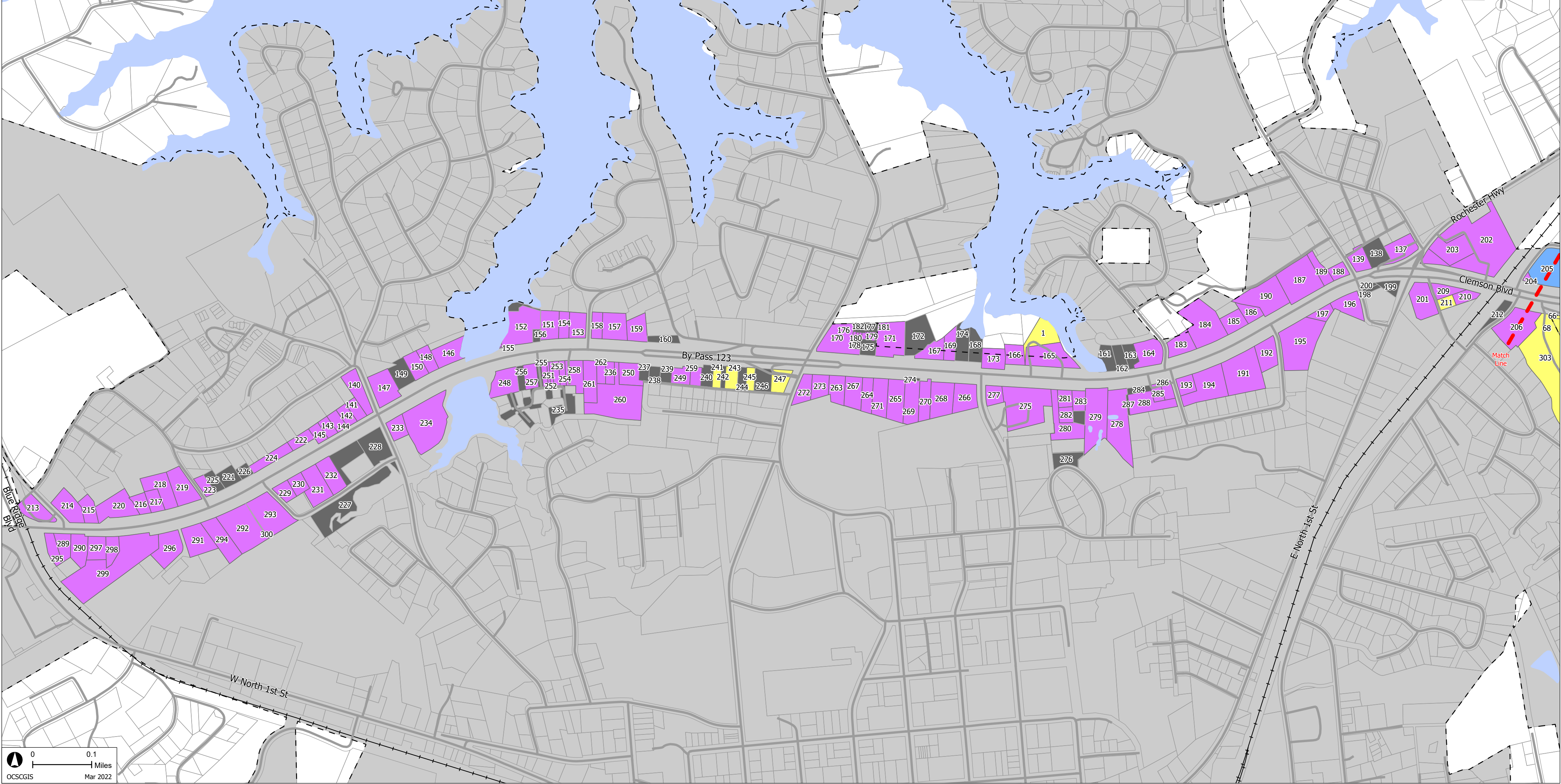
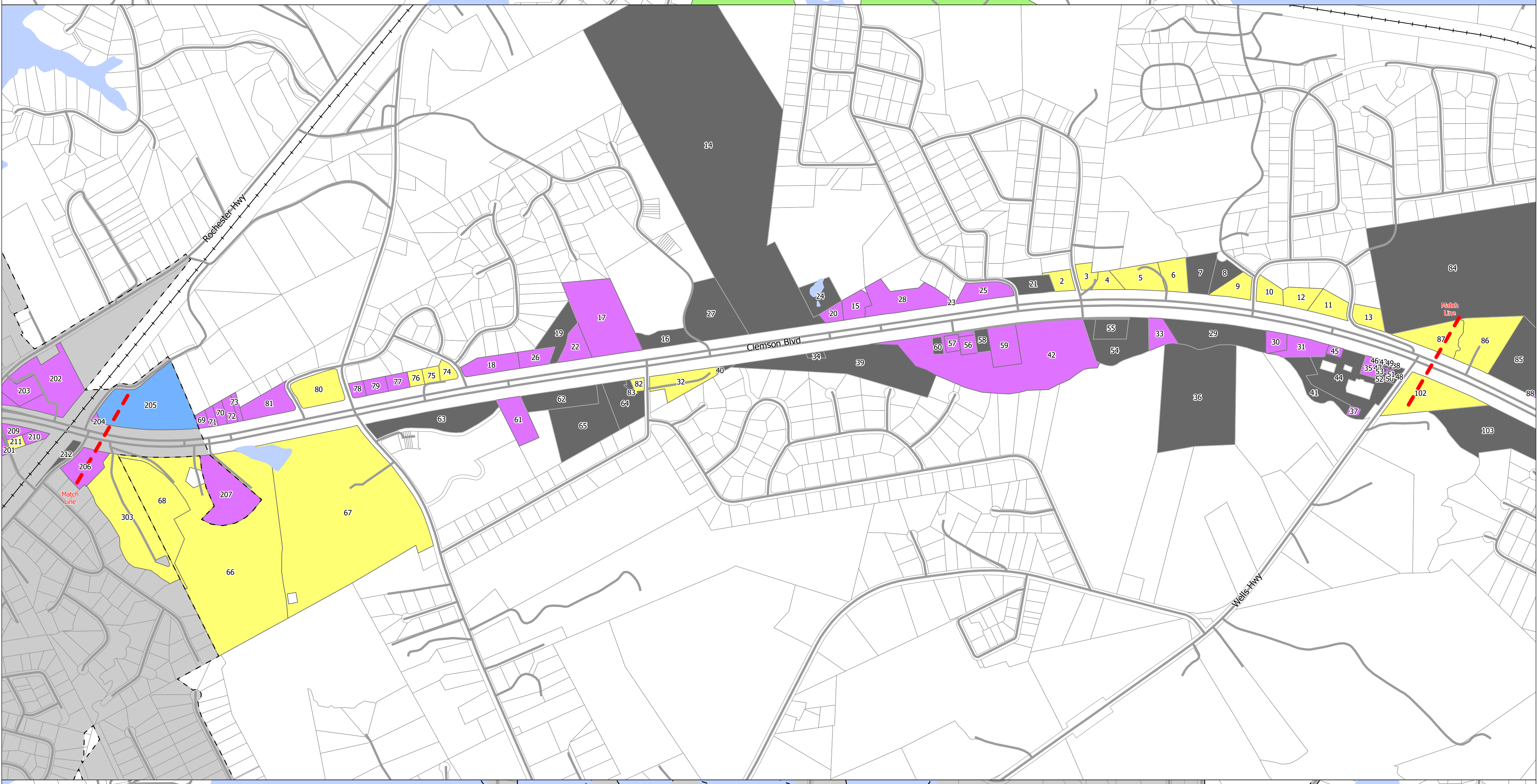
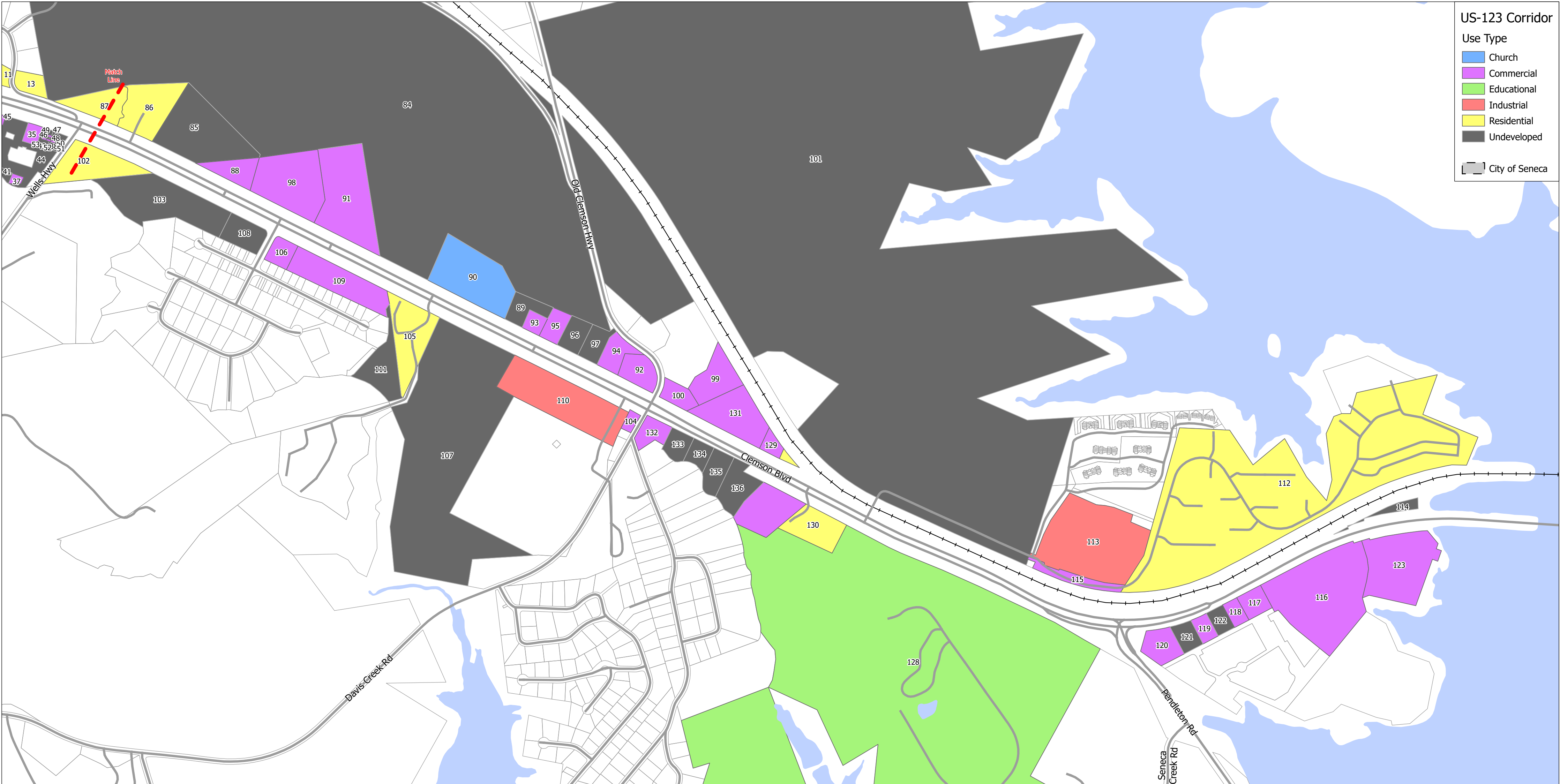
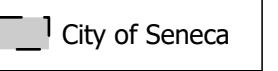
### A. Submittal requirements

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



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, watercraft 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.