

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

COMMISSION MEMBERS

Teresa Spicer, 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, December 5, 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 November 21, 2022
5. Public Comment for Non-Agenda Items (4 minutes per person)
6. Commission Member Comments
7. Staff Comments
8. Discussion regarding the development of a Commercial Junkyards Ordinance
 - a. Public Comment
 - b. Discussion/ vote
9. Discussion of subdivision development standards
 - a. Public Comment
 - b. Discussion/ vote
10. 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, November 21, 2022

Council Chambers - Oconee County Administrative Complex

Members

Gary Gaulin

Frankie Pearson

Mike Johnson

Pat Williams - Absent

Teresa Spicer

David Nix

Alex Vassey

Staff Present

James Coley, Planning Director

Elise Dunaway, Assistant to Planning & Codes

1. Call to order – Mr. Pearson called meeting to order at 5:00 PM.
2. Invocation was led by Mr. Nix.
3. Pledge of Allegiance was led by Mrs. Spicer.
4. Approval of minutes from November 7, 2022 – Mr. Gaulin moved to approve the minutes with the correction from Mr. Johnson; seconded by Mr. Nix. Approved unanimously 6/0
5. Public comment (non-agenda items):
Mr. Chris Rowen spoke on the need to explain zoning and the penalty of improper zoning to citizens. Recommended urban planning.

Ms. McGowan Johnson expressed her concern in the junkyard near her home and the impact it has had on her property.
6. Commission member comments:
Mr. Gaulin commented that the bids for the Sewer South Project came in and were surprisingly high.

Mr. Pearson moved to cancel the meeting on December 19. Seconded by Mr. Nix. Motion Passed 6/0
7. Staff comments:
None
8. Discussion regarding the development of a Commercial Junkyard Ordinance.
 - a. Public Comment

Mr. Coley read 2 emails that were submitted by citizens. They are included in the back up material.

b. Discussion/Vote:

Mr. Pearson moved to remove Section 6 (a) and (b). Seconded by Mr. Nix. 2/4 Motion Failed. Discussion followed.

Mr. Gaulin moved to make an amendment to strike (a.1) and leave the rest of Section 6. Seconded by Mrs. Spicer. Discussion followed.

Based on the discussion Mr. Gaulin removed his amendment to the motion. Discussion Followed.

Mr. Johnson moved that Mr. Coley revisit Section 6 (a) and (b) and come back with something that deals with initial compliance and knowledge from the Planning Department. Seconded by Mr. Pearson. 5/1 Motion Passed.

Mr. Nix moved to amend Section 2 the first line in (a) and strike Section 5 entirely. Seconded by Mr. Pearson. 3/3 Motion Fails.

9. Discussion of subdivision development standards

a. Public Comment:

None

b. Discussion/Vote:

Mr. Pearson moved that Mr. Coley research Urban Planners in order to compose a letter to county council with the scope of work. Seconded by Mr. Gaulin. Motion Passes 5/1.


Discussion Followed.

10. Adjourn – The meeting was unanimously adjourned at 6:35 PM.

James Coley

From: [REDACTED]
Sent: Monday, December 5, 2022 12:59 PM
To: James Coley
Subject: Mr. Coley. I am requesting this be distributed for tonight's meeting. Journal articles PLUS my input on Step 1 and Step 2.

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

 **This message needs your attention**

- You've never replied to this person.
- This is a personal email address.

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Mr. Coley:

Here are the articles I used excerpts from in my discussion with the Commission November 21st.

Chris Rouen

I am requesting that you please forward to the Planning Commission members for this evening's meeting since I do not have their personal email addresses.

I will speaking tonight because there is a lot of 'noise' in the air about zoning and a misunderstanding about my proposal that we follow a 2 step process.

Based on what I have seen and what I read, I see problems now and bigger problems in the future.

1. I am NOT advocating Zoning or any potential solution. I stated that very clearly. I am not an expert. We have a 'Special Interest Group' that has already begun a MISINFORMATION Campaign about Zoning meant to deter the County from acting sensibly to protect citizens.
2. We have 'symptoms' of big issues facing us as evidenced in the articles. That is a fact and saying we are 'panicking' has nothing to do with dealing with facts.
3. Suspended Councilman Durham challenged me Saturday about Growth. I believe he is saying we should do nothing because Growth is dropping. The issues are numerous and NOT necessarily Growth. What we are doing today is NOT what works for 'tomorrow'.
4. Having an assessment done by PROFESSIONAL Planning Consultants who have experience with the 'good/bad' across the country allows us to AVOID problems we do not clearly see.
5. At this time, I am ONLY advocating Step 1 which will provide an INDEPENDENT/OBJECTIVE appraisal of what we could improve and what the 'Penalty' will be to citizens if NOT addressed. 'Penalty' could be Special Tax Assessments for infrastructure failures or a 'Quality of Life' deterioration. People can lose their homes.

Step 1 will be shared with the Community to ask questions, etc. Step 2 ONLY happens if there is agreement to move to Step 2 to work on Solutions to issues identified in Step 1.

3 articles going down (April 15th) from oldest to newest (April 27th).

April 15th Article

Oconee official: ‘We’re not planning for the future’

By Lauren Pierce

The Journal

WALHALLA — Some members of the Oconee County Planning Commission recently expressed concerns of uncontrolled growth in the county amid reviewing nine already approved future subdivisions.

County planning director James Coley said subdivisions include The Cliffs area, one on S.C. Highway 28, another near Mountain and Clearmont roads and additional student housing in The Pier area.

Subdivision concerns

Commissioner Pat Williams expressed concern about the significant high-density subdivision growth with limited ability to address the impact these have on agricultural lands and other areas.

Affordable housing was discussed as well.

“I believe somewhere in the \$240,000 range for a new house in the county now maybe,” Williams said. “A man making \$20 an hour, a wife and two kids can’t afford \$240,000 house. But that’s nothing we can control. We don’t build houses, the county don’t build houses. ... I looked at a 16-by-80 mobile home the other day — just to get some prices — \$96,000. A 28-by-40 mobile home — \$157,000. That’s outside of workforce price range.”

“Affordable housing is something that the county has been in need of addressing, especially as prices are going up and whatnot,” commissioner Mike Johnson added. “The county, while we don’t build houses, we do control certain things. ... Affordable housing is typically going to be more of a municipality, but it is something that the county is going to have to start looking at specifically because of the growth that’s hitting certain areas.”

Commissioner Mike Smith said education for zoning may be needed, with Johnson responding, “education is a process on that.”

Coley added spot zoning is illegal, but groups of adjacent parcels sharing a border can apply for rezoning.

“Any property owner or group of property owners of a parcel or parcels with a combined minimum ownership of at least 50 acres may petition (Oconee) County Council for initial rezoning,” he said.

Coley said he couldn’t discern if land extending from one of the subdivisions was developable.

“That appalls me, guys, that the county has no say-so on the books or that we got no ordinances, regulations or anything that we can say, ‘Maybe you shouldn’t consider this,’ Williams said. “We have no power.”

“If they meet the minimum standards, then they meet them,” Coley responded.

The lack of green space was also mentioned.

“We’re not saving any trees to give us a little bit of oxygen to breathe once they put all these houses in there,” chairman Frankie Pearson said. “There’s no place for anything other than park your car and go in your house.”

On the table again

Smith said the commission seems to talk about these types of issues, but not meet its responsibility by dealing with them.

“Well, we see a problem, and we’re not addressing the problem,” Smith responded. “We’re not planning for the future.”

“And we’ve been kicking that can for five years. I’m not opposed to that conversation,” Johnson said. “I just think tonight was to kind of go through it, and we have become again aware that there’s been some issues out there that should we be addressing and how.”

Williams offered to get information to make a motion that addressed the issues discussed before the next meeting, set for Monday, with the commissioners agreeing to have subdivisions back on the agenda.

“I would recommend — if you guys want to bring something to the table — go through the comprehensive plan, look to see what applies here,” commissioner David Nix said. “And then you can propose something, a motion that’s clear and understandable and compliant with the comprehensive plan. And then we’ll see where that goes.”

April 20th Article

Planning Commission talks zoning, private property rights

By Lauren Pierce

The Journal

WALHALLA — The Oconee County Planning Commission narrowly voted this week to create a subcommittee some members believe focuses on zoning.

Commissioner Pat Williams made a motion at Monday's meeting to form a subcommittee to "review the housing density at certain size subdivisions to include green space, stormwater management and lot size."

The motion, which passed 4-3, came after county resident David Taylor said his property rights were "violated." Taylor questioned why people weren't given "a chance to appeal" a subdivision planned off Mountain Road in Westminster, near where he lives.

"Private property rights is an issue and is a concern. ... There's two sides to the property rights thing, and I'm an agriculture guy ... and I want the right to farm," Williams said. "I want the right to do what I do on my farmland, but I have respect for my neighbors.

"And we can work those things out when you have a large entity that can come in that's got deep pockets that can just grade off something with no regard to the neighbors," he added. "There's going to be some people happy, some are not happy, and I respect everybody's rights. So, that's why I think as a community we can continue to negotiate and compromise with each other."

'What we're talking about here is zoning'

Commissioner Mike Johnson said people talk about both sides of property rights, but "only judge it when called by a different name."

"If we call this John Doe and Bill Smith, its neighbor to neighbor — but all of a sudden, if we call this Mr. Developer and this John Doe, then it's a problem," Johnson said. "But it's Mr. Smith, it was his property and his right to sell it to the developer to begin with.

"What we're talking about here is zoning," he added. "Because that's really what it boils down to is, 'Are we going to zone this private owner so that he can no longer sell to a developer?' and we've just refused him and taken away his property right to develop that to its best use."

According to the county's planning and zoning information, Oconee implemented a citizen-initiated zoning enabling ordinance in May 2009. All land within the county is zoned in the Control Free District, which doesn't limit use until rezoning is requested by locals.

"We're having change in the county," Johnson said. "The more dense the county gets, maybe the more need we have for zoning."

"All of this is zoning, no matter what you call it. ... It is a type of zoning, but some of it is required," chairman Frankie Pearson said. "We have to have some type of standards. ... It's a bad word in this county, but that's what it is."

Subcommittee concerns

The commission debated whether a subcommittee would be the best way to address concerns.

"I think homework and broad ideas brought to the table is not a bad thing. ... This is too big a subject for two or three people to knock around ideas and bring back an agenda," Johnson said. "I think that if we are going to go after this zoning animal — this elephant in the room — it needs to be done right there in front of that camera."

Commissioner Alex Vassey brought up past problems of "understanding zoning."

"It is something that can be used correctly and done well, but I think a lot of the issues stem from people not completely understanding what it can and can't do," he said. "I think the best platform to discuss it is probably up here where people can come out and speak and can be heard."

Though the motion didn't openly include zoning, there were concerns the subcommittee would debate zoning without all commissioners being involved.

"It's not a zoning thing. Like you say, it probably will end up zoning. ... I promise you ... that our focus will be on density and the topics that I've set here," said Williams, who was elected chair of the subcommittee.

April 27th Article (McMahan interview)

McMahan warns zoning 'coming back up soon'

By Riley Morningstar

The Journal

SENECA — In a separate video posted on his personal Facebook page Tuesday that was filmed over the weekend, McMahan shared his views on zoning in Oconee after bush hogging his property, calling it “tractor therapy.”

McMahan

Before talking zoning, McMahan discussed the state of the political party he chairs.

“The Republican Party in Oconee County is alive and well. I do have some people that doesn’t agree with anything I say,” he said. “Some of ‘em are mad and got their lip poked out because I won the chairmanship back at our last convention (in April 2021) but that’s OK, that’s usually the way it is. ... There’s just some people that don’t want to work with me.”

He said he was “not going to cower down to the moderates.”

“I’m not going to cower down to the people who say, ‘Oh David, you shouldn’t say that. You’re going to offend somebody. You’re going to hurt somebody’s feelings,’ McMahan said. “You folks that have known me for years know that’s not me. I’m straight and to the point. ...

“There are some people that just don’t like (bringing up pro-life and Second Amendment stances). But you know what? ‘Oh well.’ I’m the Republican chairman. That’s the way it’s going to be,” he added. “If I’m offending somebody, again, ‘Oh well.’”

McMahan then shifted to saying “zoning is coming back up soon” at the county level.

“If you haven’t listened to a word I’ve said, listen to me now. There’s still such a thing that’s called citizen-initiated zoning in this county,” he said. “That means you as a community can petition for your community, your area, to be zoned the way you want it to be.”

McMahan said he wasn’t against zoning, but that he was “against big government who will zone you the way you don’t want to be zoned.”

“I’m telling you, you’ve got to fight fire with fire,” he said. “If you go up there and find out your community is about to be zoned by some other bunch of people that wants to zone you the way they want you to be, don’t do that, folks. Don’t ignore this.”

COMMERCIAL JUNKYARDS

Sec. 1. Findings.

The county finds that junkyards:

1. Provide a necessary service to the County residents;
2. Contribute to the economy and tax base of the County;
3. Pose a potential hazard to the health, safety, and general welfare of the citizens of the County;
4. Can depreciate the value of surrounding property;
5. Are a breeding ground for mosquitoes or other insects, snakes, rats and other pests;
6. Pose a potential threat of injury to children and other individuals who may be attracted to the premises;
7. Can be a visual blight and depreciative to the aesthetic quality of the environment of the County.

Sec. 2. Purpose.

- (a) The purpose of this article is to provide for the regulation of existing and proposed Commercial Junkyards under the development standards ordinance. Such uses may only be established and operated in the county if they do not constitute a hazard to the health and welfare of the people, inclusive of attracting vermin, or causing disease, public nuisance, fire hazard, or blight or adversely affecting environmental conditions.
- (b) S.C. Code 1976, § 6-29-710 gives to counties the authority to adopt regulations. In order to accomplish these purposes, the County Council enacts the following regulations with respect to junkyards.
- (c) It shall be unlawful for any person, corporation or other business entity to maintain a Commercial Junkyard except pursuant to the provisions of this article.

Sec. 3. Definitions.

As used in this article, the following terms shall have the meanings given below:

Commercial junk shall mean items for resale or more than five junked vehicles stored on a tract of land.

Fence shall mean a substantial, continuous barrier aesthetically constructed and extending from the surface of the ground to a uniform height of not less than six feet. The finished side of the fence shall face the public and be constructed of treated lumber, stockade, masonry, chain link or other approved material. Fabric fences shall be not allowed.

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.

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.

Local street shall mean a minor local street is one designed primarily to access abutting properties. This street normally terminates in a cul-de-sac, loop or other turnaround, with no more than two access points.

Lot of record shall mean a lot or parcel of land, the plat or deed of which has been recorded prior to the adoption of this article.

Major local street shall mean a major local street is one designed primarily to access abutting properties. This street is characterized as one having two or more access points, and receiving traffic from minor local streets.

Nonconforming shall mean signs, structures, uses of land and characteristics of uses that are prohibited under the terms of this article, but were lawful on the date of the article's enactment.

Nonresidential use shall mean a principal use of land for other than residential purposes, i.e. commercial, industrial, institutional.

Public building shall mean any building owned, leased or held by the United States, the state, the county or any city, any special purpose district, or any other agency or political subdivision of the state or the United States, which building is used for governmental or other public purpose.

Re-inspection fee shall mean the fee assessed when a property fails the initial inspection and must be re-inspected at a later date.

Right-of-way (ROW) shall denote the limits of public road property. On county roads when there is no deeded right-of-way along a road or highway, the right-of-way shall be considered to be 25 feet from the centerline on each side.

Scenic highway/scenic byway shall mean a road or highway under federal, state or county jurisdiction that has been so designated through legislation ordinance other official declaration because of its scenic, historic, recreational, cultural, archeological, or natural qualities. An official declaration is an action taken by an individual, board, committee, or political subdivision acting with the granted authority on behalf of the federal, state or county government.

Setback shall refer to the required distance between a structure or building line and the nearest property line or right-of-way.

Temporary storage shall be defined as not exceeding 90 days, subject to state law, from the date possession or custody of the vehicle is obtained except when possession is pursuant to a court order.

Vegetation shall mean the following recommended shrubs/trees for hedge planting with planting distance, in feet, between plants and from fence:

Shrubs—Five feet apart	Trees—Seven feet apart
Red Tip Photinia	Eastern Red Cedar
Wax Leaf Ligustrum	Leyland Cypress
Burford Holly	Virginia Pine
Nellie R. Stevens Holly	Southern Magnolia
Carolina Cherry	White Pine
Wax Myrtle	Hemlock
American Holly	

Plants must be a minimum height of three feet when planted and reach a height at maturity of not less than eight feet.

Wrecker, towing and impoundment service shall mean an establishment or place of business that provides towing or temporary storage services for currently licensed and currently registered vehicles that have been wrecked or repossessed, or whose possession is by virtue of court order, a copy of which is in the possession of the proprietor of such service or affixed to the vehicle.

Sec 4. Regulation of commercial junkyards.

- (a) Every commercial junkyard shall be situated on suitable terrain so that the fence and vegetation hides the view of all junk from public roads and private property. Every junkyard must be enclosed on all sides by a fence not less than six feet in height. The fence and vegetation required herein shall be constructed and planted such that the junkyard is protected from children or other trespassers and is hidden from view. The vegetation shall be located on outside of the fence and shall be as near the fence as practical. The vegetation shall be planted evenly spaced with each plant in close proximity to the other so that an unbroken, continuous hedgerow shall exist at maturity. Any vegetation that dies shall be replaced within 60 days.
- (b) Each Commercial Junkyard fence shall be set back:
 - (1) Two hundred fifty feet from all U.S. or S.C. highway rights-of-way.
 - (2) One hundred twenty-five feet from the center of all county roads.
 - (3) One hundred feet from all property lines.
 - (4) One hundred feet from all waterways.
 - (5) One thousand feet from all designated scenic highways (SC state law requirement).
 - (6) One thousand feet from any federally designated heritage corridor.
- (c) No Commercial Junkyard shall be located within 1,000 feet of a church, school, daycare center, nursing home, health care facility, hospital, public building or public recreation facility.
- (d) Access to a Commercial Junkyard shall not be allowed from a minor local street. The terms minor and major are defined in the county development standards ordinance.
- (e) Every Commercial Junkyard operator shall conduct all business within the fenced area of their property. The buffer area, if any, located between the property line of the adjoining property and the junkyard shall be maintained in a clean manner and shall not be used for loading or unloading junk.
- (f) Each Commercial Junkyard shall apply to SC DHEC for a NPDES stormwater discharge permit
- (g) Each Commercial Junkyard shall comply with all applicable chapter of the standard fire prevention code and other pertinent requirements.

Sec. 5. Existing nonconforming commercial junkyards in existence prior to the enactment of Commercial Junkyard regulations.

- (a) Any existing nonconforming Commercial Junkyard holding a valid retail license for operation at its present location from the state department of revenue issued before **DATE** shall be permitted the following deviations from this article:
 - (1) Beyond 150 feet from the right-of-way of a road, any boundary line may be enclosed with vegetation only pursuant to the requirements of the definition of "vegetation" in section 3.
 - (2) Shall be exempt from access restrictions in section 4(d).
 - (3) The fence and/or vegetation required herein shall be located not less than 20 feet from the right-of-way of a public road, and not less than 50 feet from a waterway, and as near the boundary line as practical on all other boundaries.
 - (4) No operator shall place, store or maintain junk less than five feet from the property line of a developed residential area, school, church, cemetery, or public property or within 20 feet of the right-of-way of a public road, or within 50 feet of a waterway.
- (b) No existing junkyard may expand without a proper permit. Any expansion shall conform to all provisions of this article and shall not be permitted the deviations listed above in section 4(a).
- (c) Notwithstanding the provisions for administration contained in section 4, this article is not intended to impose additional restrictions on the nonconforming portion of junkyards existing prior to **DATE**
- (d) All applicable requirements to pre-**DATE** junkyards must be met within 180 days of the effective date.

Sec. 6. Provisions for administration.

- (a) Permitting and licensing procedures. No person shall maintain a Commercial Junkyard except and unless the owner or operator shall have:
 - (1) A retail license from the State Department of Revenue.
 - (2) A permit from SCDHEC for any septic tank upon the premises.
 - (3) A certificate of compliance and approved site plan from the county planning department pursuant to the county development standards ordinance.
 - (4) A street number authorized by the county E911 office.
 - (5) A valid Commercial Junkyard permit from the County Planning Department.
- (b) Fees for required permits shall be established and published by the County Council.
- (c) The enforcement of this article shall be the responsibility of the code enforcement officer (employed by the County) in full cooperation with the County Sheriff's Department.
- (d) Any applicant shall have the right to appeal a decision of the code enforcement officer to the County Board of Zoning Appeals.
- (e) Penalties for noncompliance. Any person, firm or corporation violating any provision of this article, after receiving written notice from the County Code Enforcement officer or his agent to correct such violation, shall be issued a uniform ordinance summons to appear before the county magistrate court if the violation is not corrected within 30 calendar days. The uniform ordinance summons must cite only one violation per summons and must contain, at a minimum, the following information:
 - (1) The name and address of the person or entity charged;
 - (2) The name and title of the issuing officer;
 - (3) The time, date and location of the hearing;
 - (4) A description of the ordinance the person or entity is charged with violating;
 - (5) The procedure to post bond; and
 - (6) Any other notice or warning otherwise required by law.

The uniform ordinance summons must be consecutively numbered. The ordinance summons shall be audited as part of the annual independent audit required in S.C. Code 1976, § 4-9-150, and a separate copy of each audit shall be furnished to the County Administrator. Service of a uniform ordinance summons vests all magistrates' courts with jurisdiction to hear and dispose of the charge for which the uniform ordinance summons was issued and served.

The code enforcement officer who serves a uniform ordinance summons must allow the person served to proceed without first having to post bond or to appear before a magistrate. Acceptance of a uniform ordinance summons shall be deemed to constitute a person's recognizance to comply with the terms of the summons. The uniform ordinance summons may not be used to perform a custodial arrest.

Any person who fails to appear before the court as required by a uniform ordinance summons, without first having posted such bond, as may be required, or without having been granted a continuance by the court, is guilty of a misdemeanor and, upon conviction, may be fined not more than \$200.00 or imprisoned for not more than 30 days. Any law enforcement agency processing an arrest made pursuant to this subparagraph must furnish such information to the state law enforcement division as required by S.C. Code 1976, § 23-3-10 et seq.

State law reference(s)—Authority of Counties to adopt by ordinance the use of an ordinance summons for enforcement of county ordinances, S.C. Code 1976, § 56-7-80.

Secs. 7. Reserved.

- A. Permitting procedures. No person shall maintain a Commercial Junkyard except and unless the owner or operator has an approved Commercial Junkyard Application from the County Planning Department.
 - 1. A Commercial Junkyard Application shall consist of:
 - i. An initial site plan showing all required items from Sec 4. (a-d)
 - ii. All appropriate permits from the state of South Carolina, SCDOT, SCDHEC, and any others
 - iii. A certificate of compliance prior to starting operations
- B. Fees for required applications shall be established and published by the County Council.

Table 3: 2021 Vehicle Data

State/County	Diesel	Flex Fuel	Gasoline	Hybrid	Plugin Hybrid	Electric	Natural Gas	Convertible	LPG	Total
South Carolina	104,900	411,750	4,200,640	57,400	4,670	7,440	390	<5*	-	4,787,195
ABBEVILLE	920	2,240	22,040	150	10	10	<5*	-	-	25,375
AIKEN	4,820	14,420	147,010	1,910	130	170	10	-	-	168,470
ALLEDALE	120	700	5,630	20	<5*	<5	<5*	-	-	6,485
ANDERSON	5,920	16,040	170,230	1,880	120	200	10	-	-	194,400
BAMBERG	340	1,310	10,080	60	-	<5*	-	-	-	11,795
BARNWELL	600	2,140	17,700	100	10	<5*	10	-	-	20,565
BEAUFORT	3,280	13,300	160,190	3,280	310	520	10	-	-	180,890
BERKELEY	4,180	18,580	182,320	2,560	220	370	10	-	-	208,240
CALHOUN	540	1,810	14,590	80	<5*	10	<5*	-	-	17,040
CHARLESTON	6,500	29,790	320,030	6,520	710	1,250	10	-	-	364,810
CHEROKEE	1,720	4,430	46,360	300	10	20	10	-	-	52,850
CHESTER	1,050	3,060	29,520	220	10	<5*	10	-	-	33,875
CHESTERFIELD	1,270	4,070	38,120	220	10	10	10	-	-	43,710
CLARENDON	700	3,450	26,970	200	10	10	10	-	-	31,350
COLLETON	1,260	4,390	33,690	290	20	10	10	-	-	39,670
DARLINGTON	1,160	6,500	53,220	390	20	20	<5*	-	-	61,315
DILLON	410	2,920	23,430	120	<5*	<5*	<5*	-	-	26,895
DORCHESTER	2,720	12,340	125,410	1,860	150	190	<5*	<5*	-	142,680
EDGEFIELD	970	2,610	22,630	190	10	10	<5*	-	-	26,425
FAIRFIELD	600	2,170	21,420	150	10	10	<5*	-	-	24,365
FLORENCE	1,910	12,580	105,470	1,140	60	100	20	-	-	121,280
GEORGETOWN	1,020	6,120	57,780	680	50	90	10	-	-	65,750
GREENVILLE	9,360	34,460	426,400	6,950	690	1,050	30	-	-	478,940
GREENWOOD	1,550	5,460	55,920	700	30	40	<5*	-	-	63,705
HAMPTON	390	1,830	14,870	100	<5*	<5*	-	-	-	17,200
HORRY	5,700	29,310	306,900	4,530	360	510	10	-	-	347,320
JASPER	770	3,110	27,900	380	10	30	<5*	-	-	32,205
KERSHAW	2,050	6,140	59,430	640	40	50	10	-	-	68,360
LANCASTER	2,060	6,950	82,290	1,140	80	180	10	-	-	92,710
LAURENS	2,360	6,080	56,950	460	20	20	10	-	-	65,900
LEE	370	1,620	13,690	90	<5*	<5	-	-	-	15,780
LEXINGTON	6,520	25,880	244,230	3,570	220	390	30	-	-	280,840
MARION	470	2,970	25,130	130	10	10	<5*	-	-	28,250
MARLBORO	310	2,260	20,760	120	<5*	<5*	<5*	-	-	23,465
MC CORMICK	280	810	9,100	130	10	10	<5*	-	-	10,345
NEWBERRY	1,270	3,950	33,180	290	20	10	<5*	-	-	38,725
OCONEE	3,100	6,640	69,930	1,000	80	110	10	-	-	80,870
ORANGEBURG	1,380	7,310	68,880	480	10	20	10	-	-	78,090
PICKENS	3,770	8,570	97,050	1,360	100	120	10	-	-	110,980
RICHLAND	4,000	31,720	303,120	5,020	350	620	10	-	-	344,840
SALUDA	830	2,030	16,720	130	<5*	10	<5*	-	-	19,730
SPARTANBURG	7,910	23,090	261,340	3,220	250	350	20	-	-	296,180
SUMTER	1,660	9,440	86,770	770	50	70	10	-	-	98,770
UNION	750	2,110	23,460	120	<5*	10	<5*	-	-	26,460
WILLIAMSBURG	520	3,570	26,330	110	<5*	<5*	<5*	-	-	30,545
YORK	5,340	21,230	236,130	3,430	320	710	20	-	-	267,180
Unassigned*	<5*	10	100	<5*	<5*	-	-	-	-	120

*Unassigned indicates vehicle types that weren't assigned to a specific county.

2022 Subdivision Applications Meeting Revision Conditions

	Application #	Lots/Units	Total Acres	Developed Acres	Max Lots Under Revision	Change
1	3	126	64.97	59.17	130	4
2	4	207	70	70	140	-67
3	14	232	54.89	47.59	110	-122
4	15	70	59.7	59.7	119	49
5	17	122	34.5	34.5	69	-53
6	23	133	79.6	79.62	159	26
7	24	145	48.17	42.17	96	-49