

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

COMMISSION MEMBERS

Teresa Spicer, District I
Gary Gaulin, District V
Pat Williams, At-Large

David Nix, District II
Frankie Pearson, Chairman, District IV
Mike Johnson, Vice-Chairman, At-Large

AGENDA

5:00 pm, Monday March 20, 2023

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 March 6, 2023
5. Public Comment for Non-Agenda Items (4 minutes per person)
6. Commission Member Comments
7. Staff Comments
8. Presentation on sewer services and operations by OJRSA- Chris Eleazer
9. Discussion regarding Oconee County Ordinance Chapter 34, 34-143 Use of Public Sewer
 - a. Public Comment
 - b. Discussion/ vote
10. Discussion regarding Density and the Zoning District Standards of Oconee County Ordinances Chapter 38, 38-10-2 – 38-10-13.
 - a. Public Comment
 - b. Discussion/ vote
11. Discussion regarding proposal for Growth Management Diagnostic Study by outside consultant
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, March 6, 2023

Council Chambers - Oconee County Administrative Complex

Members

Gary Gaulin
Frankie Pearson
Mike Johnson

Teresa Spicer
David Nix
Pat Williams

Staff Present

James Coley, Planning Director
Elise Dunaway, Assistant to Planning & Codes
David Root, County Attorney

Media

Lauren Pierce, The Journal

1. Call to order – Mr. Pearson called meeting to order at 5:00 PM.
2. Invocation was led by Mr. Root.
3. Pledge of Allegiance was led by Mr. Nix.
4. Approval of minutes from January 5, 2023 – Mr. Williams moved to approve the minutes; seconded by Mr. Nix. Approved unanimously 6/0
5. Public comment (non-agenda items): None
6. Commission member comments:
Mrs. Spicer gave an update on the Comp Plan. Including completion of 7.2.3.1, 7.2.3.3, 7.2.3.5, 7.2.3.6, 6.3.1.2, 7.1.2.4, and 11.1.4.4

Mr. Williams stated the agricultural task force report is inconsistent with the feelings of the agricultural community. He recognized the agricultural constituency for attending the County Council meeting. Mr. Williams voiced his concern over the development of the south end of the County and what types of jobs are produced. Mr. Williams mentioned traffic, and housing costs as well.

Mr. Gaulin thanked the audience for attending the meeting, and participating in their government.

Mr. Johnson reiterates Mr. Gaulin in thanking audience for attending meeting.

7. Staff comments:

Mr. Coley reminded commissioners to send any information regarding the FOIA request to him.

Oconee County requested an intern from the Clemson University Planning and Urban Design Master's program through the Public Assistance Program.

Mr. Coley presented the Wells Crossing development to the members. Discussion followed.

8. Discussion regarding final draft of Commercial Junkyard Ordinance

a. Public Comment:

Mr. Jeff Jedcicka supports the junkyard ordinance but does not support grandfathering in all the existing junkyards.

Mr. Gerry Yantis supports the junkyard ordinance but does not support grandfathering in all the existing junkyards.

Mr. Ron Cilensek supports the junkyard ordinance but does not support grandfathering in all the existing junkyards.

Mr. Coley informed the members that there were 86 emails regarding the junkyard ordinance. The majority supports the junkyard ordinance but do not support grandfathering in all the existing junkyards.

b. Discussion / Vote:

Mr. Root gave an explanation of the rule and procedures for the Planning Commission regarding motions to reconsider, and the organic nature of the type of work the Commission is charged with carrying out.

Mr. Root began open discussion with the members regarding the Commercial Junkyard Ordinance final draft.

Mr. Gaulin made a motion to reinsert the previous 32-755 section. Seconded by Mrs. Spicer. Motion Failed 3/3.

Mr. Nix made a motion to amend the motion and strike 32-755 (a)1 and (a)3. Seconded by Mr. Johnson. Motion failed 3/3

Mr. Nix made a motion to add old Section 32-575 to Section B in the proposed current draft. Seconded by Mr. Williams. Motion passes 6/0.

Mr. Pearson made a motion to send the final draft with both changes to the Law Enforcement, Public Safety, Health and Welfare Committee for recommendations. Seconded by Mrs. Spicer. Motion passes 5/1.

Mr. Gaulin made a motion to amend the motion to have Mr. Root use his discretion to send the document to Law Enforcement, Public Safety, Health and Welfare Committee, and/or Planning and Economic Development Committee. Seconded by Mr. Pearson Motion passes

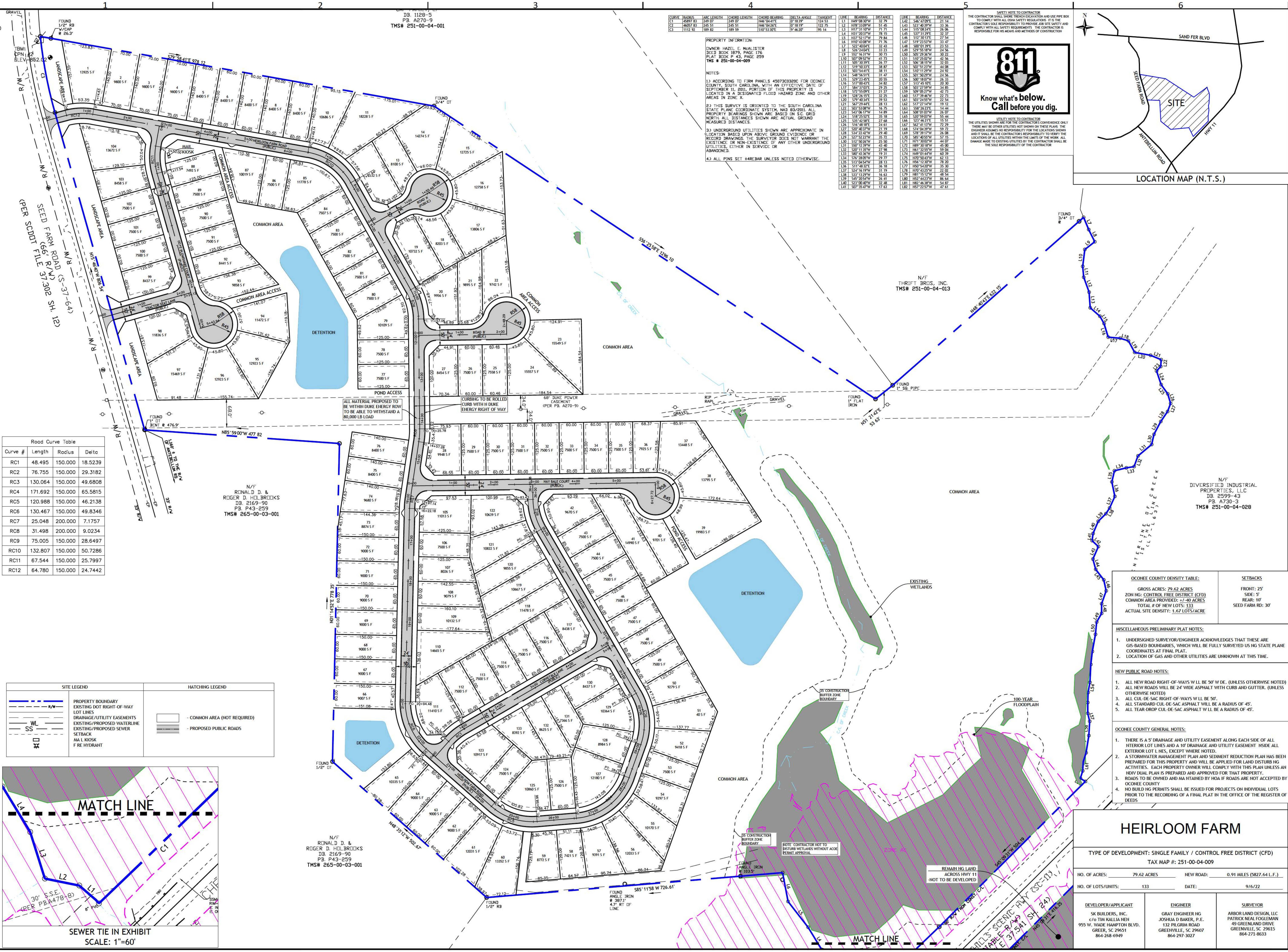
6/0.

9. Discussion regarding 2023 Planning Commission Goals

Planning Commission Goals 2023	
Commissioner	Goal(s)
Pearson	1. Development Standards
Johnson	1. Development Standards 2. Agriculture Protections
Gaulin	1. Quality Development 2. Development Regulations 3. Agricultural Issues 4. Affordable housing 5. Comp Plan review
Williams	1. Density Standard 2. Agriculture Standards
Spicer	1. Confirm adequate fire service for new development 2. Traffic safety (ACOG)
Nix	1. Density and development standards

10. Adjourn – The meeting was unanimously adjourned at 6:28 PM.

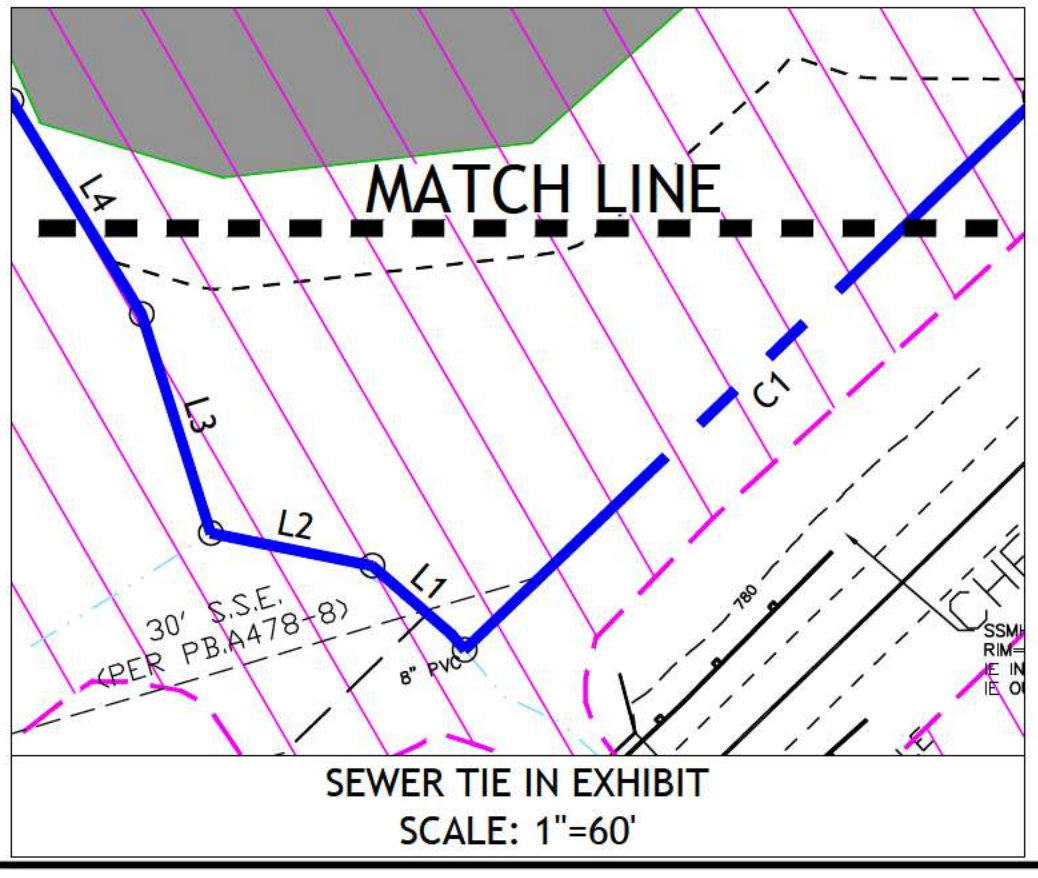
DRAFT



Road Curve Table

Curve #	Length	Radius	Delta
RC1	48.495	150.000	18.5239
RC2	76.755	150.000	29.3182
RC3	130.064	150.000	49.6808
RC4	171.692	150.000	65.5815
RC5	120.988	150.000	46.2138
RC6	130.467	150.000	49.8346
RC7	25.048	200.000	7.1757
RC8	31.498	200.000	9.0234
RC9	75.005	150.000	28.6497
RC10	132.807	150.000	50.7286
RC11	67.544	150.000	25.7997
RC12	64.780	150.000	24.7442

SITE LEGEND		HATCHING LEGEND	
	PROPERTY BOUNDARY		COMMON AREA (NOT REQUIRED)
	EXISTING DOT RIGHT-OF-WAY		PROPOSED PUBLIC ROADS
	LOT LINES		
	DRAINAGE/UTILITY EASEMENTS		
	EXISTING/PROPOSED WATERLINE		
	EXISTING/PROPOSED SEWER		
	SETBACK		
	MA L KIOSK		
	FIRE HYDRANT		

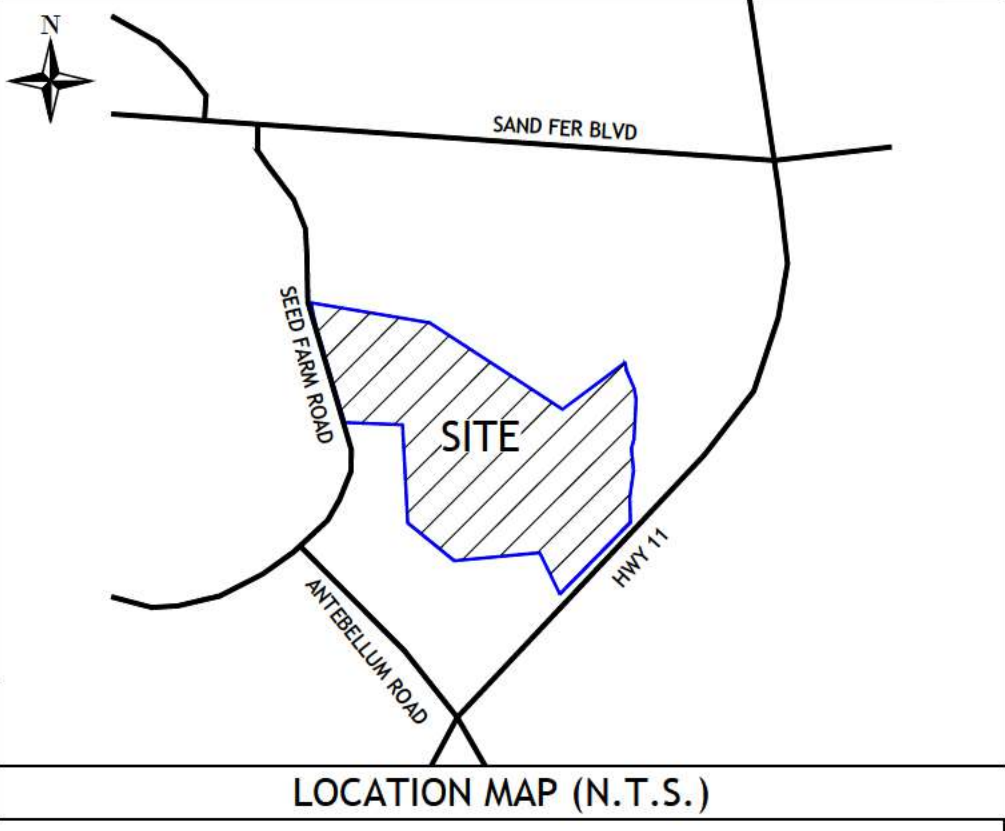


PROPERTY INFORMATION:
OWNER: HAZEL E. MCALISTER
DEED BOOK 1879, PAGE 176
PLAT BOOK P. 43, PAGE 259
TMS# 251-00-04-009

NOTES:
1) ACCORDING TO FIRM PANELS 4507300300 FOR OCOOEE COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2011, PORTION OF THIS PROPERTY IS LOCATED IN A DESIGNATED FLOOD HAZARD ZONE AND OTHER AREAS IN ZONE X.
2) THIS SURVEY IS ORIENTED TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83/2011. ALL PROPERTY BOUNDARIES SHOWN ARE BASED ON S.C. GRID. NORTH ALL DISTANCES SHOWN ARE ACTUAL GROUND MEASURED DISTANCES.
3) UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE IN LOCATION BASED UPON ABOVE GROUND EVIDENCE OR RECORD DRAWINGS. THE SURVEYOR DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY OTHER UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED.
4) ALL PINS SET #4REBAR UNLESS NOTED OTHERWISE.

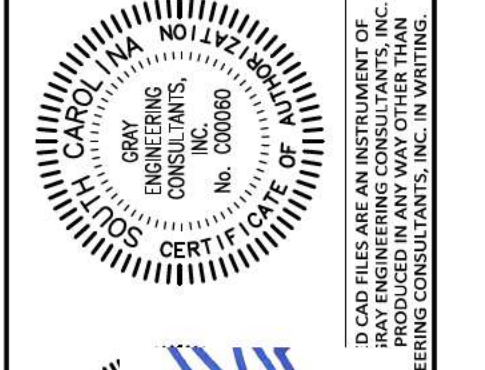
SAFETY NOTE TO CONTRACTOR:
THE CONTRACTOR SHALL SHOWN TRENCH LOCATION AND USE PIPE BOX TO COMPLY WITH ALL OSHA SAFETY REGULATIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT AND SAFETY AND COMPLY WITH ALL SAFETY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR MEASURING AND METHODS OF CONSTRUCTION.

UTILITY NOTE TO CONTRACTOR:
THE UTILITIES SHOWN ARE FROM THE CONTRACTOR'S CONVEYANCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION, DEPTH AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



NO.	DATE	BY	REVISION
1	4/23/21	CJR	SUBMITTED TO COUNTY FOR REVIEW

Gray Engineering
132 PILGRIM ROAD - GREENVILLE, SC 29607
PH: (864) 297-3027, FAX: (864) 729-8747
WWW.GRAYENGINEERING.COM



HEIRLOOM FARM SUBDIVISION
3/9/2023
AUTHORIZED BY GRAY ENGINEERING CONSULTANTS, INC. IN WRITING.

OCONEE COUNTY DENSITY TABLE:		SETBACKS	
GROSS ACRES: 79.62 ACRES	ZONING: CONTROL FREE DISTRICT (CFD)	FRONT: 25'	
COMMON AREA PROVIDED: 17.40 ACRES	TOTAL # OF NEW LOTS: 133	SIDE: 5'	
ACTUAL SITE DENSITY: 1.67 LOTS/ACRE		REAR: 10'	
		SEED FARM RD: 30'	

MISCELLANEOUS PRELIMINARY PLAT NOTES:
1. UNDERSIGNED SURVEYOR/ENGINEER ACKNOWLEDGES THAT THESE ARE GIS-BASED BOUNDARIES, WHICH WILL BE FULLY SURVEYED US HG STATE PLANE COORDINATES AT FINAL PLAT.
2. LOCATION OF GAS AND OTHER UTILITIES ARE UNKNOWN AT THIS TIME.

NEW PUBLIC ROAD NOTES:
1. ALL NEW ROAD RIGHT-OF-WAYS WILL BE 50' W.D.E. (UNLESS OTHERWISE NOTED)
2. ALL NEW ROADS WILL BE 24' WIDE ASPHALT WITH CURB AND GUTTER. (UNLESS OTHERWISE NOTED)
3. ALL CUL-DE-SAC RIGHT-OF-WAYS WILL BE 50'.
4. ALL STANDARD CUL-DE-SAC ASPHALT WILL BE A RADIUS OF 45'.
5. ALL TEAR-DROP CUL-DE-SAC ASPHALT WILL BE A RADIUS OF 45'.

OCONEE COUNTY GENERAL NOTES:
1. THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE OF ALL EXTERIOR LOT LINES AND A 10' EASEMENT ALONG EASEMENT INSIDE ALL EXTERIOR LOT LINES, EXCEPT WHERE NOTED.
2. A STORMWATER MANAGEMENT PLAN AND SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
3. ROADS TO BE OWNED AND MAINTAINED BY HOA IF ROADS ARE NOT ACCEPTED BY OCOOEE COUNTY.
4. NO 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.

HEIRLOOM FARM
TYPE OF DEVELOPMENT: SINGLE FAMILY / CONTROL FREE DISTRICT (CFD)
TAX MAP #: 251-00-04-009

NO. OF ACRES: 79.62 ACRES NEW ROAD: 0.91 MILES (827.64 L.F.)
NO. OF LOTS/UNITS: 133 DATE: 9/6/22

DEVELOPER/APPLICANT SK BUILDERS, INC. C/O TMI KALLIA NEH 955 W. WADE HAMPTON BLVD. GREER, SC 29615 864-268-6949	ENGINEER GRAY ENGINEERING JOSHUA D. BAKER, P.E. 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3027	SURVEYOR ARBOR LAND DESIGN, LLC PATRICK NEAL FOGLEMAN 49 GREENLAND DRIVE GREENVILLE, SC 29615 864-271-8633
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SCALE: 1" = 100'
PROJECT MANAGER: REG
DRAWN BY: CJR
PROJECT DATE: 3/26/21
JOB No.: 2021043
PLOT DATE: 2/23/23
SHEET
CV-1

- **Secs. 34-77—34-110. - Reserved.**

[SHARE LINK TO SECTIONPRINT SECTIONDOWNLOAD \(DOCX\) OF SECTIONEMAIL SECTIONCOMPARE VERSIONS](#)

- **ARTICLE IV. - SEWER USE AND PRETREATMENT OF WASTEWATER**

[SHARE LINK TO SECTIONPRINT SECTIONDOWNLOAD \(DOCX\) OF SECTIONEMAIL SECTIONCOMPARE VERSIONS](#)

See Article III above, which delineates responsibilities formerly carried out by the Oconee County Sewer Commission ("Commission"), which are now discharged by the Oconee Joint Regional Sewer Authority, as successor to the Commission.

- **DIVISION 1. - GENERALLY**

Sec. 34-143. - Use of public sewers required.

It shall be unlawful for any person to place, deposit, or permit to be deposited in any unsanitary manner on public or private property in areas under the jurisdiction of the commission any human or animal excrement, garbage, or objectionable waste. It shall be unlawful to discharge to any natural outlet in areas under the jurisdiction of the commission any wastewater, except where suitable treatment has been provided in accordance with subsequent provisions of this article and with regulations of the DHEC. Except as provided in this division, it shall be unlawful to construct or maintain any privy, privy vault, septic tank, cesspool, or other facility intended or used for the disposal of wastewater. The owner of all houses, buildings or properties used for human occupancy, employment, recreation, or other purposes, abutting on any street, alley, or right-of-way in which there is a public sanitary sewer, is hereby required at the expense of the owner to install suitable toilet facilities therein, and to connect such facilities directly with the public sewer in accordance with the provisions of this article, within 90 days after the date of official notice to do so, provided that such public sewer is within 300 feet of the property line. Under unusual or specific circumstances, the general superintendent may waive this section.

(Ord. No. 1995-07, § 2.3, 7-18-1995)

Sec. 38-10.2. - Control free district (CFD).

The control free district is intended to be the initial zoning district for **all** parcels within the jurisdiction at the time of initial adoption of zoning in Oconee County, only; any parcel subsequently rezoned to any other district shall not be a part of the control free district at any future date.

Dimensional requirements:

Residential Uses	Density and Lot Size				Minimum Yard Requirements			Max. Height
	Min. Lot Size	Max. Density	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)	
	N/A	Greater than or equal to ½ acre	N/A	N/A	25	5	10	65
	N/A	Less than ½ acre to greater than or equal to ¼ acre	N/A	N/A	15	5	5	65
	N/A	Less than ¼ acre	N/A	N/A	10	5	5	65

Nonresidential Uses	Minimum Lot Size			Minimum Yard Requirements			Max. Height
	Min. Lot Size	Lot Size	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	N/A	Greater than or equal to ½ acre	N/A	25	5	10	65
	N/A	Less than ½ acre to greater than or equal to ¼ acre	N/A	15	5	5	65
	N/A	Less than ¼ acre	N/A	10	5	5	65

;adv=61;These setback requirements shall not apply to subdivision plats that were recorded in the Office of the Oconee County Register of Deeds prior to May 7, 2002.

Setback requirements do not apply to lot lines separating dwelling units which are part of a multi-family housing structure (e.g., townhouses).

As to multi-family housing structures located on one lot (e.g., duplexes or apartments), setback requirements apply only to the exterior perimeter wall of the entire structure.

Setback requirements do not apply to lot lines separating commercial units which are part of a multi-unit commercial structure (e.g., a strip mall).

As to multi-unit commercial developments located on one lot (e.g., traditional malls, town centers, or mixed-use developments) setback requirements apply only to the exterior perimeter wall of an entire structure.

(Ord. No. 2012-14, § 1, 5-15-2012; Ord. No. 2015-15, § 2(Att. B), 6-2-2015; Ord. No. 2016-40, § 1(Att. A), 2-7-2017; Ord. No. 2017-31, § 1(Att. A), 12-19-2017; Ord. No. 2018-04, § 1(Att. A), 2-20-2018)

Sec. 38-10.3. - Traditional rural district (TRD).

Title: Traditional rural district.

Definition: Parcels located in areas with little or no commercial, industrial, or other significant development; residential development is primarily limited to single-family dwellings. Public infrastructure is limited.

Intent: This district is meant to provide for a continuation of traditional lifestyles in sparsely populated areas with low intensity commercial, industrial, or other development; and to preserve the character of more remote rural areas. Additionally, residents of traditional rural areas typically have access to fewer public conveniences than more urban areas, but retain greater freedom in the manner in which they use their land.

*Dimensional requirements:**

Residential Uses	Density and Lot Size			Minimum Yard Requirements			Max. Height
	Min. Lot Size	Max. Density	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	½ acre (21,780 sf)	2 dwellings per acre	80	35	10	20	
Nonresidential Uses	Minimum Lot Size			Minimum Yard Requirements			Max. Height
	Min. Lot Size		Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	½ acre (21,780 sf)		80	35	10	20	

*See [Article 9](#) for general provisions and exceptions to dimensional requirements.

(Ord. No. 2012-14, § 1, 5-15-2012)

Sec. 38-10.4. - Rural residential district (RRD).

Title: Rural residential district.

Definition: Those areas wanting to protect the rural nature of their community but allow for limited residential growth.

Intent: The intent of this district is to allow for residential development in rural areas that wish to minimize the impact of dense residential development.

*Dimensional requirements:**

Residential Uses	Density and Lot Size			Minimum Yard Requirements			Max. Height
	Min. Lot Size	Max. Density	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	5 acres	1 dwelling per 5 acres	400	35	20	50	65
Nonresidential Uses	Minimum Lot Size			Minimum Yard Requirements			Max. Height
	Min. Lot Size		Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	5 acres		600	35	20	50	65

*See [Article 9](#) for general provisions and exceptions to dimensional requirements.

(Ord. No. 2012-14, § 1, 5-15-2012)

Sec. 38-10.5. - Conservation district (CD).

Title: Conservation district.

Definition: Those areas designated for preservation and protection.

Intent: This district is intended to protect and promote the continuation of Oconee County's natural resources.

*Dimensional requirements:**

Residential Uses	Density and Lot Size			Minimum Yard Requirements			Max. Height
	Min. Lot Size	Max. Density	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	10 acres	1 dwelling per 10 acres	600	35	20	50	65
Nonresidential Uses	Minimum Lot Size			Minimum Yard Requirements			Max. Height
	Min. Lot Size		Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	10 acres		600	35	20	50	65

*See [Article 9](#) for general provisions and exceptions to dimensional requirements.

(Ord. No. 2012-14, § 1, 5-15-2012)

Sec. 38-10.6. - Agriculture district (AD).

Title: Agriculture district.

Definition: Those areas in which rural lifestyles have traditionally been and continue to be intertwined with agricultural activity and production which has a significant economic impact to the area and Oconee County.

Intent: Agricultural districts are intended for the protection of farm land in Oconee County while ensuring sufficient residential and commercial development opportunities exist to serve the needs of citizens living in those areas.

*Dimensional requirements:**

Residential Uses	Density and Lot Size			Minimum Yard Requirements			Max. Height
	Min. Lot Size	Max. Density	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	1 acre (43,560 sf)	1 dwelling per acre	100	35	10	20	
Nonresidential Uses	Minimum Lot Size			Minimum Yard Requirements			Max. Height
	Min. Lot Size		Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	1 acre (43,560 sf)		100	35	10	20	

*See Article 9 for general provisions and exceptions to dimensional requirements.

Sec. 38-10.7. - Residential district (RD).

Title: Residential district.

Definition: Those areas where the primary land use is single family residential.

Intent: This district is intended to provide for residential single family development in the county and for those related uses that are normally associated with residential communities. Those uses that may generate negative secondary effects impacting life shall be discouraged.

*Dimensional requirements:**

Residential Uses	Density and Lot Size			Minimum Yard Requirements			Max. Height
	Min. Lot Size	Max. Density	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
¼ acre (10,890 sf) Utilities Available	4 dwellings per acre	80	25	5	10	65	
½ acre Utilities not available	2 dwellings per acre	80	25	5	10	65	

Nonresidential Uses	Minimum Lot Size		Minimum Yard Requirements			Max. Height
	Min. Lot Size	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	¼ acre or ½ acre depending on availability of utilities	80	35	10	30	65

*See Article 9 for general provisions and exceptions to dimensional requirements.

(Ord. No. 2012-14, § 1, 5-15-2012)

Sec. 38-10.8. - Lake residential district (LRD).

Title: Lake residential district.

Definition: Those areas around the lakes where the primary land is single family residential with limited multi-family residential use.

Intent: This district is intended to provide for residential single family development around the lakes and for those related uses that are normally associated with lake residential communities. Those uses that may generate negative secondary effects impacting the quality of life shall be discouraged.

Dimensional requirements:*

		Density and Lot Size	Minimum Yard Requirements	Max. Height
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Residential Uses	Min. Lot Size	Lot size	Max. Density	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	¼ acre (10,890 sf) Utilities Available	Greater than or equal to ½ acre	4 dwellings per acre	80	25	5	10	65
	¼ acre (10,890 sf) Utilities Available	¼-less than ½ acre	4 dwellings per acre	80	15	5	5	65
	½ acre Utilities not available	½ acre	2 dwellings per acre	80	25	5	10	65
Nonresidential Uses	Minimum Lot Size			Minimum Yard Requirements			Max. Height	
	Min. Lot Size			<i>Min. Width (ft.)</i>	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	¼ acre or ½ acre depending on availability of utilities		80	35	10	30	65	

*See [Article 9](#) for general provisions and exceptions to dimensional requirements.

Sec. 38-10.9. - Community commercial district (CCD).

Title: Community commercial district.

Definition: Those areas well suited to supporting low intensity commercial activity centered around providing service to the adjacent community.

Intent: This district is intended to protect rural areas, while allowing for the development of commercial and business establishments that are low intensity and provide basic goods and services to the surrounding community.

*Dimensional requirements:**

Residential Uses	Density and Lot Size			Minimum Yard Requirements			Max. Height
	Min. Lot Size	Max. Density	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	1 acre (43,560 sf)	1 dwelling per acre	100	25	5	10	
Nonresidential Uses	Minimum Lot Size			Minimum Yard Requirements			Max. Height
	Min. Lot Size		Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	<i>Structure Height (ft.)</i>
	1 acre (43,560 sf)		100	25	5	10	

*See [Article 9](#) for general provisions and exceptions to dimensional requirements.

Sec. 38-10.10. - Highway commercial district (HCD).

Title: Highway commercial district.

Definition: Those areas well suited for higher intensity more regional scale commercial activity typically found adjacent to major highways and intersections.

Intent: This district is intended to provide commercial goods and services to a larger service area at a more regional scale. The uses are much more intense than what would be expected in a community commercial district.

*Dimensional requirements:**

Residential Uses	Density and Lot Size			Minimum Yard Requirements			Max. Height
	Min. Lot Size	Max. Density	<i>Min. Width (ft.)</i>	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	½ acre (7,260 sf)	6 dwellings per acre	70	25	5	10	
Nonresidential Uses	Minimum Lot Size			Minimum Yard Requirements			Max. Height
	Min. Lot Size		<i>Min. Width (ft.)</i>	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	¼ acre (10,890 sf)		70	30	5	10	

*See [Article 9](#) for general provisions and exceptions to dimensional requirements.

(Ord. No. 2012-14, § 1, 5-15-2012)

Sec. 38-10.11. - Industrial district (ID).

Title: Industrial district.

Definition: Those areas suited for light and/or heavy industries.

Intent: The intent of this district is to provide for the industrial and commercial needs of Oconee County while protecting other uses from potential negative impacts associated with such activities.

*Dimensional requirements:**

ID District	Minimum District Size		Minimum District Buffer			Max. Height
		10 Acres		50 feet		
Nonresidential Uses (interior lots)	Minimum Lot Size		Minimum Yard Requirements			Max. Height
	Min. Lot Size	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	½ acre (21,780 sf)	90	30	10	15	200

*See [Article 9](#) for general provisions and exceptions to dimensional requirements.

(Ord. No. 2012-14, § 1, 5-15-2012; Ord. No. 2014-28, § 4(Att. D), 12-16-2014)

Sec. 38-10.12. - Agricultural residential district (ARD).

Title: Agricultural residential district (ARD).

Intent: The Agricultural Residential districts are intended to allow for most agricultural, forestry, and other related uses that are typically found in rural communities; however, in consideration for the residential areas nearby, certain uses are prohibited in this zoning district.

Definition: For those areas that have maintained their rural uses, including engaging in agricultural and forestry practices, while the neighboring areas have experienced a growth in residential development not typical to rural areas.

*Dimensional requirements:**

Residential Uses	Density and Lot Size			Minimum Yard Requirements			Max. Height
	Min. Lot Size	Max. Density	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	½ acre	1 dwelling unit per acre	80	35	5	10	65
Nonresidential Uses	Minimum Lot Size			Minimum Yard Requirements			Max. Height
	Min. Lot Size		Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	1 acre with availability of utilities		80	35	10	30	65

*See Article 9 for general provisions and exceptions to dimensional requirements.

(Ord. No. 2012-14, § 1, 5-15-2012; Ord. No. 2015-08, § 1(Att. A), 6-2-2015)

Sec. 38-10.13. - Public and/or recreation lands district (PRLD).

Title: Public and recreation lands district.

Definition: Those areas set aside for the promotion, use, and protection of natural resources in the form of (but not limited to) parks, forests, and educational or research facilities; or federal, state, and county owned lands typically maintained for the benefit of the public.

Intent: This district is meant to provide for a continuation and identification of public lands and to allow for those uses typically associated with accomplishing the mission of the agency charged with the care and promotion of the land.

Dimensional requirements: See Article 9 for general provisions and exceptions to dimensional requirements.

(Ord. No. 2012-14, § 1, 5-15-2012)



March 6, 2023

Mr. James Coley
Director
Oconee County Planning and Zoning
415 S. Pine Street
Walhalla, SC 29691

Subject: Growth Management Diagnostic

Dear Mr. Coley:

AECOM Technical Services Inc. (AECOM) is pleased to submit this proposal to provide planning services to Oconee County. Please find a detailed scope of services below.

Task 1: Community Meetings

The Consultant will organize up to three (3) Community Meetings that will be spread out throughout the county. The purpose of the meetings will be to gather input from citizens on development throughout the county. This will include a review of existing conditions, development trends, and their vision of future development.

Additionally, an online survey will be prepared to gather feedback from attendees who cannot attend one of the meetings. It is anticipated that this survey will run for approximately 30 days.

Lastly up to three (3) stakeholder/focus group meetings will be held. These focus groups could be with HOA's, Businesses, Recreational, Educational, or Development groups across the County.

The information gathered from this outreach will be used to inform the recommendations as part of Task 2 of this scope of work.

For each community meeting the Consultant will provide:

- Newspaper Ad
- Flyer
- Content for Social Media Post
- Display Boards and Activities for meetings
- Sign In Sheets
- Comment Cards
- Yard Signs

It is assumed that Oconee County will assist in identifying facilities for these meetings and the County will cover costs associated with facility rental if required. AECOM will provide two (2) or more staff members for each meeting to help facilitate the meetings and additional staff will be provided by the County.

Deliverables:

- *Participating and planning for three (3) Community Meetings. Note: Oconee County Staff will actively work with the Consultant to plan for and participate in the Community Meetings. Oconee County Staff will assist in providing the advertising and provide venue space for all Community Meetings.*
- *Meeting Agendas, Notes, Sign-In Sheets, Displays and Presentations used at each Community Meeting*
- *Online Survey*

Task 2: Ordinance Recommendations

The purpose of the second task is to synthesize the engagement feedback and incorporate it into a planning process or development ordinance that has more growth direction than currently provided. The goal of this task is to identify what issues can and cannot be managed in the Land Development Ordinance. AECOM will review and analyze the engagement feedback from Task 1. AECOM will map which planning and development ordinance tools are suitable to resolve the issues and concerns shared in the engagement feedback. AECOM will analyze existing tools available for land development in the county to understand the root causes of the change occurring in land development practices in the county. AECOM will draft recommendations for related ordinance amendments.

Deliverables:

- *Engagement Feedback Analysis: One memo analyzing the engagement feedback as it relates to planning and development issues in Oconee County. The memo will include associated tables, lists, and graphics. The memo will highlight common themes heard across the engagement and relate them to planning and development issues in the built environment.*
- *Planning and Development Tools Crosswalk: One spreadsheet comparing existing issues with planning and development ordinance tools suitable for resolving the issues. One slide-deck for internal and public-facing presentations outlining what we heard during the engagement, how those concerns relate to planning and development ordinances, and which planning and development tools are suitable for managing change.*
- *Ordinance Recommendations: One memo and one corresponding slide-deck for internal and public-facing presentations that identify which ordinances need amended, why, and how those amendments will meet the goals of Oconee County's land development practices.*
- *Facilitated Discussions and Presentations: A total of two virtual presentations with an AECOM-facilitated discussion component related to the Planning and Development Tools Crosswalk and the Ordinance Recommendations.*

Task 3: Ordinance Amendments (To be Negotiated with Oconee County after Task 2 and 3 are complete)

The purpose of this task is to draft development standards for Oconee County based on engagement feedback and recommendations in Tasks 1 and 2. AECOM will draft necessary amendments to the ordinance that will include development standards.

Deliverables:

- *Amendment Blueprint: One draft blueprint, or outline, of all necessary ordinance amendments to be drafted.*
- *Draft Ordinance Amendments: Two drafts of ordinance amendments to be reviewed by County staff for two rounds of comments prior to submission to Planning Commission and/or Council.*

- *Final Ordinance Amendments: One finalized version of ordinance amendments for submission to Planning Commission and/or Council.*

Schedule:

We are prepared to begin the work outlined in this proposal immediately upon authorization from Oconee County, SC.

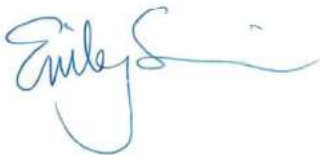
Fee Schedule:

Fee Schedule	Lump Sum Price
Task 1: Community Meetings	\$19,920.00
Task 2: Ordinance Recommendations	\$23,200.00
Task 3: Ordinance Amendments	To Be Negotiated
Total	\$43,120.00

This total amount is all-inclusive, to include expenses AECOM may incur in performance of the tasks necessary to complete the agreed-upon tasks.

We are pleased to have the opportunity to propose to complete this work on your behalf and look forward to working with you and your staff on this project. Should you have any questions or need any additional information please do not hesitate to contact me. We are prepared to begin work immediately upon receiving authorization from Oconee County. If you have any questions or require additional information, please contact me at [REDACTED]

*Sincerely,
AECOM Technical Services, Inc.*



*Emily Swearingen, PE
Project Manager*