

# 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 April 3, 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 20, 2023
5. Public Comment for Non-Agenda Items (4 minutes per person)
6. Commission Member Comments
7. Staff Comments
8. Discussion regarding proposal for Growth Management Diagnostic Study by outside consultant
9. Discussion regarding amending chapter 32 of the Oconee County Code of Ordinances by adding a provision proving for SCDOT encroachment permit conditional approval prior to receiving final approvals from Oconee County Planning Department
  - 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. 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- Monday, March 20, 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

### 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. Gaulin.
3. Pledge of Allegiance was led by Mr. Williams.
4. Approval of minutes from March 6, 2023 – Mrs. Spicer made a motion 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 6.2.4.4, 5.3.1.3, 2.2.1.2

Mr. Gaulin presented information on Keep Oconee Beautiful Association (KOBA) litter pick up and discussed ways to be proactive in reducing the amount of litter in the county. Mr. Gaulin would like the Commission to discuss and address litter. Mr. Gaulin also requested the Commission to keep reviewing the goals set at the last meeting.

Mr. Williams presented information regarding meetings that have taken place regarding the sewer expansion to the southern part of the county. Mr. Williams also informed the Commission that a group has formed to advocate for protecting the natural aesthetics on HWY 11. Mr. Williams also encouraged the Commission to support the agricultural community.

7. Staff comments:  
Mr. Coley reminded commissioners of the annual in service training in April.

Mr. Coley presented the Heirloom Farms development to the Commission. Discussion followed.

8. Presentation on sewer services and operations by OJRSA – Chris Eleazer  
Mr. Eleazer gave a detailed and informative presentation to the Commission regarding sewer service and operations

Mr. Nix moved to table items 10 and 11. Seconded by Mr. Johnson. Motion passes 6/0

9. Discussion regarding Oconee County Ordinance Chapter 34, 34-143 Use of Public Sewer
  - a. Public Comment:  
Mr. Tom Markovich discusses city annexation requirements for water service
  - b. Discussion / Vote:  
Mr. Nix moved to have Chapter 34, 34-143 sent to Mr. Root to review any needed changes or omissions. Motion passes 6/0.
10. Discussion regarding Density and the Zoning District Standards of Oconee county Ordinances Chapter 38, 38-10-2 – 38-10-13. **-Tabled-**
  - a. Public Comment:
  - b. Discussion / Vote:
11. Discussion regarding proposal for Growth Management Diagnostic Study by outside consultant. **-Tabled-**
12. Adjourn – The meeting was unanimously adjourned at 7:32 PM.



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.*

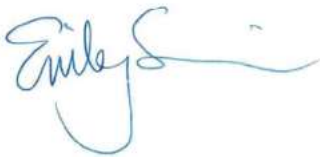
**Fee Schedule:**

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
<b>Total</b>	<b>\$43,120.00</b>

*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*

10. Properties designed to access state roads shall submit to and receive conditional approval from the South Carolina Department of Transportation (“SCDOT”), prior to receiving final approvals from the Oconee County Planning Department. All SCDOT comments shall be incorporated in the plan submitted to the County.

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)