

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

COMMISSION MEMBERS

Teresa Spicer, District I
Brit Adams, District III
Gary Gaulin, District V
Mickey Haney, At-Large

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

AGENDA

6:00 pm, Monday November 6, 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 October 16, 2023
5. Public Comment for Non-Agenda Items (4 minutes per person)
6. Commission Member Comments
7. Staff Comments
8. Discussion of Comprehensive Plan Goals for 2023, chapters 11
 - a. Public Comment
 - b. Discussion/ vote
9. Discussion regarding Agricultural Control Free Zoning with County Attorney
 - a. Public Comment
 - b. Discussion/ vote
10. Discussion regarding development standards
 - a. Public Comment
 - b. Discussion
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 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 S. Pine St. Room 212 | Walhalla, SC 29691
864.638.4218
OconeeSC.com

COMMISSION MEMBERS

Frankie Pearson, Chairman, District 4 Mike Johnson, Vice Chair, At-Large
Teresa Spicer, District 1 David Nix, District 2
Brit Adams, District 3 Gary Gaulin, District 5
Mickey Haney, At-Large

STAFF

James Coley, Planning Director
Elise Dunaway, Assistant to Planning & Codes

MINUTES

6:00 pm, Monday October 16, 2023
Council Chambers - Oconee County 415 S. Pine St, Walhalla SC 29691

1. Call to Order – Mr. Pearson called the meeting to order at 6:01 PM.
2. Invocation was led by Mr. Gaulin
3. Pledge of Allegiance was led by Mr. Haney
4. Approval of minutes from October 2, 2023 – Mrs. Spicer made a motion to approve the minutes; Seconded by Mr. Haney. Approved unanimously
5. Public Comment for Non-Agenda Items (4 minutes per person)
Mr. Tom Markovich expresses his concern regarding land use, development ordinances, and density standards.
6. Commission Member Comments
Mr. Nix thanked the public for attending the meeting.
Mr. Gaulin reminded the members that development standards were one of the commission goals for the year
7. Staff Comments
Mr. Coley notified members that Mr. Root plans to attend the next meeting on November 6.
8. Discussion of Comprehensive Plan Goals for 2023, chapters 11
 - a. Public Comment: N/A
 - b. Discussion / Vote:
Mrs. Spicer made a motion to postpone item 8 on the agenda to November 6;
Seconded by Mr. Pearson. Approved unanimously.



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9. Rezoning request for Hidden Falls Subdivision phase 3, TMS 177-00-02-184, 177-00-02-227 from Control Free District, to Lake Residential
 - a. Public Comment: N/A
 - b. Discussion / Vote:

Open discussion among members regarding Hidden Falls Subdivision, Phase 3 rezoning.

Mr. Pearson made a motion to send a recommendation to council in favor of the rezoning request; Seconded by Mr. Gaulin. Approved unanimously.

10. Discussion regarding Commercial Junkyard Ordinance
 - a. Public Comment: N/A
 - b. Discussion / Vote:

Open Discussion among members regarding the Commercial Junkyard Ordinance.

Mr. Pearson made a motion to send the proposed Commercial Junkyard Ordinance to County Council as requested; Seconded by Mr. Gaulin. Approved 4/3. Mr. Haney, Mr. Adams, and Mr. Nix opposed.

11. Discussion regarding state roads with Mr. Frederick K. Thompson of SCDOT
 - a. Public Comment:
 - i. Mr. Mike McCalister voiced his concern with the residential expansion along Hwy 130 and how the increased traffic will impact the dikes and bridges.
 - ii. Mr. Will Hall expresses his concern with the anticipated increased traffic from the proposed development along Hwy 130 and how it will impact the roads.
 - b. Open Discussion among members with Brandon Wilson and Kirk Thompson from SCDOT regarding road capacity and road conditions.

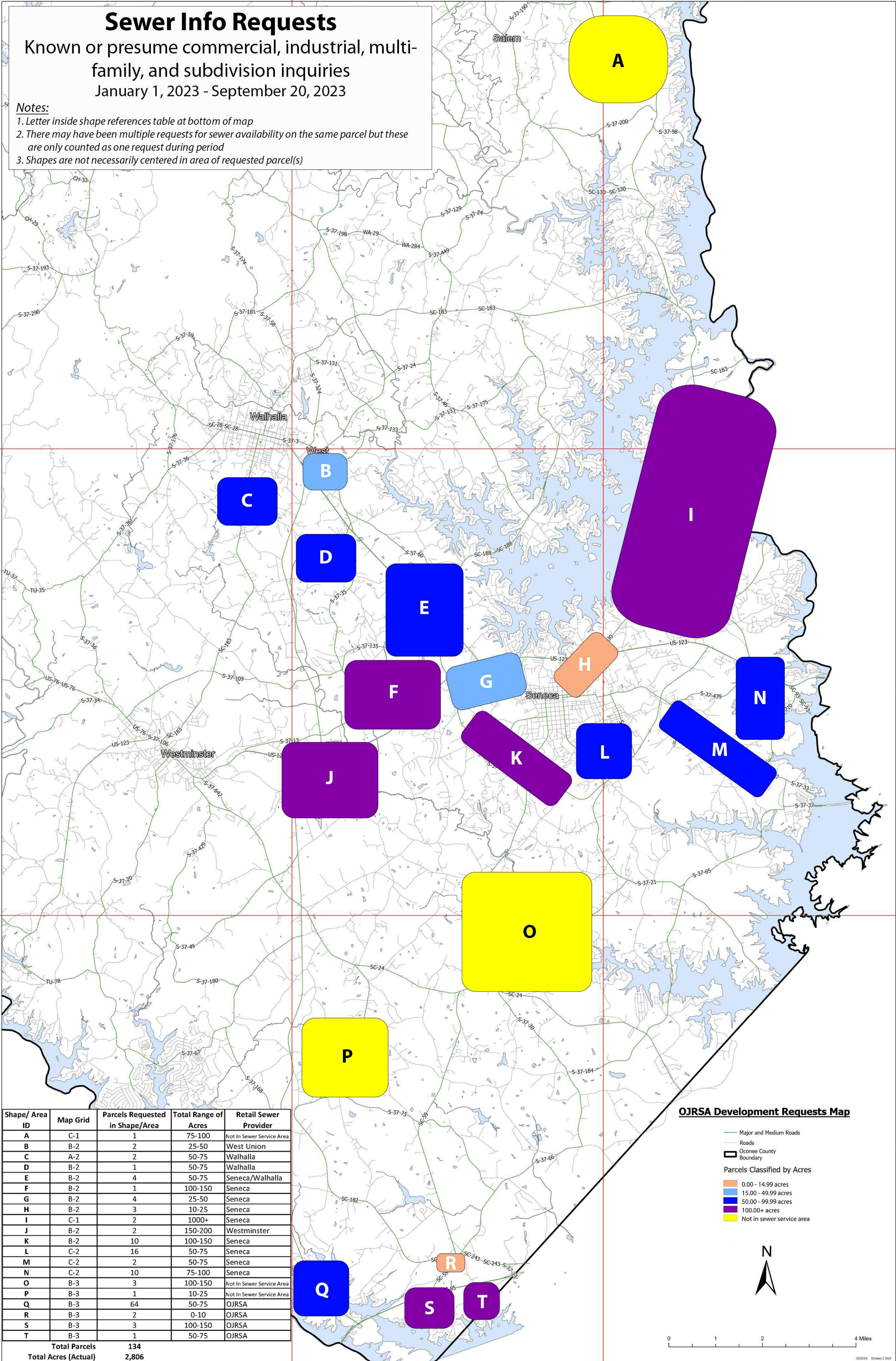
12. Adjourn – The meeting was unanimously adjourned at 7:11 PM.

Sewer Info Requests

Known or presume commercial, industrial, multi-family, and subdivision inquiries
January 1, 2023 - September 20, 2023

Notes:

1. Letter inside shape references table at bottom of map
2. There may have been multiple requests for sewer availability on the same parcel but these are only counted as one request during period
3. Shapes are not necessarily centered in area of requested parcel(s)



| Shape/ Area ID | Map Grid | Parcels Requested in Shape/Area | Total Range of Acres | Retail Sewer Provider |
|-----------------------------|----------|---------------------------------|----------------------|---------------------------|
| A | C-1 | 1 | 75-100 | Not In Sewer Service Area |
| B | B-2 | 2 | 25-50 | West Union |
| C | A-2 | 2 | 50-75 | Walhalla |
| D | B-2 | 1 | 50-75 | Walhalla |
| E | B-2 | 4 | 50-75 | Seneca/Walhalla |
| F | B-2 | 1 | 100-150 | Seneca |
| G | B-2 | 4 | 25-50 | Seneca |
| H | B-2 | 3 | 10-25 | Seneca |
| I | C-1 | 2 | 1000+ | Seneca |
| J | B-2 | 2 | 150-200 | Westminster |
| K | B-2 | 10 | 100-150 | Seneca |
| L | C-2 | 16 | 50-75 | Seneca |
| M | C-2 | 2 | 50-75 | Seneca |
| N | C-2 | 10 | 75-100 | Seneca |
| O | B-3 | 3 | 100-150 | Not In Sewer Service Area |
| P | B-3 | 1 | 10-25 | Not In Sewer Service Area |
| Q | B-3 | 64 | 50-75 | OJRSA |
| R | B-3 | 2 | 0-10 | OJRSA |
| S | B-3 | 3 | 100-150 | OJRSA |
| T | B-3 | 1 | 50-75 | OJRSA |
| Total Parcels | | 134 | | |
| Total Acres (Actual) | | 2,806 | | |

OJRSA Development Requests Map

- Major and Medium Roads
 - Roads
 - Oconee County Boundary
- Parcels Classified by Acres
- 0.00 - 14.99 acres
 - 15.00 - 49.99 acres
 - 50.00 - 99.99 acres
 - 100.00+ acres
 - Not in sewer service area



11. LAND USE

| Goals/Objectives/Strategies | Accountable Agencies | Time Frame for Evaluation | Date Completed |
|--|---|---------------------------|----------------|
| Goal 11.1. Establish an efficient, equitable, and mutually compatible distribution of land uses that complements Oconee County's traditionally rural lifestyle, yet supports sustainable economic development, protects the environment, and manages future growth and changes. | | | |
| Objective 11.1.1. Encourage development in a way that protects and preserves the County's natural resources. | | | |
| Strategy 11.1.1.1. Review and update existing land use regulations as needed to facilitate development that preserves forests, prime agricultural lands, sensitive areas, and natural resources. | <ul style="list-style-type: none"> Oconee County | On-Going | |
| Goals/Objectives/Strategies | | | |
| Accountable Agencies | | | |
| Time Frame for Evaluation | | | |
| Date Completed | | | |
| Strategy 11.1.1.2. Explore ways to incorporate procedures, guidelines, requirements, and educational programs that will protect natural resources from incompatible or potentially harmful land uses without unduly limiting growth and development. | <ul style="list-style-type: none"> Oconee County | On-Going | |
| Objective 11.1.2. Manage development in a manner that ensures the County's natural resources and lifestyle enhance sustainable economic prosperity while respecting private property rights. | | | |
| Strategy 11.1.2.1. Utilize the zoning process to enhance development. | <ul style="list-style-type: none"> Oconee County | On-Going | |
| Strategy 11.1.2.2. Coordinate urban/suburban development in Oconee County to ensure adequate infrastructure is in place to support balanced growth in primary growth areas, while minimizing urban sprawl and protecting natural resources, prime agricultural lands, and sensitive areas. | <ul style="list-style-type: none"> Oconee County | On-Going | |
| Strategy 11.1.2.3. Review and consolidate land use regulations to improve clarity, remove duplication, ensure consistency, and streamline review and administration. | <ul style="list-style-type: none"> Oconee County | On-Going | |
| Strategy 11.1.2.4. Use incentives, tools, and regulatory options for reducing and preventing conflict between incompatible land uses and reducing such issues in high growth areas. | <ul style="list-style-type: none"> Oconee County | On-Going | |
| Strategy 11.1.2.5. Use corridor overlays, design guidelines, and performance standards to ensure the protection of the environment, community appearance, and property values while respecting private property rights. | <ul style="list-style-type: none"> Oconee County | On-Going | |
| Objective 11.1.3. Protect agricultural land through preservation and land use strategies designed to mitigate higher density residential and commercial development of rural farmlands. | | | |
| Strategy 11.1.3.2. Implement as feasible the incorporation of voluntary mechanisms such as the use of conservation easements, purchase of development rights, and transfer of development rights to preserve agricultural lands and environmentally sensitive areas. | <ul style="list-style-type: none"> Oconee County | On-Going | |

| | | | |
|---|--|----------------------------------|-----------------------|
| Strategy 11.1.3.3. Utilize the zoning process to accommodate appropriate development as requested. | <ul style="list-style-type: none"> Oconee County | On-Going | |
| Objective 11.1.4. Address the changes and emerging needs of areas transitioning to a more intensive land use. | | | |
| Strategy 11.1.4.4. Continue to work with the OJRSA and other infrastructure providers on expansions to serve residents and businesses and provide opportunities for economic growth. | <ul style="list-style-type: none"> Oconee County OJRSA Infrastructure providers | On-Going | |
| Goals/Objectives/Strategies | Accountable Agencies | Time Frame for Evaluation | Date Completed |
| Strategy 11.1.4.5. Seek resources, plan for, and implement the innovative development and redevelopment of unincorporated areas such as Fair Play, Oakway, Newry, and Utica. | <ul style="list-style-type: none"> Oconee County | On-Going | |
| Strategy 11.1.4.6. Continue to seek new opportunities to coordinate, collaborate, and cooperate with municipalities, adjacent jurisdictions, and associated agencies and organizations. | <ul style="list-style-type: none"> Oconee County Municipalities Adjacent jurisdictions Agencies and organizations | On-Going | |
| Objective 11.1.5. Enable and promote a range of housing choices to meet the needs of residents that accommodate a variety of economic levels, age groups, and preferences. | | | |
| Strategy 11.1.5.1. Work with developers and other public and private agencies and organizations to encourage and enable development of affordable housing options to meet current and projected housing needs. | <ul style="list-style-type: none"> Oconee County Developers Public and private agencies and organizations | On-Going | |
| Strategy 11.1.5.2. Work with developers and other public and private agencies and organizations to encourage and enable the redevelopment and revitalization of dilapidated and unsafe housing in declining residential areas. | <ul style="list-style-type: none"> Oconee County Developers Public and private agencies and organizations | On-Going | |
| Strategy 11.1.5.3. Encourage new and innovative approaches to residential development that will expand housing options. | <ul style="list-style-type: none"> Oconee County | On-Going | |
| Objective 11.1.6. Expand and promote opportunities for recreation and access to natural resources and greenspaces. | | | |
| Strategy 11.1.6.1. Work with the State, Sumter National Forest, Duke Energy, the Army Corps of Engineers, and other organizations to provide reasonable and safe access to the County's lakes and rivers for residents and visitors while protecting private property rights. | <ul style="list-style-type: none"> Oconee County State of South Carolina Sumter National Forest Duke Energy U.S. Army Corps of Engineers Other related organizations | On-Going | |
| Strategy 11.1.6.2. Explore partnerships and alternative methods of connecting residential, employment, recreation, other essential services, and communities such as greenways and trails. | <ul style="list-style-type: none"> Oconee County Municipalities | On-Going | |
| Goals/Objectives/Strategies | Accountable Agencies | Time Frame for Evaluation | Date Completed |

| | | | |
|---|--|-----------------|--|
| <p><u>Strategy 11.1.6.3.</u> Continue to seek and utilize resources and partnerships to connect to regional trail and park systems.</p> | <ul style="list-style-type: none"> • Oconee County • State of South Carolina • Park and trail providers | <p>On-Going</p> | |
| <p><u>Strategy 11.1.6.4.</u> Continue to cultivate eco- tourism opportunities in key areas such as near the new mountain bike facility at Stumphouse Tunnel and planned expansions of County parks.</p> | <ul style="list-style-type: none"> • Oconee County • Municipalities • State of South Carolina • Sumter National Forest | <p>On-Going</p> | |
| <p><u>Strategy 11.1.6.5.</u> Seek opportunities to increase greenspaces, to include exploring requiring open space/greenspace as a component of new development.</p> | <ul style="list-style-type: none"> • Oconee County | <p>On-Going</p> | |
| <p>Objective 11.1.7. Continue support of a comprehensive planning process to ensure that the citizens of Oconee County possess accurate inventories and analyses of existing county conditions and the opportunity to better manage future conditions.</p> | | | |
| <p><u>Strategy 11.1.7.1.</u> Review and update the components of the Oconee County Comprehensive Plan as needed, not restricted to the minimum time periods established in the S.C. Comprehensive Planning Enabling Act, as amended.</p> | <ul style="list-style-type: none"> • Oconee County | <p>On-Going</p> | |
| <p><u>Strategy 11.1.7.2.</u> Expand public access to the County’s geographic information system (GIS), emphasizing the accuracy and maintenance of data collected and the usability of the GIS website.</p> | <ul style="list-style-type: none"> • Oconee County | <p>On-Going</p> | |
| <p><u>Strategy 11.1.7.3.</u> Utilize Assessor’s data and GIS technology to better track development trends for use in planning for future growth and change.</p> | <ul style="list-style-type: none"> • Oconee County | <p>On-Going</p> | |