

Oconee County Planning Department Community Meetings



2008



Purpose of Meeting

- Planning Commission's list of milestones from April 2007 included a series of informational staff meetings during the creation of the draft ZEO
- Presentation of current land use information
- Beginning process leading to required review of Comprehensive Plan



Meeting Overview

Part I- Zoning Update



Part II- Comprehensive Plan Review
Briefing with Presentation of Land
Use Information



Part I

Zoning Update:
Where things stand....



The Basics

What is zoning?

What is Zoning?

- One tool for local governments to use in implementing their comprehensive plans
- Helps guide development in direction the community wants/needs it to go
- Zoning ordinance consists of text and a map
- Zoning **may** regulate the use, the size, the density, the dimension of buildings, the amount of parking, landscaping, or any aspect of development set forth in the enabling legislation



Zoning is NOT:

- ❑ An immediate fix for existing problems**
- ❑ A collection of random regulations**
- ❑ A cure-all**

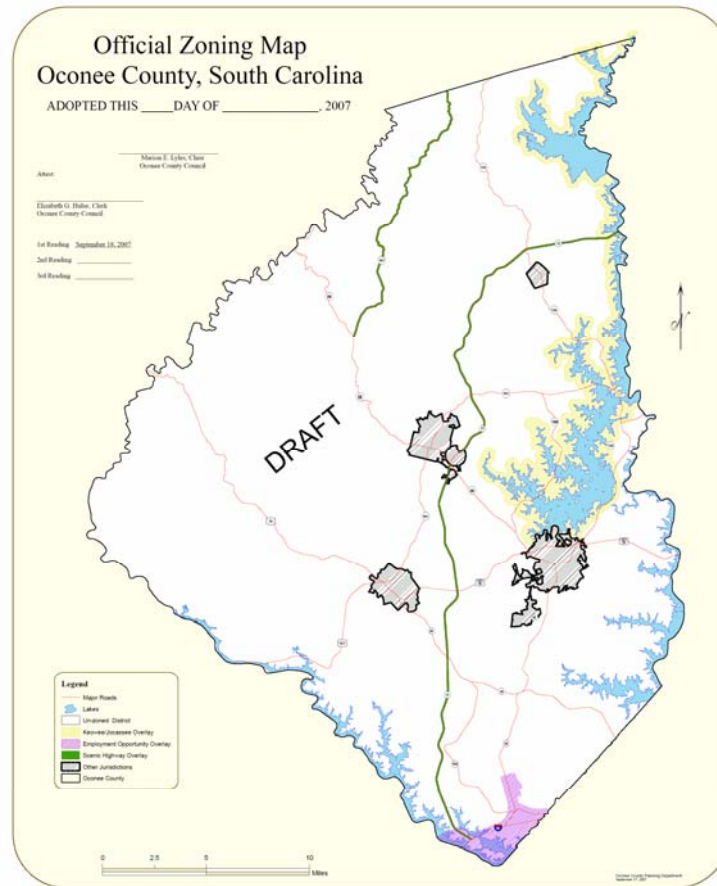
Timeline of significant events . . .

- Council instructed Planning Commission to create zoning program in March 2007
- Council took first reading on current draft of Zoning Ordinance on September 18, 2007
- Planning Commission referred draft back to Council on November 19, 2007
- A Council/Commission workshop was held on January 29, 2008
- Council held a public hearing on the Zoning Ordinance on April 15, 2008

Contents of Draft Ordinance

- Establishes 17 Planning Areas based on existing Fire Districts (not linked)
- County is a single district designated “Unzoned”- specifies that usage is not regulated
- Other districts shown as “Reserved” until complete-Traditional Rural, Conservation, Agriculture, Residential, Multi-family, Commercial, Industrial

Draft Zoning Map





Also Contained in Current Draft

Lake Overlay, Employment Opportunity Overlay, and *Scenic Highway Overlay

*Note: Council has expressed intent to remove Scenic Highway Overlay at time of 2nd Reading

What are Zoning Overlays

- Standards that ‘overlay’ existing zoning in areas having a special value
- Impose more (or less) stringent limits on activities within the boundaries than found outside of overlay area
- Not a separate zoning district
- Does not coincide with the boundaries of any given zoning district

Proposed Overlay Standards

Lake Overlay

(Lake Keowee & Lake Jocassee)

Height:

65' Height Limit

Density:

Maximum of 4
Residential
Units/Acre

Buffer:

Existing 25' Buffer
Inspected at 1st
Inspection

Employment

Opportunity Overlay

(I-85 Area)

Minimum Lot Size:

5 Acre Minimum Lot
Size in New Residential
Developments

Signage:

All Signs Ground-
Mounted

Scenic Highway

Overlay

(Hwy 11 & Hwy 107)

No Standards

Proposed



Grandfathering & Non-Conformance

Although current draft specifically does not regulate usage on a parcel, it contains a provision exempting lawful uses existing at time of adoption

Uses abandoned for 6-months or more must conform to standards

Draft language with greater definition of what does and does not constitute abandonment of use has been proposed



Planning Commission Activities

Main focus is completing the citizen-driven initiation process and reviewing specific zoning standards each district (residential, agricultural, commercial, etc.).

A consultant will be advising and assisting the Commission in completing the program in as timely a manner as possible.



Many details to be determined....

- Consultant will review current documents
- Provide suggestions as to what they think should be included
- Assist Planning Commission and staff as needed
- 90-day project

Questions?



Part II

Comprehensive Plan Review Briefing with Presentation of Land Use Information

Comprehensive Plan Update

- South Carolina's 1994 Comprehensive Planning Enabling Act designates the adoption of a Comprehensive Plan as the first step of the planning process.
- Guided by community input, the Plan is written by the Planning Commission, and then recommended to Council for adoption.
- The Comprehensive Plan identifies a community's goals, objectives, principles, guidelines, and strategies for growth and development.



In other words.....

The Comprehensive Plan establishes a community's priorities: whether there will be few if any limits on personal decisions about land use, leaving the future to chance; or if the community will manage growth with an eye to the greater good.

Plan Basics

- Until last year the Comprehensive Plan was required to have at least 7 elements- New state law requires 2 new elements
- Each element must contain:
 - Inventory of Existing Conditions
 - Statement of Needs & Goals
 - Implementation Strategies with Timeframes

Required Elements

- Population
- Economic Development
- Natural Resources
- Cultural Resources
- Community Facilities
- Housing
- Land Use (must be adopted before any zoning ordinance)

New Elements to be Added-
Transportation
Priority Investment



Periodic Revision

SC Code requires the Planning Commission to review the Plan at least once every five years; all elements must be rewritten at least once every ten years.

Oconee County's 5-year review is due next year, at which time the new elements must be added.

Land Use Element

- ❑ Deals with the development characteristics of the land
- ❑ Considers existing and future land uses by categories

Example: Residential, Commercial, Industrial, Agricultural, etc.

- ❑ Projects and Plans for the amount of land needed to accommodate each land category-shown on Future Land Use Map



Future Land Use Map

Not regulatory, but is used to guide decisions related to land use

All adopted regulations should be consistent with what is shown on the map



Existing Map

Oconee's Future Land Use Map adopted this year- Intent of map was to show a very short-term view of the county

Map to be reviewed as part of 2009 Comp Plan review and update

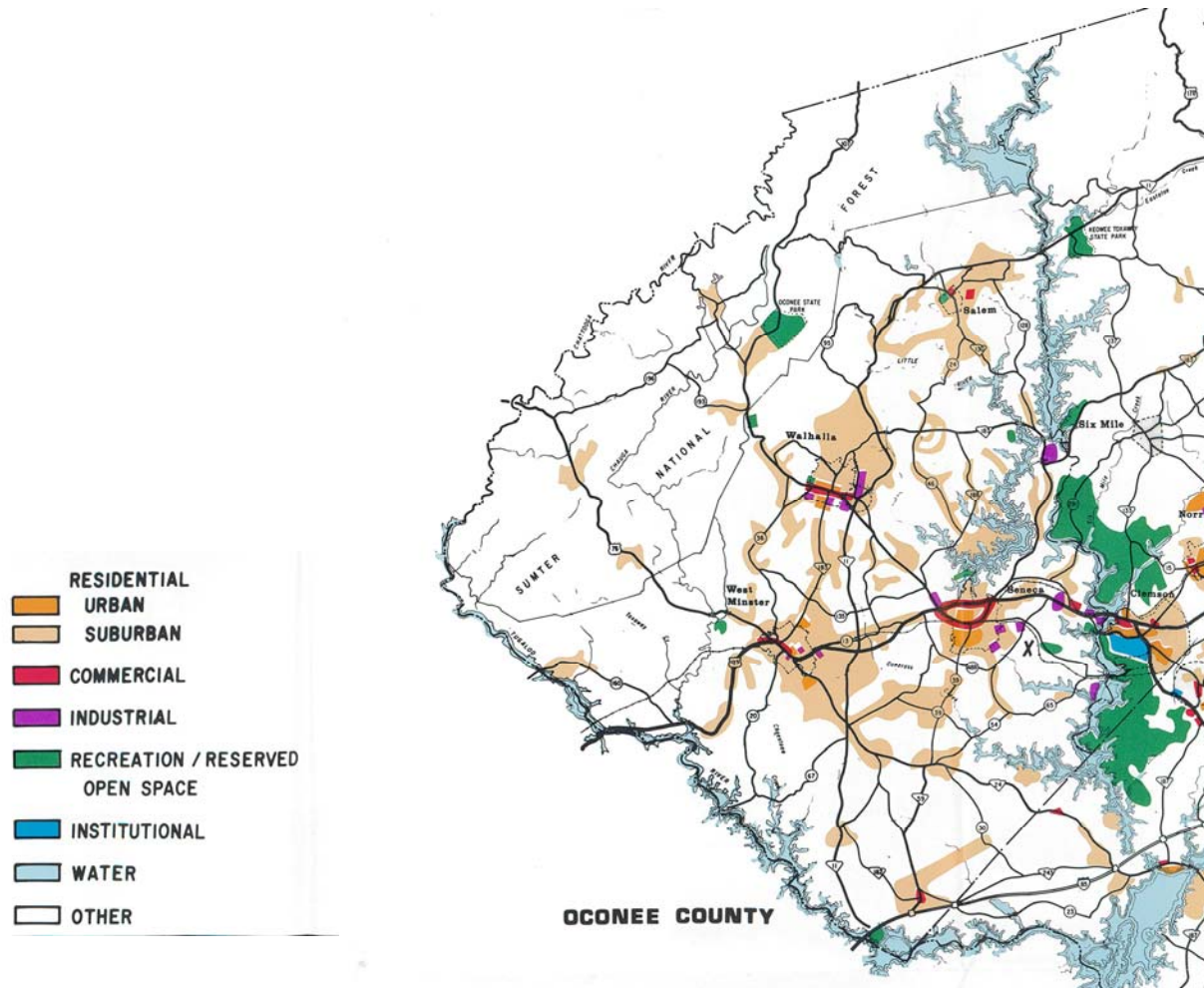
Delivery of current land use information to allow for better decisions in planning for future changes



Current Land Use Map

- ❑ A graphic representation of existing land use throughout the county
- ❑ Parcel based
- ❑ It is not regulatory
- ❑ Note: NOT USED BY TAX ASSESSOR

Land Use in 1977

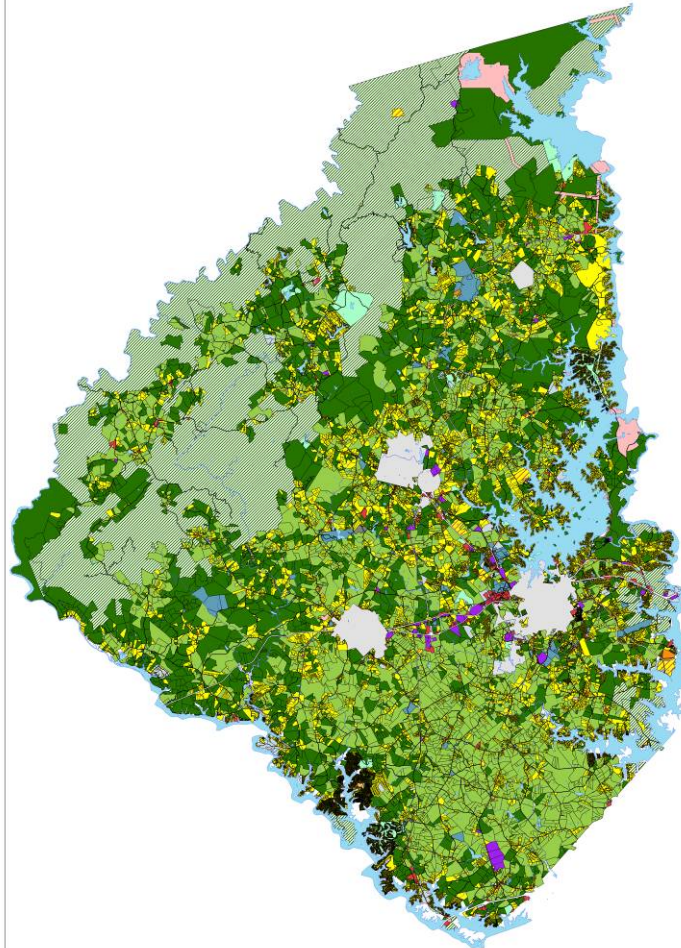


Taken From “*Existing Land Use- South Carolina’s Appalachian Region: 1977*”

Appalachian County of Governments

Today

Oconee County Current Land Use, 2008 Draft





New Current Land Use Map

- Information delivered by consultant
- Planning staff reviewed
- Verification of existing land use: public input requested to help insure accuracy
- Determinations based on best information available

Current Land Use Categories

- ❑ **Residential Single Family:** predominate use of parcel is residential in nature or part of a platted residential subdivision
- ❑ **Residential Multi-family:** predominate use of parcel is residential but the housing structure accommodates more than one family, structures such as duplexes and apartments houses would be an example.
- ❑ **Condo:** single building that has multiple owners and parcels imbedded into a single building; townhouses also were included
- ❑ **Commercial-Service:** predominate use of parcel is commercial in nature such as restaurants, repair shops, car lots, shopping centers, strip malls, and other commercial property not used for industry
- ❑ **Commercial-Industrial:** predominate use of parcel is industrial in nature including manufacturing, processing of natural resources, factories, and other forms of light and heavy industry
- ❑ **Transportation, Communication, and Utilities:** predominate use of parcel is for such things as roads, railroads, telecommunication towers, cell towers, power generation, water plants, sewer plants, land fills, etc.
- ❑ **Agriculture:** parcels predominately used for all types of agriculture including family farms, cropland, pastures, orchards, nurseries, and chicken houses
- ❑ **Extraction:** predominate use of parcel is the removal of natural resources from the earth by mechanical means including mines and quarries
- ❑ **Recreation:** parcel is predominately used for such things as parks, playing fields, stadiums, fairgrounds, golf courses
- ❑ **Forest:** parcel is predominately forested (does not include National and State Forest)
- ❑ **National and State Forest:** Forest land that is owned by the State or Federal Government
- ❑ **Multi-use:** parcels in which there are two or more predominate uses. These parcels have a combination of residential, commercial, ag-business, or industrial applications on a single parcel.
- ❑ **Undeveloped:** parcels that have been prepared for development but have not yet been developed.
- ❑ **Institutional:** parcels owned by the government, school district, religious institutions, universities, libraries, and other private clubs and groups, generally applications on these parcels are not commercial in nature



Community Review of Maps

- Look at what is shown- be sure to let us know if you see an error
- Feel free to take your time-
- Information is available on internet
- Staff is available to discuss and answer questions as needed



Think about the future

- Use worksheet (or make your own) to describe what you would like to see your community look like
- Basic instructions in brochure
- Include any notes
- Think in the 10 to 20 year timeframe
- Your input will be used to help assemble updated draft

When you are done.....

- ❑ Return the worksheet and notes to the staff-
- ❑ Take the worksheets home if you need time-
- ❑ Attend as many future meetings as you wish
- ❑ Let us know how you would change the presentation
- ❑ Get involved

Thank you for coming

Oconee County Planning Department
415 S. Pine Street
Walhalla, SC 29698
864-638-4218
www.oconeesc.com/planning