

Planning Update

Planning and Economic Development Committee
June 14, 2012

Development Activity

Trend Continues- Some Commercial Projects Moving Ahead; No New Residential Developments

Residential Permits:

96 Permits for New Construction to Date in 2012

Upstate Region- 23% Increase in Q1/2012 vs Q1/2011
(Columbia- 32% Decrease) Source: TRM Associates


Air Quality

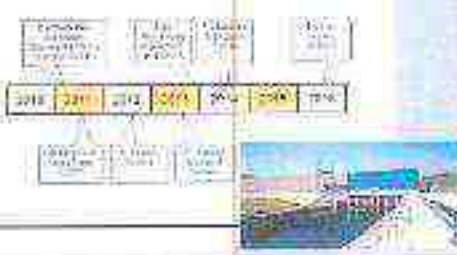
Upstate Air Quality Advisory Committee (AQAC)
Working with Staff from Upstate Counties to Prepare for
Participation in EPA's Ozone Advance Program

AQAC Currently Drafting Series of Strategies for
Consideration by Local Governments that Take Part

Similar to Early Action Compact Effort in 2004- Should
Delay or Avoid More Stringent Penalties Resulting from
EPA Declaration of Non-Attainment of Anticipated Air
Quality Standards

Keowee Toxaway Relicensing

KF Project Relicensing Timeline Overview 



Fair Play Village Master Plan

Design Team from Seamon Whiteside Conducted a Full-Day Work Session in Fair Play

Concluded with a Public Presentation of Draft Concepts to Gather Community Input

Will Present Recommendations and Report to County in Near Future

Zoning

5 Rezoning Requests Remain in Process


- Mountain Springs
- Watson II
- Public Lands
- Biggerstaff
- John Hill, Paralel

Additionally, Staff is Aware of a Property Owner that Wishes to Utilize Recently Adopted Provision Allowing for Rezoning of Parcels Contiguous to Areas Already Rezoned

Questions?

**Goals Established
in the
Comprehensive Plan**

A Brief Review
Planning and Economic Development Committee
June 14, 2012



The following slides are intended to illustrate the scope of the goals in the Comprehensive Plan, and to serve as points of discussion during consideration of progress made in achievements to date.

**Current Comprehensive Plan
Adopted in 2010**

**Originally Planned to Review Existing
Plan in 2008; Changes in County
Spurred on Significant Rewrite and
Update**

**The Comprehensive Plan identifies:
5 major goals
28 objectives
128 specific strategies**

**While some strategies have a particular
timeframe for completion, many others are
considered part of an ongoing effort.**

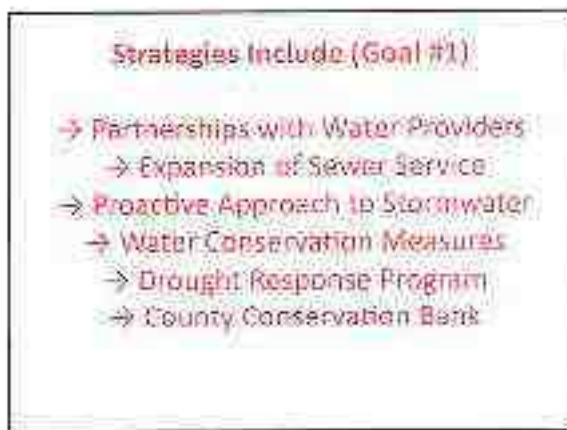
**For the sake of time, this presentation does
not attempt to present each objective and
strategy verbatim; instead, similar items are
condensed and combined into appropriate
bullet points.**

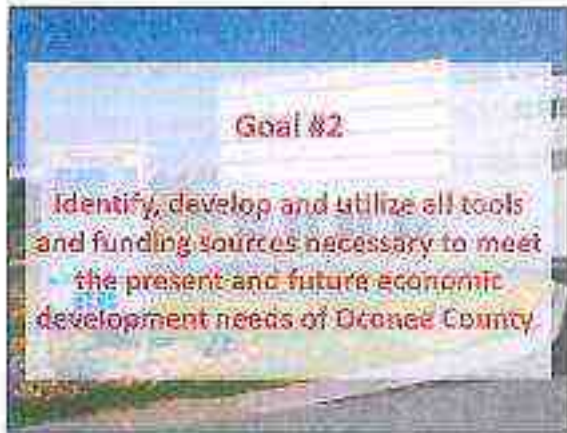


**Some considered to be more significant or
noteworthy are presented separately.**









Focus of Objectives (Goal #2)

- ◆ Infrastructure Master Plan
- ◆ Capital Projects Program
- ◆ Expansion of Planning Efforts
- ◆ Recruitment of Employment Opportunities

Strategies Include (Goal #2)

- ◆ Proactive Inclusive Planning
- Adopt Infrastructure Master Plan
- Implement Effective CAP
- Seek and Utilize Alternative Capital Funding Methods
- ◆ Partnerships in Community Facilities
- Complete Upgrades in GIS and Assetgmt (CAMM) System

Goal #3

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.

Focus of Objectives (Goal #3)

- ◆ Manage Development
- ◆ Protect Natural Resources
- ◆ Create Sustainable Economic Prosperity

Strategies Include (Goal #3)

- Maintain Standards Associated with Protect Natural Resources
- Consider Standards for Steep Slope Development, Green Space Requirements, and Other/Unsafe Properties
- Utilize Zoning to Protect Special Areas
- Secure Additional Industrial Properties
- Promote Diverse Economy that Includes Ecotourism

Goal #4

Manage our community facilities, infrastructure, and public resources in a manner that ensures both the existing population and future generations may enjoy the benefits and economic opportunities that make Oconee County an attractive and affordable place to live.

Focus of Objectives (Goal #4)

- ⊗ Expansion of Educational and Job Training Opportunities
 - ⊗ Increase Access to Affordable Housing
 - ⊗ Upgrade Solid Waste Facilities
- ⊗ Review and Enhance Public Safety Facilities
- ⊗ Proactive Approach to Air Quality Standards
 - ⊗ Address Age-Related Issues for Mobility
 - ⊗ Upgrade County Road System
 - ⊗ Public Transportation
- ⊗ Expansion of Alternative Modes of Transportation
 - ⊗ Continued Upgrade of Airport
- ⊗ Comprehensive Facility Review and Upgrade Program

Strategies Include (Goal #4)

- Coordination of Planning Efforts with SDC
- Creation of Affordable Housing Task Force
- Develop Long-Range Solution for Solid Waste Needs
 - ⊗ Partner with Private Entities for New Solid Waste Emergency Facilities
- Support Expansion of Public Transportation
- Develop a Systematic Ongoing Road Upgrade Program
- Create Standards to Encourage Sidewalks and Bicycle Routes in New Development
 - Continue to Upgrade Airport
- ⊗ Review and Update Community Facilities Plan

GOVERNMENT

Goal #5

Expand appreciation for the arts, cultural heritage, significant natural features, and historic treasures in a manner that both enhances our lifestyle and promotes sustainable economic prosperity.


Focus of Objectives (Goal #5)

- Support, Enhance and Expand Opportunities to Promote Local Cultural Activities
- Conservation and Protection of Significant Natural and Cultural Features as Part of Promotion of Tourism

Strategies Include (Goal #5)

- Review with SOCC to Supporting the Arts
- Expansion of Role of Canyon Heritage Museum as Effort to Document and Preserve Local History and Culture
- Support Preservation of Sites on existing Reservoir Through Partnerships and Appropriate Signage
- Support the development of Sustainable Agriculture Watershed Project in Cooperation with US Forest Service
- Review and Adopt Standards Aimed at Minimizing Scenic Highway Degradation by 2011
- Review and Adopt Standards as Necessary to Ensure Cultural, Historic and Natural Resources Remain Visible Component of the County's Lifestyle and Tourism Revenue

QUESTIONS?



Economic Development

Oconee County Council
Planning & Economic Development Committee
June 15, 2012

EDC Mission Statement

The Economic Development Commission will improve the Quality of Life for the citizens of Oconee County by encouraging a Diversified Economy that attracts Industrial and Commercial investment and fosters retention of Existing Business and Industry

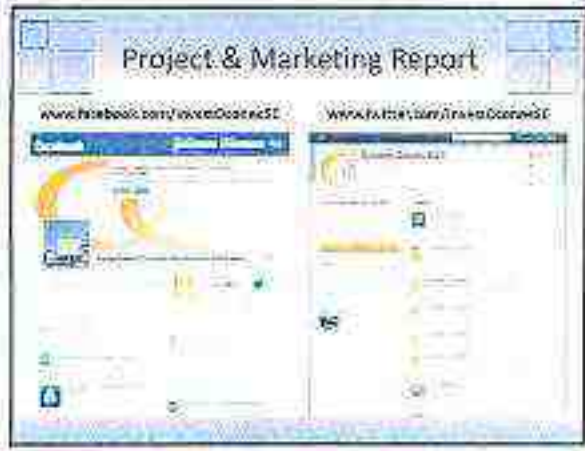
Agenda

- » Activity Recap
- » Strategic Plan
- » Continued Emphasis Areas

















Upcoming Events

- AOP Industry and Business Showcase
– September 10-11th
- Energy Summit
– July 26th
- WorkKeys Workforce Summit
– End of July
– Work Ready Communities







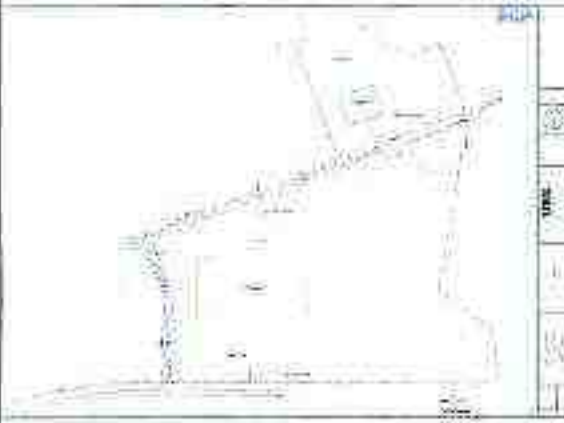
Echo Hills Industrial Park

- Located on SC Highway 11
- 108.1 Total Acres
- 393.00 Buildable Acres
- Studies Completed:
 - Site Engineering Circulation Report
 - Phase I Environmental Site Assessment
 - Wetland Delineation
 - Preliminary Protection Species Report
 - Cultural Resource Identification
 - Soil Surface Topography
- SC Certified Industrial Park (Pending)

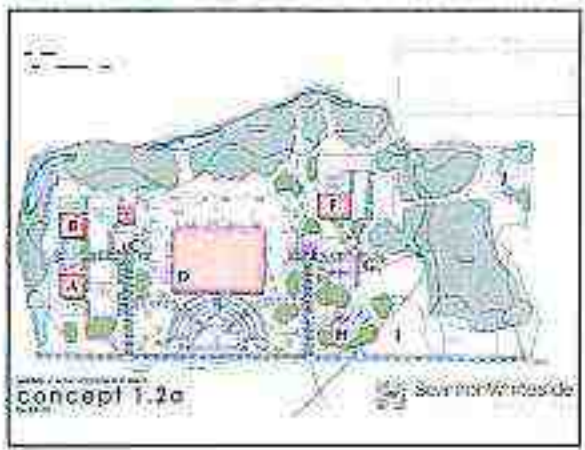


Echo Hills Industrial Park














Oconee County Shell Building

- Located in Denton County Commercial Center
- 80,000 SF
- 350,000 SF Footprint
- 30' Ceiling Height
- 50x50' Column Spacing
- 6" Reinforced Concrete Floor

- Once Built, What's Next?



Next Steps

- Strategic Plan First
- Work to "Connect the Dots" in the Community
- Commercial Partner
- Identify Marketing Opportunities
- Enhance Marketing Materials
- Enhance OCIG
- Location Concentration
- Active Recruitment
- Continue Focus on Product Development



