



PLANNING & ECONOMIC DEVELOPMENT COMMITTEE MEETING AGENDA

**February 27, 2018
5:30 P.M.**

**Oconee County Administrative Offices
Council Chambers
415 South Pine Street, Walhalla, SC**

1. Call to Order
2. Approval of Minutes:
 - October 3, 2017
3. Utica Revitalization Presentation – Nelson Vassey
4. Development of Priorities for Inclusion of Strategic Plan
5. Update on Traditional Neighborhood Development
6. Discuss clarification of certain code sections bearing on land use and development, as contained in Chapters 26, 32, and 38 of the Oconee County Code of Ordinances
7. Economic Development Update
8. Unfinished Business
5. New Business *[to include Vote and/or Action on matters brought up for discussion, if required]*
6. Adjourn

There will not be a scheduled opportunity for public to comment at this meeting.
Council members will discuss recommendations from the Administrator at this meeting.
If time permits at the end of the meeting *[and at the Committee Chair's discretion]* the Committee may take questions from the public.

[This agenda is not inclusive of all issues which the Committee may bring up for discussion at this meeting.]

**Assisted Listening Devices [ALD] are available to accommodate the special needs
of citizens attending meetings held in Council Chambers.**

ALD requests should be made to the Clerk to Council at least 30 minutes prior to the meeting start time.

Clarification of certain code sections bearing on land use and development, as contained in Chapters 26, 32, and 38 of the Oconee County Code of ordinances.

1. Anyone can submit a plat for recording without providing access to the parcel. The access is not required by State law and the State leaves it up to the Counties and Municipalities to write their own land-use law. This may create a situation where a parcel becomes landlocked and the owner would be forced to go through legal channels to secure access to the parcel.

2. There are two separate definitions for "lot" in two separate chapters - 32 and 38 (below). Having two definitions for the same word, in different places, used in the same context is confusing. Neither definition is clear, concise or 100% effective in defining "lot".

***Chapter 38 -Lot:** A parcel of land in undivided ownership occupied, or intended for occupancy, by a main building or group of main buildings together with any accessory buildings, including such yards, open spaces, width, and area as are required by this chapter, either shown on a plat of record or described by metes and bounds and recorded with the register of deeds. For the purpose of this chapter, the word "lot" shall be taken to mean any number of contiguous lots or portions thereof, upon which one or more main structures for a single use are erected or are to be erected.*

***Chapter 32 - Lot** means a single parcel or tract of contiguous land intended as a unit for transfer of ownership, or for building development, or both.*

(1) Corner lot means a lot with frontage on at least two intersecting roads located at the point of intersection.

(2) Lot depth means the mean horizontal distance between the front and rear lot lines.

(3) Double frontage lot means a parcel having frontage on two or more roads which is not located at an intersection of such roads.

(4) Lot width means the horizontal distance between the side lot lines at the building setback line measured parallel with the front lot line or in the case of a curvilinear road measured parallel to the chord of the arc between the intersection of the side lot lines and the road right-of-way line.

3. In Chapter 32-212 there is a minimum lot size for subdivisions at 0.57 acres. At the time of writing the Code of Ordinances, this size was thought to be SCDHEC's standard. Currently, SCDHEC has no minimum lot size. This minimum lot size contradicts recent legislation related to multi-family housing.

(c) Lot size. Minimum lot size shall be .57 acres (approximately 25,000 square feet) with traditional onsite septic tanks served by public water unless DHEC requires greater area or dimensions. All required setbacks shall be met regardless of lot size. No part of a septic system shall be located within any road right-of-way.

4. This definition in chapter 32 states that Planning Commission should be the final authority for subdivision naming. This has not been done to anyone's knowledge. This would increase the cost of doing business in the County if this is to be the procedure. Allowing developers to name their own subdivision could reduce the cost of doing business in the county.

Chapter 32-213 Subdivision name. The proposed name of the subdivision shall not duplicate, or too closely approximate phonetically, the name of any other subdivision in the area covered by these regulations. The planning commission shall have final approval authority for the name of the subdivision.

5. Zoning Inspections. In the Lake Overlay District, within the Natural Vegetative Buffer there is mention of a "zoning inspection". This is the only place in the code where "zoning inspection" is mentioned. If "zoning inspection" is mentioned in the code it should be defined as to what a zoning inspection is. Currently, zoning inspections look to make sure silt fences are properly installed on lots that have a Natural Vegetative Buffer area.

6. Recreational Vehicles (RV). The current county code of ordinances contains no language pertaining to RVs. However, the International Residential Building Code, as adopted by Oconee County, defines RVs as temporary structures and as such, are not to be inhabited for more than 180 days per year. The majority of citizens are not able to access the International Building Code and would not be aware of this law in the County. Placing the language about RVs from the Building Code into Chapter 32 would provide the citizens of the county easier access to the information.

7. Parking in the setback. There have been multiple occasions where developers assume they can place constructed parking lots/spaces within the setbacks. The definition of structure in the code of ordinances is "anything constructed or erected, the use of which requires location in or on the land or attachment to something having a permanent location in or on the land." Creating language to be placed in the code of ordinances allowing or not allowing parking within the setbacks would clarify things for builders in the county.

8. Definition of Structure *Chapter 38-12.2 is anything constructed or erected, the use of which requires location in or on the land or attachment to something having a permanent location in or on the land.* This language has been up for debate. Adding language to it to include, or not include, horizontal construction, such as parking, would clarify things for builders in the county.

9. Minor Subdivision. In Chapter 32-213 Requirements and Standards, this is the current requirement and standard for minor subdivisions:

Minor Subdivision: (Reserved).

The definitions of a minor subdivision,

32-212 1) Results in a total of no more than ten lots; and (2) May or may not involve the construction of a private drive, private road, or public road.

There are frequent questions that citizens/developers have pertaining to minor subdivisions. Creating the language that speaks to any standards that may apply would clarify the issue for builders in the county.

10. The current process for creating a major subdivision, 11 or more lots, is spread across three separate chapters 26, 32 and 38 plus building codes. Reorganizing and clarifying the language could make development easier in Oconee County.

11. Currently, there is no standard regarding junkyards in the Code of Ordinances. Using standards that the State of South Carolina has would clarify the responsibilities of the junkyard owners. Using State language about junkyards could be complementary to the County Litter Control Ordinance.

12. Runoff and standing water issues from adjacent parcels are regular issues for citizens of this County. Having pervious/impervious standards for commercial uses may help mitigate future challenges for property owners in the County.

13. Currently, there is no language within chapter 32 of the code of ordinances regarding Manufactured Homes and manufactured home parks/developments. Adding language regarding manufactured home developments could be helpful.

14. The sign code was recently updated but it is difficult to interpret. Reformatting the code in a chart form that makes the restrictions and requirements easy to read would be beneficial to the public. In the sign code, signs under 50 square feet do not need permits, but do they need electrical permits if they are lit? If so the code should reflect that. If the signs fewer than 50 square feet, that do not need permits, stand over seven feet tall are engineering plans needed? If someone is replacing a sign face "like-for-like" is a permit needed? Do the setbacks for the signs run with the zoning district? Signs that are not mentioned such as monument, pole, and canopy, even if there are no regulations on them could be addressed as "Pole Sign – No additional regulations", for example.

15. Driveways that link property to public roads have no option but to run through a setback and right-of-way. Once access is established, how much of the driveway/road should be allowed within the setbacks?

16. The way setbacks are measured, be it from right-of-way or property line, are defined in three separate sections of the code and say two different things. Harmonizing these sections would help clarify how setbacks are measured.

17. The zoning matrix does not have its own chapter/heading. Currently, it is under the Planned Development District, 38-10.15. It would be easier to find if it was labeled as "Zoning Matrix 38-10.16.

18. The below section, in Chapter 26, regarding roads and bridges, in the first line takes away all county jurisdiction over private roadway design, engineering and construction and in the second line references design, engineering and construction standards that private roads have to adhere to and that the County enforces. Clarifying this language and intent along with what department, and to what level would, enforce private roadway standards as well as submittal processes could be beneficial.

Sec. 26-2. - Private road standards and regulations.

Oconee County shall have no responsibility for nor control of the design, engineering, construction, inspection or maintenance of private driveways, drives and roads in Oconee County and shall only be involved with private driveways, drives and roads to enforce these regulations (Staff note: "these regulations" reference the rest of the standards) and to the extent required for the county to carry out its other duties and functions, such as approving the subdivision of property.

(c) Be approved in writing by planning commission or designated staff prior to submission of plat(s) to the register of deeds for recording.

Oconee County Council

Oconee County
Administrative Offices
415 South Pine Street
Walhalla, SC 29691

Phone: 864-718-1023
Fax: 864 718-1024

E-mail:
ksmith@oconeesc.com

Edda Cammick
District I

Wayne McCall
District II

Paul Cain
District III

Julian Davis
District IV

J. Glenn Hart
District V



The Oconee County Council will meet in 2018 on the first and the third Tuesday of each month with the following exceptions:

- April meetings will be held on the second and fourth Tuesday;
- July & August which will be **only** on the third Tuesday of each of the two months;
- September's Council meetings will be held on the second and third Tuesday of the month.
- The Auditor's millage presentation will be held on September 4th at 6:00 p.m.

All Council meetings, unless otherwise noted, are held in Council Chambers, Oconee County Administrative Offices, 415 South Pine Street, Walhalla, South Carolina.

Oconee County Council will also hold a Planning Retreat at 9 a.m. on Friday, March 2, 2018 in Council Chambers to establish short and long term goals.

Council will also meet on January 8, 2019 at 6:00 p.m. in Council Chambers at which point they will establish their 2019 council and committee meeting schedules.

Additional Council meetings, workshops and/or committee meetings may be added throughout the year as needed.

Oconee County Council Committees will meet in 2018 on the following dates/times in Council Chambers, 415 South Pine Street, Walhalla, South Carolina unless otherwise advertised.

The Law Enforcement, Public Safety, Health & Welfare Committee at 5:30 p.m. on the following dates: April 10 [5pm prior to Council meeting], July 10 and October 9, 2018.

The Transportation Committee at 5:30 p.m. on the following dates: April 24 [5pm prior to Council meeting], July 10 and October 9, 2018.

The Real Estate, Facilities & Land Management Committee at 5:30 p.m. on the following dates: May 8, August 14 and November 13, 2018.

The Budget, Finance & Administration Committee at 5:30 p.m. on the following dates: April 17, May 8, May 29, August 14 and November 13, 2018.

The Planning & Economic Development Committee at 5:00 p.m. prior to the Council meeting on the following dates: February 27 [5:30 p.m.], June 5, September 4 and December 4, 2018.

TRANSPORTATION

AUTOS FOR SALE



2010 Cadillac SRX
Luxury, 45K miles, \$16,500.
Pete's Auto
402 S. Oak St. - Seneca
Call 882-1467



2010 Toyota Corolla
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99 Buick Roadmaster
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Call 882-1467

**FIND IT IN THE
CLASSIFIEDS!**

LEGAL NOTICES

LEGALS

NOTICE

VALLEY SERVICES, INC., located at 826 Birch Rd., Seneca, SC, will hold an auction on **MONDAY MARCH 12, 2018 AT 2PM** to auction off the following items:

2013 Black Sonata Moped
L5Y10APHE1902517

2017 Gray Sports 50 Moped
L74Z1NA43H2000691

2017 Black Sports 50 Moped
L74Z1NA43H2000692

2018 Red VFR Moped
L9NTEKBD2E1000781

2010 Black Sonata Moped
LYD93TB03G1500431

2013 Black Grey VFR
Bohama Moped
L5Y10APX430V500174

THE OCONEE COUNTY COUNCIL will meet in 2018 on the first and the third Tuesday at each month with the following exceptions:
April meetings will be held on the second and fourth Tuesday;
July & August which will be only on the third Tuesday of each of the two months;
September's Council meetings will be held on the second and third Tuesday of the month.
The Auditor's mid-year presentation will be held on September 4th at 8:00 p.m.
All Council meetings, unless otherwise noted, are held in Council Chambers, Oconee County Administrative Offices, 415 South Pine Street, Walhalla, South Carolina. Oconee County Council will also hold a Planning Retreat at 9 a.m. on Friday, March 2, 2018 in Council Chambers to establish short and long-term goals. Council will also meet on January 9, 2019 at 6:00 a.m. in Council Chambers at which

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or Dangerous Trees
Debris Clean-up
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bucket truck can't.

For Emergency or
Immediate Response

PUBLISHER'S AFFIDAVIT

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE**

OCONEE COUNTY COUNCIL

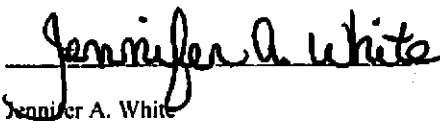
IN RE: OCONEE COUNTY COUNCIL MEETING SCHEDULE & EXCEPTIONS FOR 2018

BEFORE ME the undersigned, a Notary Public for the State and County above named, This day personally came before me, Hal Welch, who being first duly sworn according to law, says that he is the General Manager of **THE JOURNAL**, a newspaper published Tuesday through Saturday in Seneca, SC and distributed in **Oconee County, Pickens County** and the Pendleton area of **Anderson County** and the notice (of which the annexed is a true copy) was inserted in said papers on 02/21/2018 and the rate charged therefore is not in excess of the regular rates charged private individuals for similar insertions.

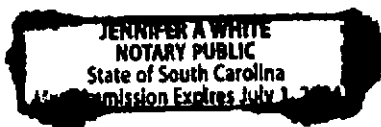


Hal Welch
General Manager

Subscribed and sworn to before me this
02/21/2018



Jennifer A. White
Notary Public
State of South Carolina
My Commission Expires July 1, 2024



LEGAL NOTICES

LEGALS

Theodore von Keller (SC Bar# 57118)
Sara C. Hutchins (SC Bar# 22879)
B. Lindsay Crawford, IV
(SC Bar# 10702)
Columbia, South Carolina
Attorneys for Plaintiff

NOTICE OF SALE
STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
IN THE COURT OF
COMMON PLEAS

CASE NO. 2015-CP-67-994

Vanderbilt Mortgage and Finance, Inc., Plaintiff vs. Ramona Dee Vaughn aka Ramona D. Vaughn, Defendant(s).

BY VIRTUE OF a judgment

heretofore granted in the case of Vanderbilt Mortgage and Finance, Inc. vs. Ramona Dee Vaughn aka Ramona D. Vaughn, a FILE Beverly Whitfield, as Clerk of Court for Oconee County, will set on March 5, 2018, at 11:00 a.m. at the Oconee County Courthouse, Main Street, Walhalla, SC 29681, to the highest bidder:

All that certain piece, parcel or tract of land with any and all buildings and improvements thereon situate, lying and being in the State of South Carolina, County of Oconee, containing 1.26 acres, more or less, as shown and more fully described on a plat thereof by Jerry E. Byrd, PLS #8067 dated April 26, 2006 and recorded of even date herewith in Plat Book P-62 at Page 806, records of Oconee County, South Carolina.

TOGETHER with a GMH Mobile Home, Model Excel, Serial Number GWP018601TN

This being the same property conveyed into Ramona Dee Vaughn by deed of Patrick T. Ewalt, dated 11/20/2006 and recorded 11/21/2008 in the ROD Office for Oconee County in Deed Book 1547 at Page 31.

TMS # 150-00-01-147

Mobile Home: 2008 CLAY WIN C/WP018601TN

SUBJECT TO OCONEE COUNTY TAXES

TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Clerk of Court at conclusion of the bidding, five (5%) of his bid, in cash or equivalent, as

LEGAL NOTICES

LEGALS

evidence of good faith, the same to be applied to purchase price in case of compliance, but to be forfeited and applied first to costs and then to Plaintiff's debt in the case of non-compliance. Should the last and highest bidder fail or refuse to make the required deposit at the time of the bid or comply with the other terms of the bid within twenty (20) days, then the Clerk of Court may sell the property on the same terms and conditions on some subsequent Sales Day (at the risk of the former highest bidder).

Should the Plaintiff, or one of its representatives, fail to be present at the time of sale, the property is automatically withdrawn from said sale and sold at the next available sales day upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or any Supplemental Order. No personal or delinquency judgment being demanded, the bidding will not remain open after the date of sale, but compliance with the bid may be made immediately.

NOTICE: The foreclosure deed is not a warranty deed. Interested bidders should satisfy themselves as to the quality of title to be conveyed by obtaining an independent title search well before the foreclosure sale date. The successful bidder will be required to pay interest on the amount of the bid from the date of sale to date of compliance with the bid at the rate of 11.00% per annum.

B. Lindsay Crawford, III

(SC Bar# 8510)

Theodore von Keller

(SC Bar# 57118)

Sara C. Hutchins

(SC Bar# 72879)

B. Lindsay Crawford, IV

(SC Bar# 10702)

Columbia, South Carolina

Attorneys for Plaintiff

THE OCONEE COUNTY COUNCIL will hold a Strategic Planning Retreat beginning at 9:00 a.m. on Friday, March 2, 2018 in Oconee County Chambers located at 415 South First Street, Walhalla, SC 29681

LEGAL NOTICES

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THE PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE meeting scheduled for 9p.m. on Tuesday, March 6, 2018 has been CANCELLED and rescheduled to 5:30p.m. on Tuesday, February 27, 2018 in Oconee County Court Chambers located at 415 South First Street, Walhalla, SC 29681

Classifieds
Work

LOST!

2 Year Old Male
Chihuahua

Last seen on Feb. 13
near Corinth Church
in Westminster.

Wearing a
green collar with tag.

Please call
(864) 784-8723.

REWARD

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**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE**

OCONEE COUNTY COUNCIL

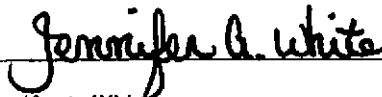
**IN RE: THE PLANNING & ECONOMIC DEVELOPMENT COMMITTEE MEETING RESCHEDULED TO FEBRUARY
27, 2018 AT 5:30PM**

BEFORE ME the undersigned, a Notary Public for the State and County above named, This day personally came before me, Hal Welch, who being first duly sworn according to law, says that he is the General Manager of **THE JOURNAL**, a newspaper published Tuesday through Saturday in Seneca, SC and distributed in **Oconee County, Pickens County** and the Pendleton area of **Anderson County** and the notice (of which the annexed is a true copy) was inserted in said papers on 02/16/2018 and the rate charged therefore is not in excess of the regular rates charged private individuals for similar insertions.



Hal Welch
General Manager

Subscribed and sworn to before me this
02/16/2018



Jennifer A. White
Notary Public
State of South Carolina
My Commission Expires July 1, 2024

**JENNIFER A WHITE
NOTARY PUBLIC
State of South Carolina
My Commission Expires July 1, 2024**

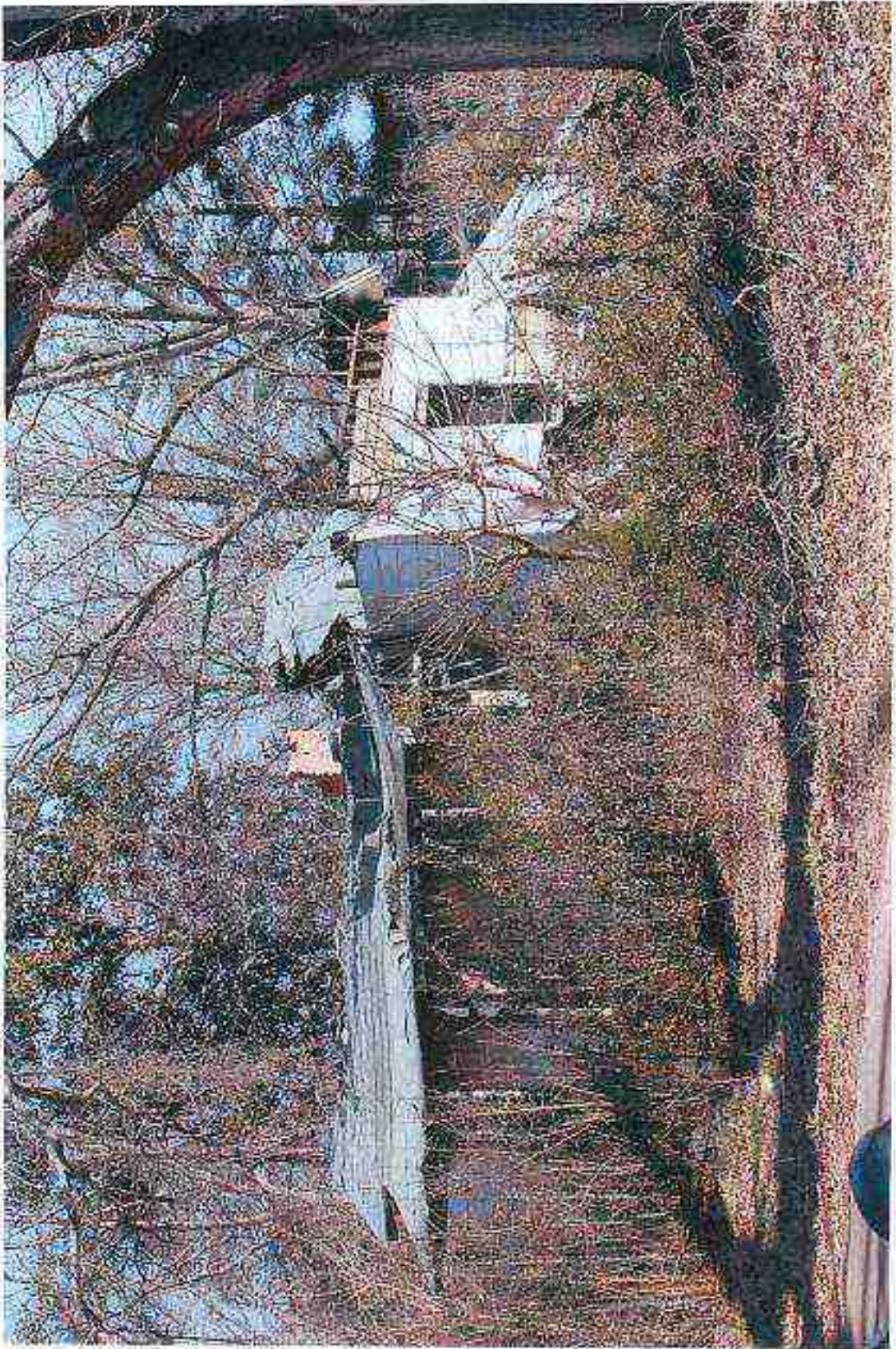
UTICA
REVITALIZATION

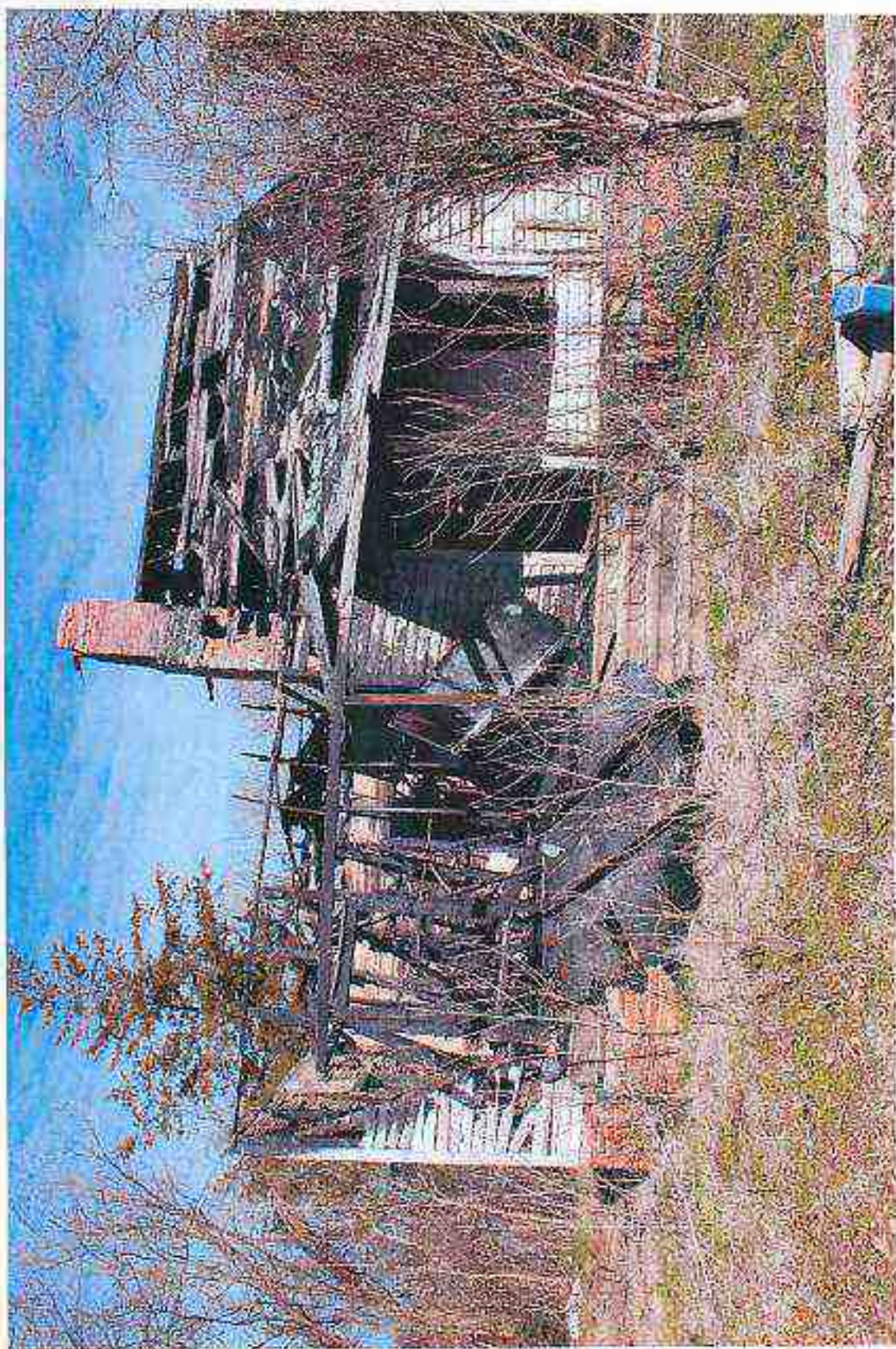
- 300 + HOMES IN UTICA
- MULTI-CULTURAL COMMUNITY
- LOW INCOME
- ELDERLY
- HOMELESS

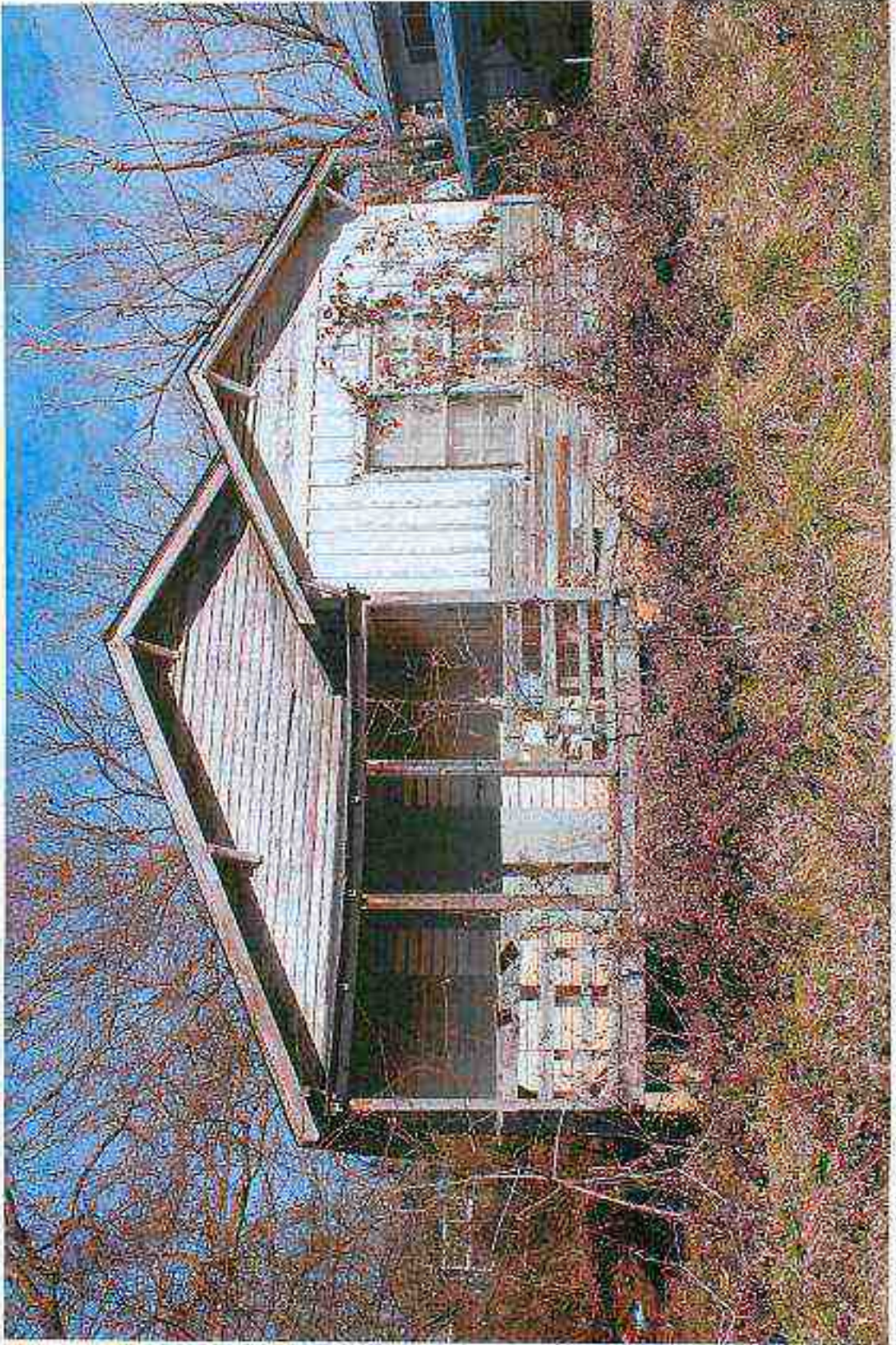














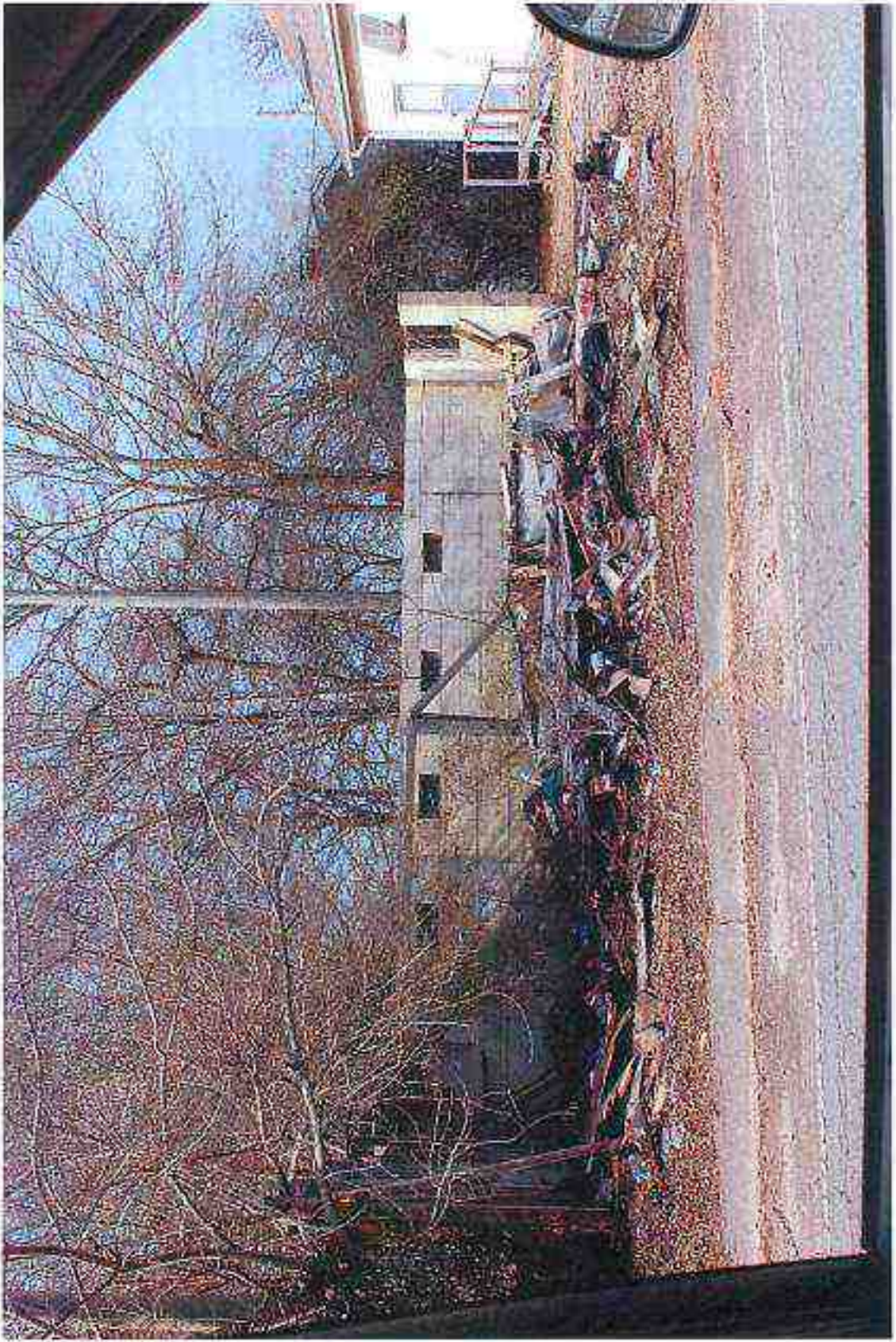


























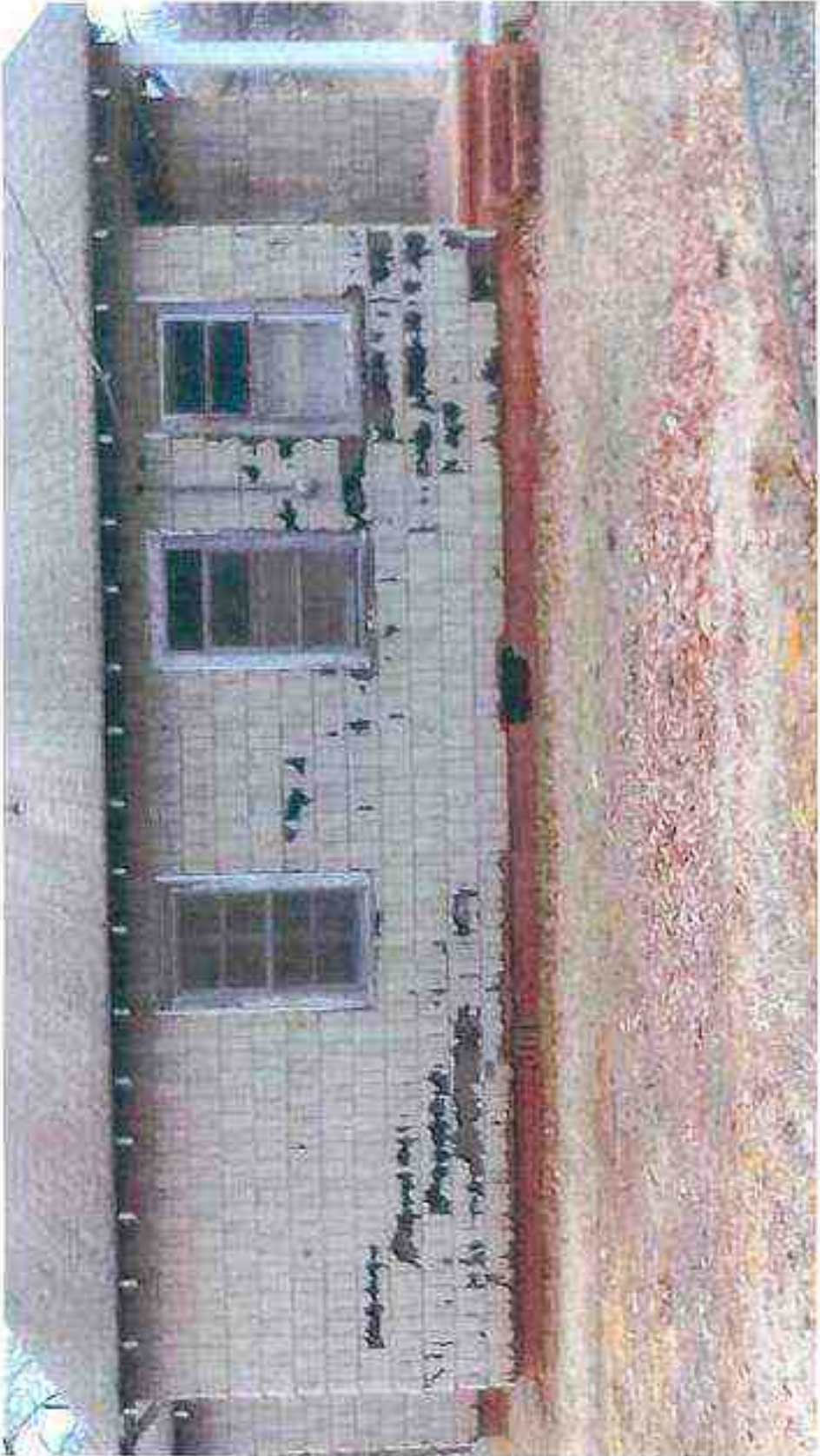


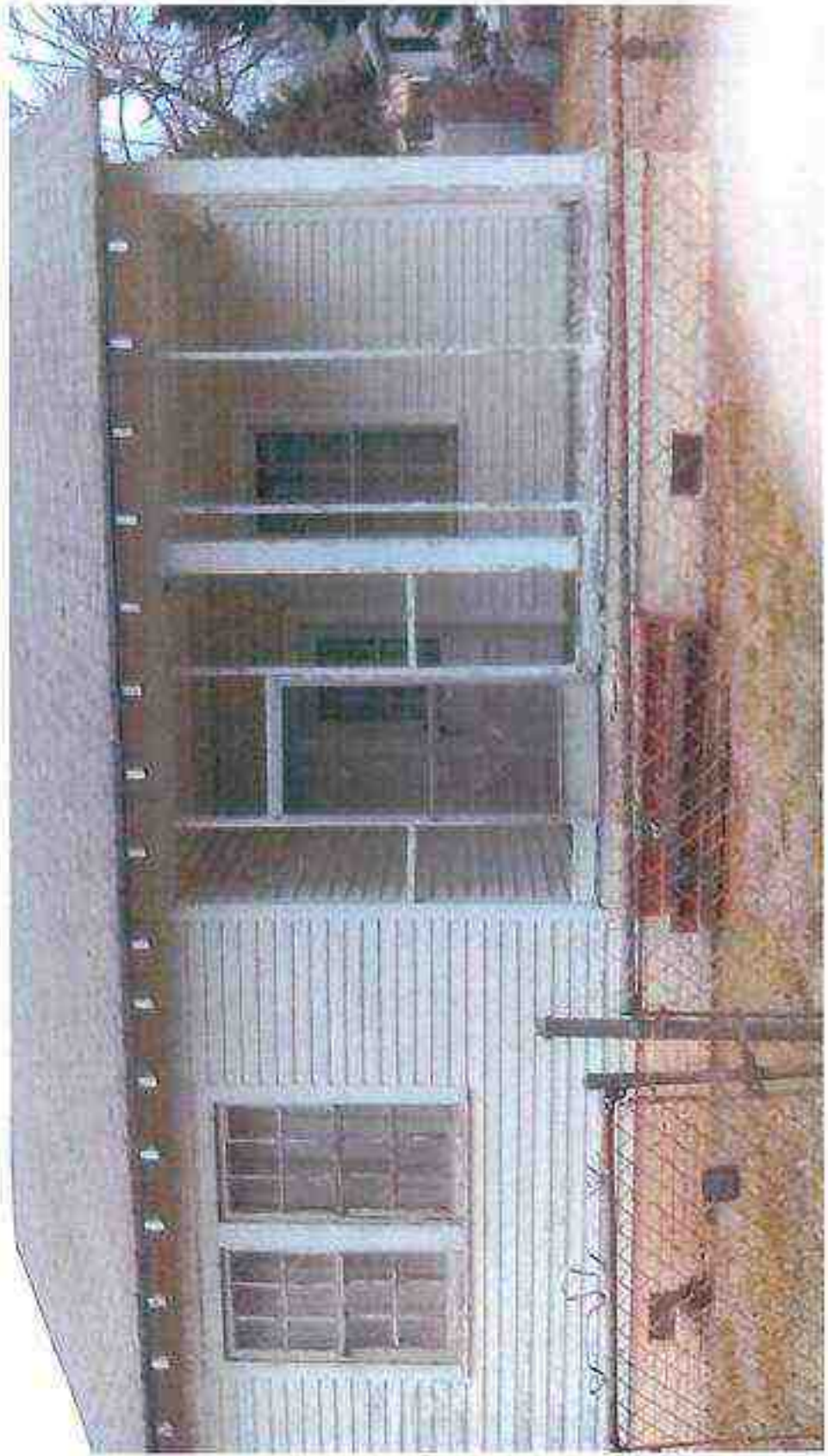
















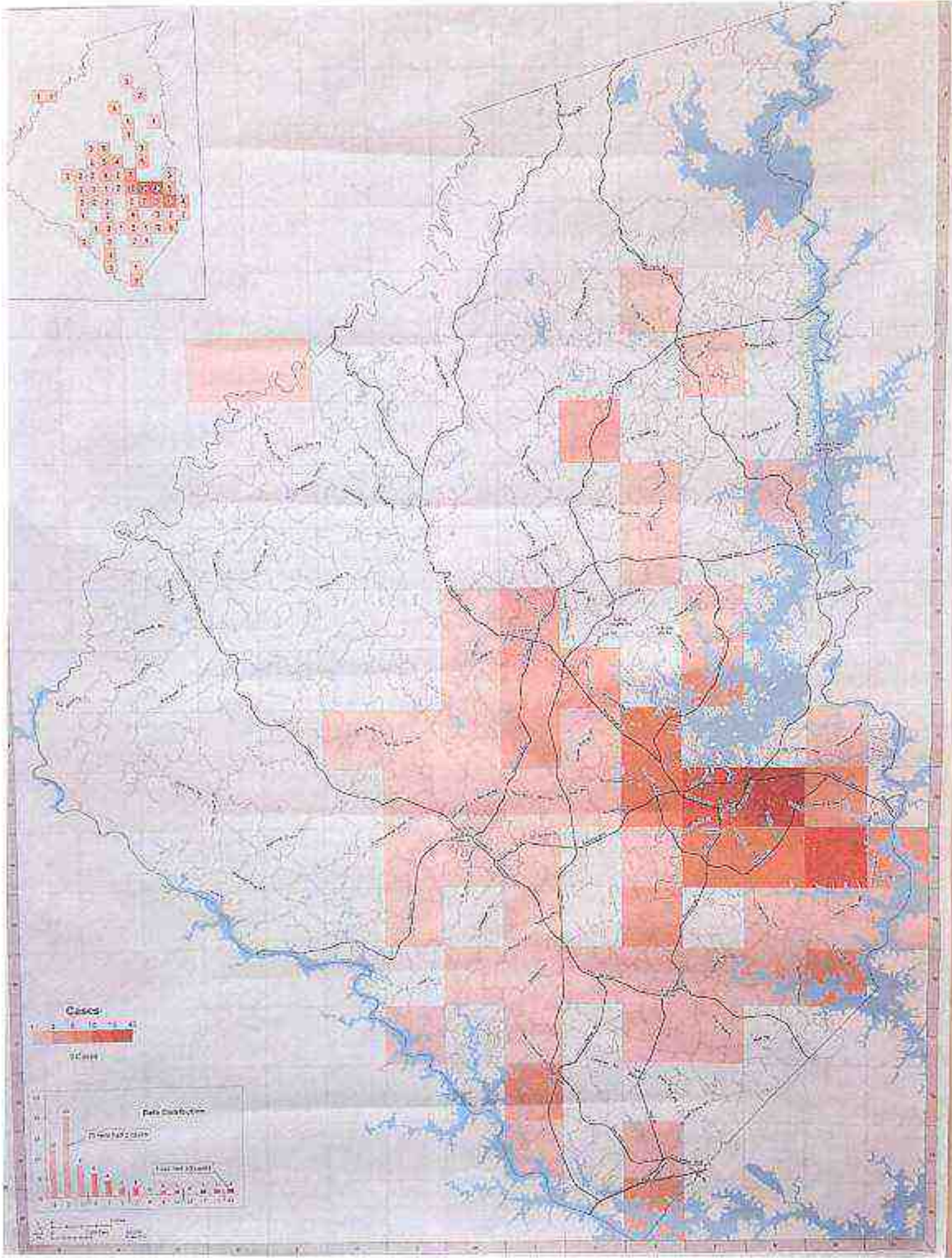






REQUEST FOR HELP

- DELAPIDATED HOUSES
- HEALTH / SAFETY
- ABANDONED HOUSES
- DRUG USE / MFG.
- APPLY FOR GRANT
- COUNTY ORDINANCE / CODE
- DUMPSTERS



Cascades



Data Distribution



Update to the
Planning and Economic
Development Committee
of Occanee County Council

Feb. 27, 2018

Occanee Economic Alliance



OEA's mission is focused on having Oconee County be the location of choice for investment decisions.

Core Objectives:

Diversify our Economy

Develop Competitive Assets

Nurture Strategic Partnerships

Tell our Story to New and Existing Audiences

Economic Development Efforts:

- Job Creation:
 - 2017: **365** new jobs
 - 2012-2017: **1,465** new jobs
- Capital Investments:
 - 2017: **\$153,229,800** in new taxable investments
 - 2012-2017: **\$432,326,354** in taxable investments
- **32** completed econ dev deals since 2012

Current Labor Participation:

- **4.1%** unemployment, down **1%** since July '17
- **33,927** Oconee Citizens employed (Dec. 2017) / January 2012: 28,762)
- Oconee Largest employment gain in the three counties year over year (Dec. '16 to Dec. '17)
 - Anderson had **+270** employment growth
 - Pickens had **+130** employment growth
 - Oconee had **+720** employment growth

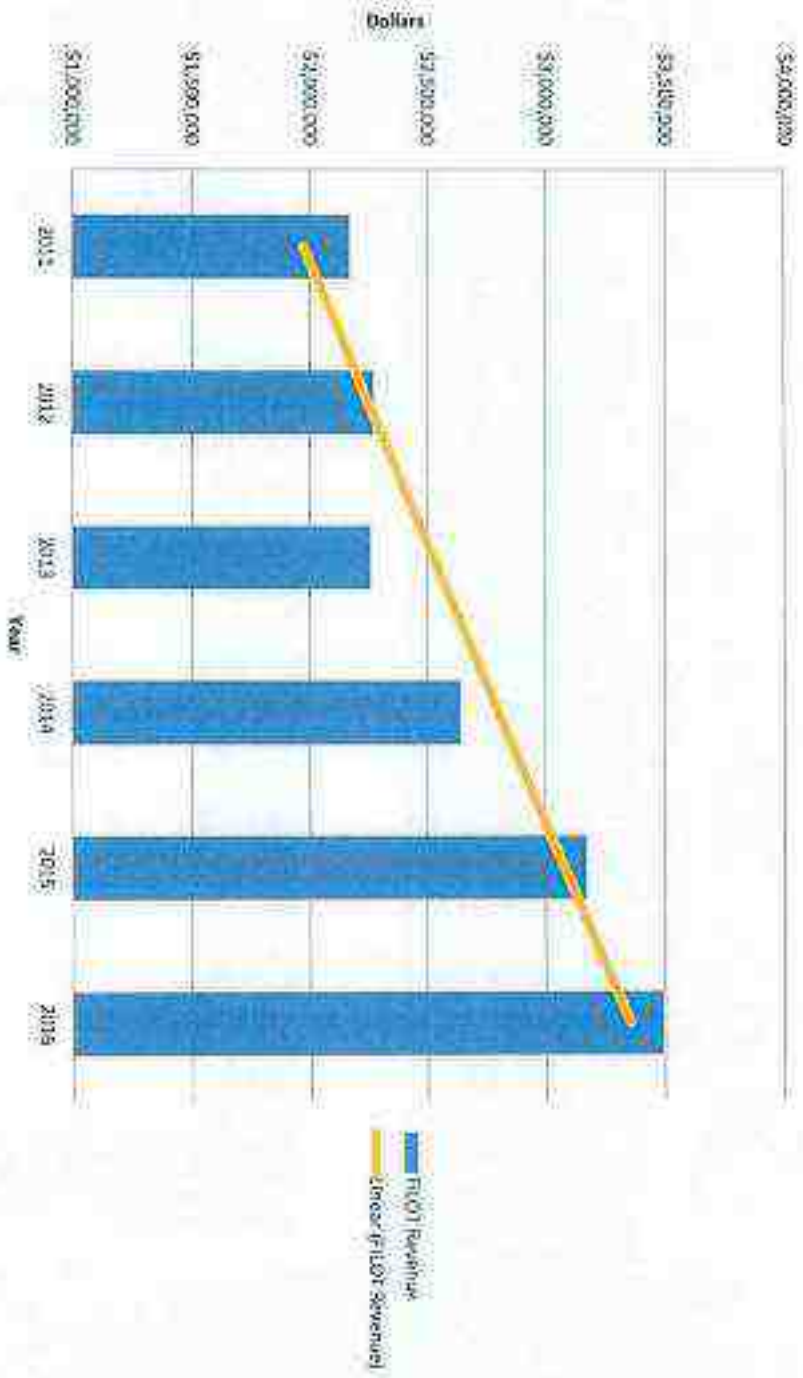


Headquartered in Tours France

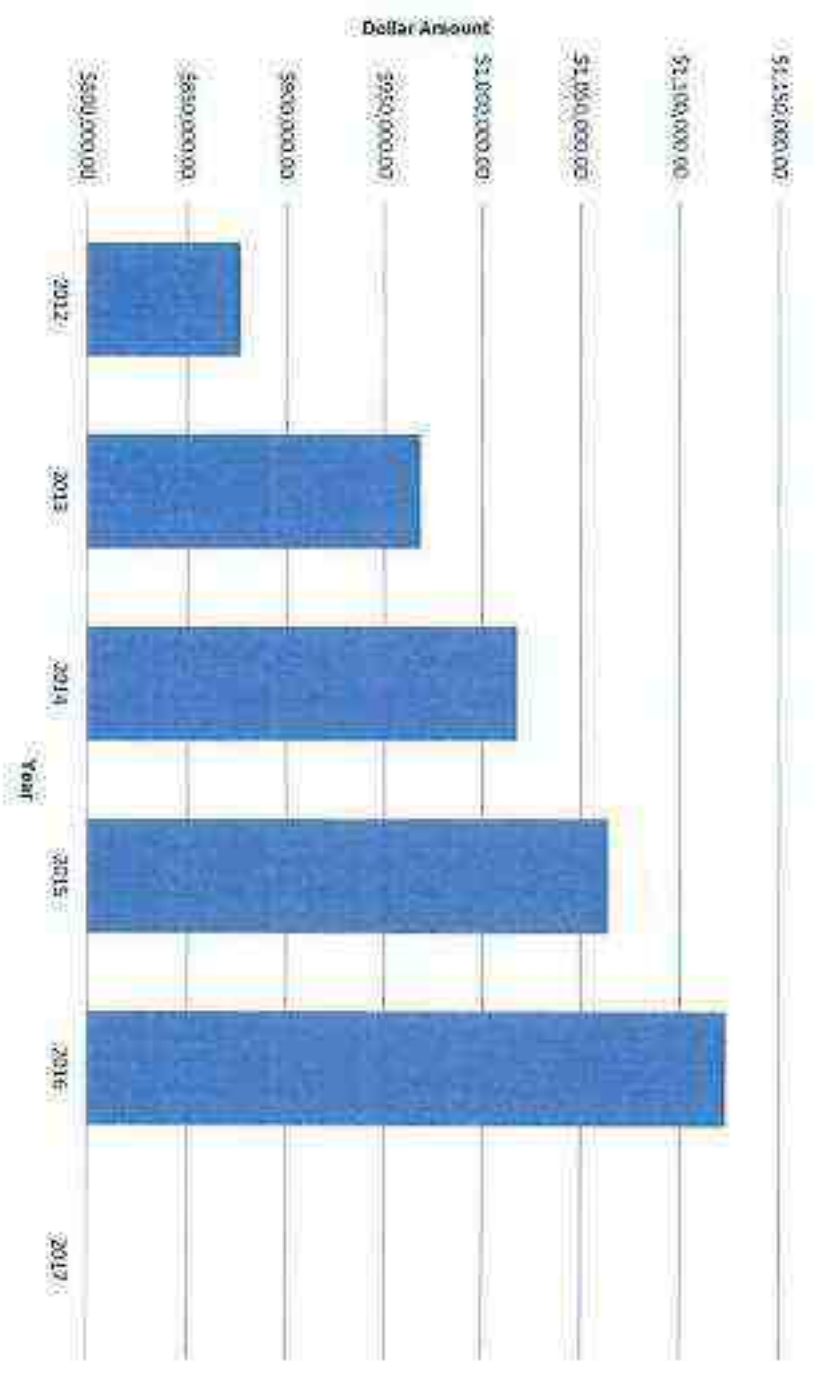
First “Soft Landing” in Oconee County (1st in rural SC)

Manufacturer of ultrasound transducers

FILOT Revenue Growth




Manufacturer's Depreciation Reimbursements




Downtown Initiatives

- Walthalla Downtown Development Corporation
- Westminster Economic Development Commission
- Seneca Local Development Corporation
- Façade Grant Programs and Business Incentive Plans
- Downtown Design Standards
- Downtown Building/ Business Inventory



THANK
OCONEE IS
ONE



Help us celebrate

THANK OCONEE'S
1ST BIRTHDAY

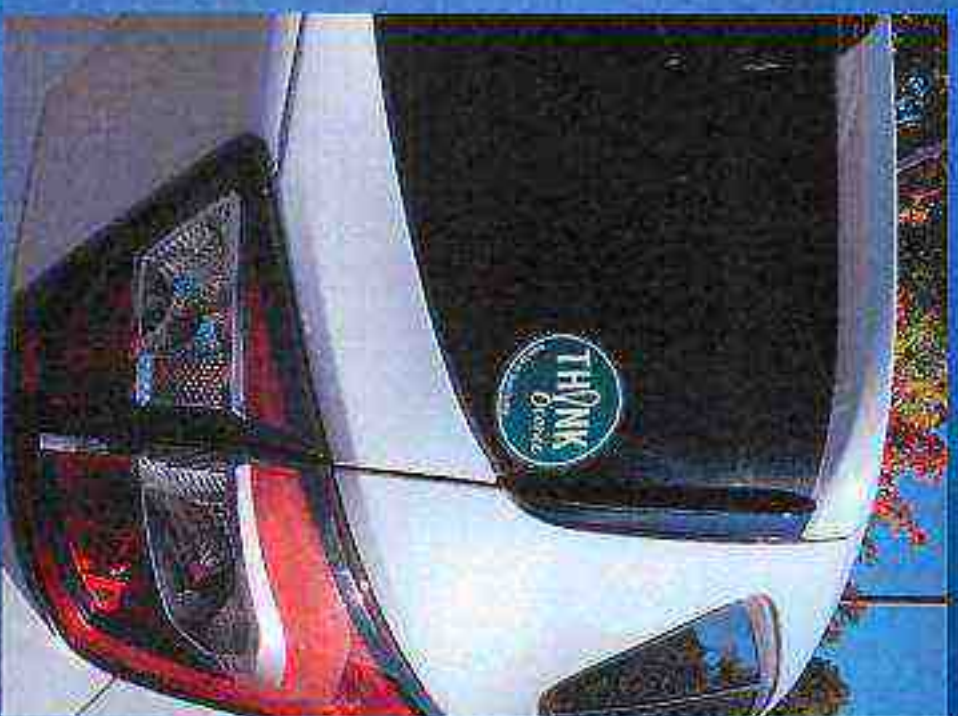
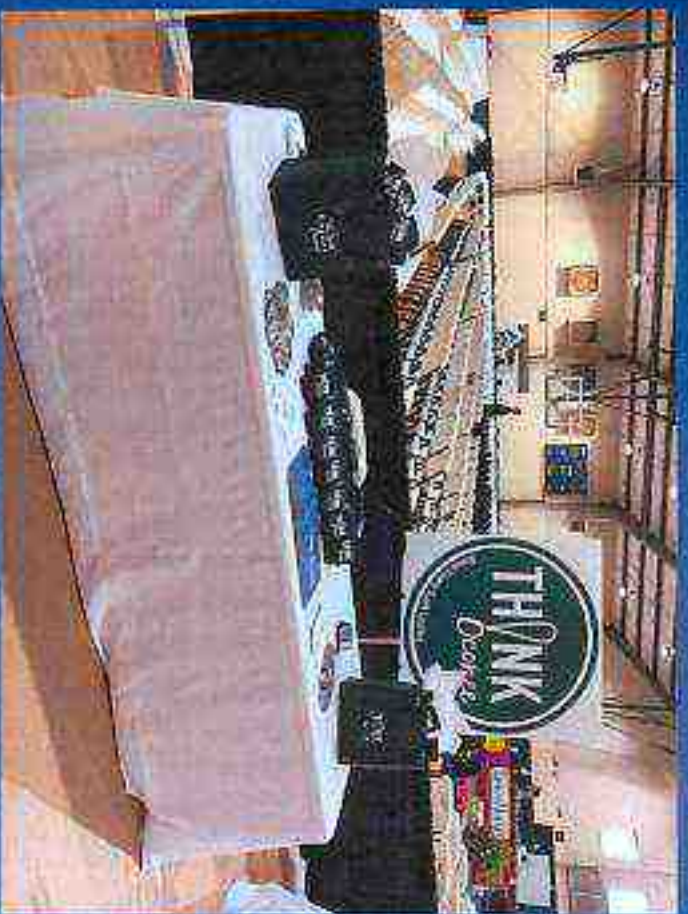
Be on the look out for YOUR chance to WIN some prizes!

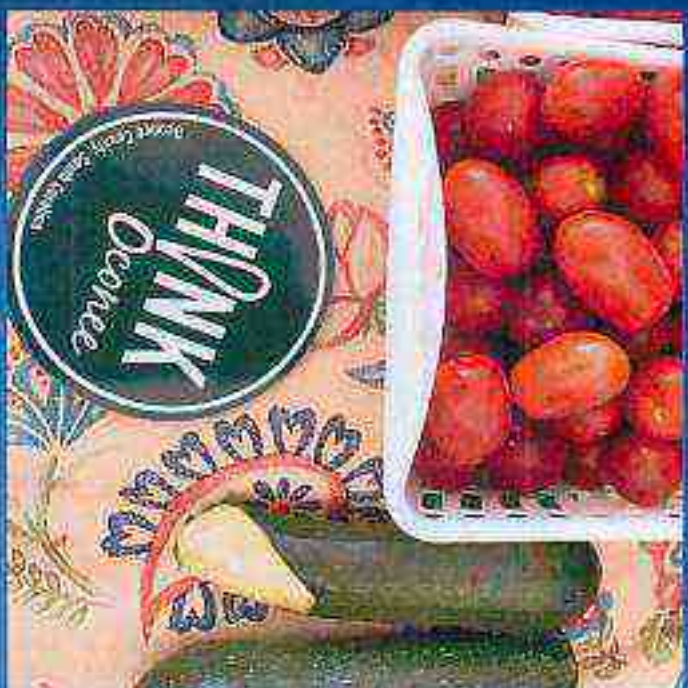
#ThinkOconee



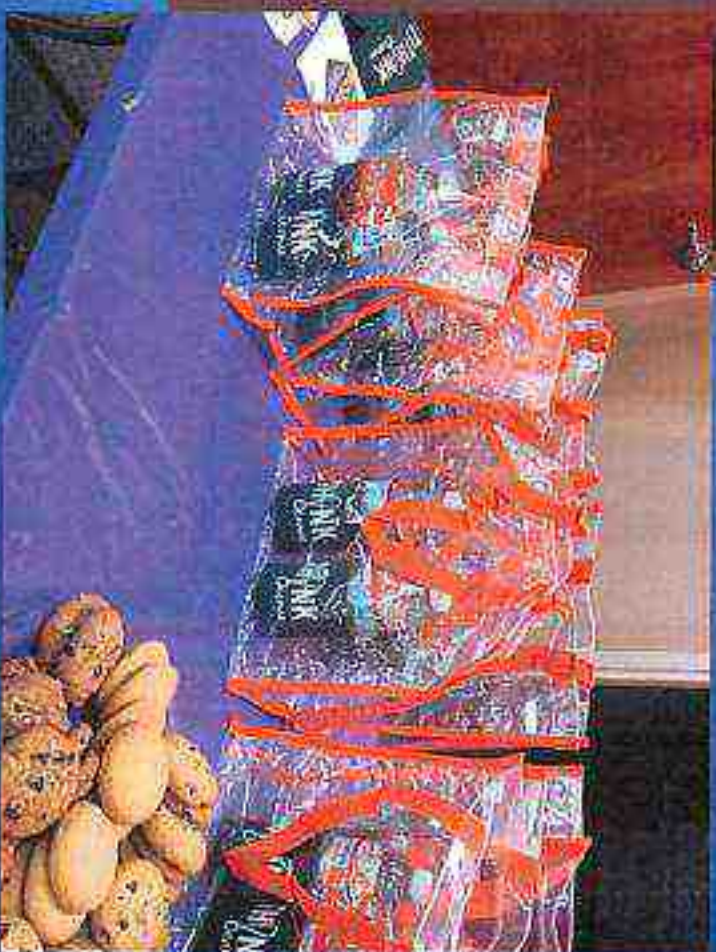
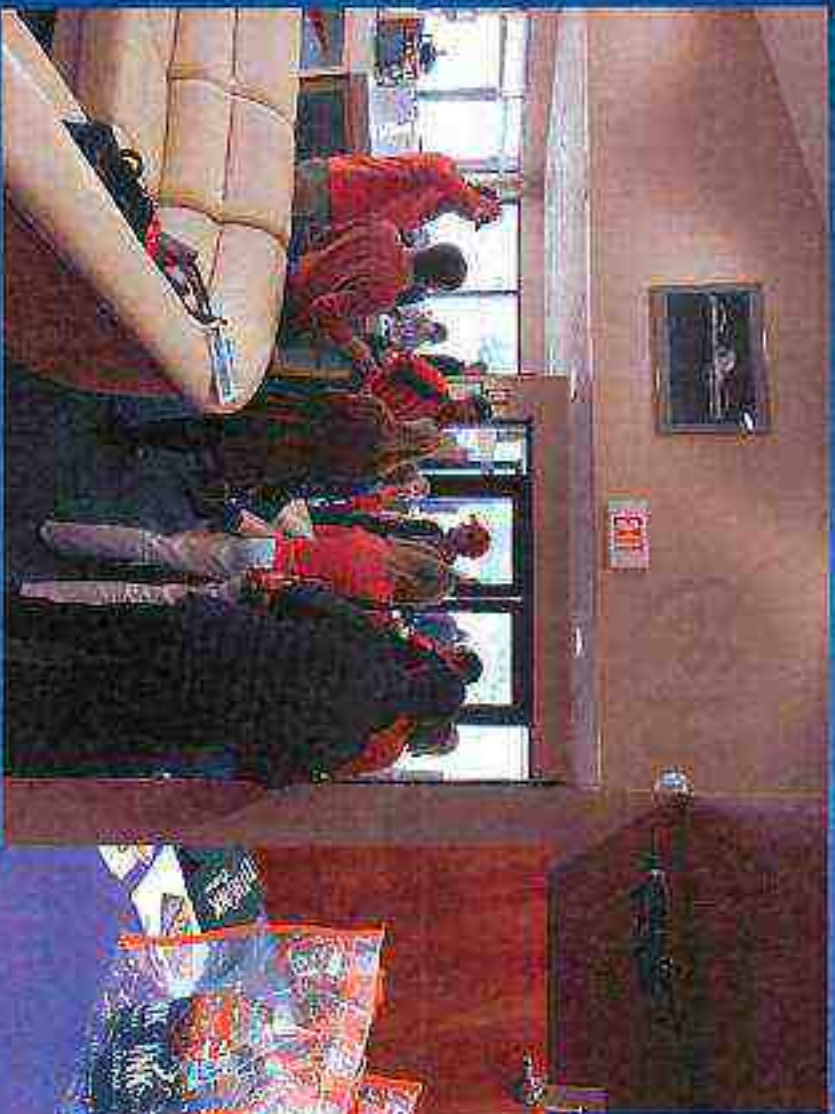
Promotional item blitz

- 5,500 shopping bags
- 11,000 car decals
- 8,800 can koozies (5,000 Clemson)
- 160 pop sockets





Oconee County Regional Airport Partnership



THE GREAT OCCONNEE CLEAN UP

Getting picky about litter



- Spring Edition '17
 - 5 organizations
 - 200 volunteers
 - 2300 lbs. litter
- Fall Edition '17
 - 62 volunteers
 - 790 lbs. litter

Downtown Clean Up Challenge



4 Cities

144 volunteers

3500 pounds of litter



What's coming in 2018 with Destination Oconee?

- 1st phase of wayfinding signage
- Expand Think Oconee reach
- Continued support of downtown development efforts
- Municipal Leaders Roundtables 2018
- Closer partnership with CVB – tourism marketing

PRODUCT DEVELOPMENT UPDATES



AT&T, in partnership with the Oconee Economic Alliance, announced that the Seneca Rail Park is a “certified fiber ready” industrial park.

This is the first industrial site/park in Upstate South Carolina to receive this designation and will aid its marketability to future industrial prospects.

- The OEA grant application to fund the removal of the trees on the 111-acre Seneca Rail Park and to build a new monument sign at the Golden Corner Commerce Park was supported. The OEA will be allocated **\$256,000 dollars** from the SC dept. of Commerce towards those projects to help those industrial parks be more competitive.
- This grant announcement is in addition to the \$1.2 million dollars the OEA secured to fund the construction of new roads with the Oconee Industry and Technology Park.



PARCEL
TOTAL - 120 AC
BUFFER - 24 AC
CLEARING - 96 AC

E BUFFER

W BUFFER

S BUFFER

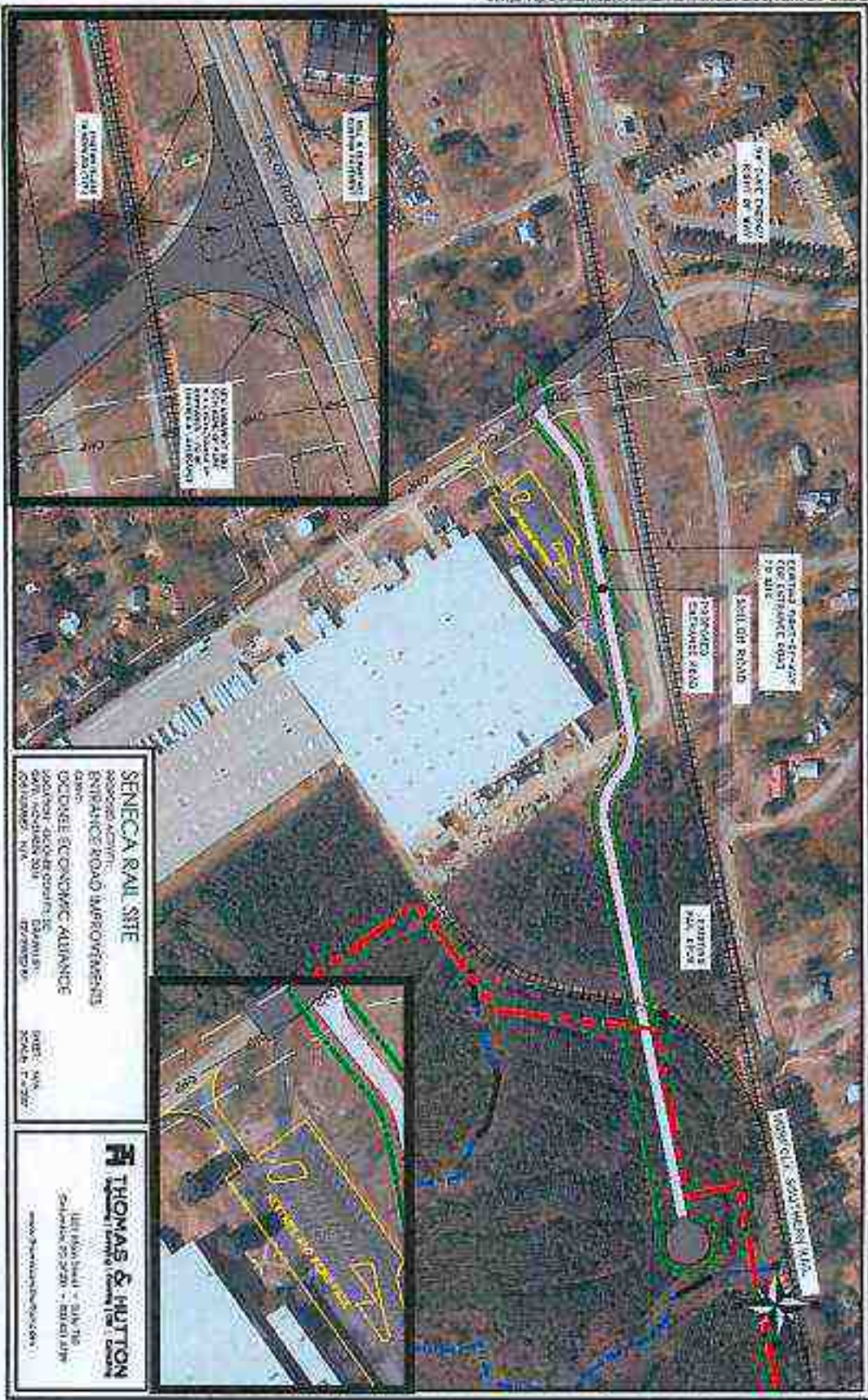
N BUFFER



SCALE: 1" = 100'



SRS - TREE CLEARING EXHIBIT
OCCONEE COUNTY, S.C.



99' C&D DRIVE
RESIN ON WALL

CELESTIAL PARK-27-400
TOP (SCHEDULE 400)
TO SITE

PROPOSED
PARKING LOT #200

SHOULDER ROAD

PARKING
LOT #100

PROPOSED SOUTHWEST WALL

10' S&D DRIVE
CONCRETE DRIVE

CONCRETE DRIVE
S&D DRIVE
CONCRETE DRIVE
CONCRETE DRIVE

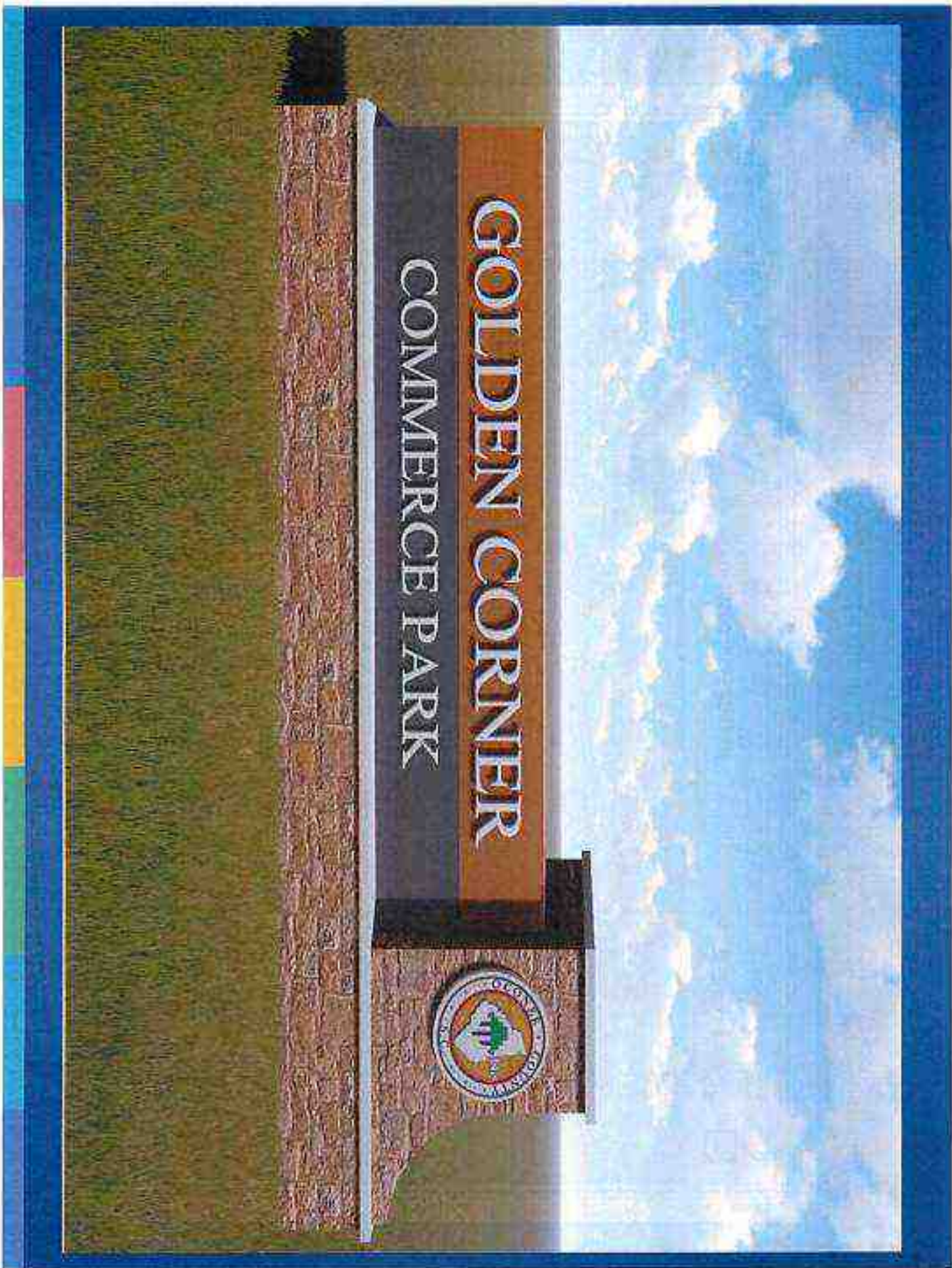
10' S&D DRIVE
CONCRETE DRIVE

SENECA RAIL SITE
 PROPOSED ACTIVITY:
 ENHANCE ROAD IMPROVEMENTS
 CLIENT:
 GEORGE ECONOMIC ALLIANCE
 300 SOUTH ALCO STREET, SUITE 100
 COLUMBUS, GA 31906
 PROJECT NO.: 1700000001
 DATE: 04/11/18
 SCALE: 1"=200'



THOMAS & HULTON
 1115 HULLMAN - SUITE 100
 COLUMBUS, GA 31906
 www.thomasthilton.com

GOLDEN CORNER COMMERCIAL PARK

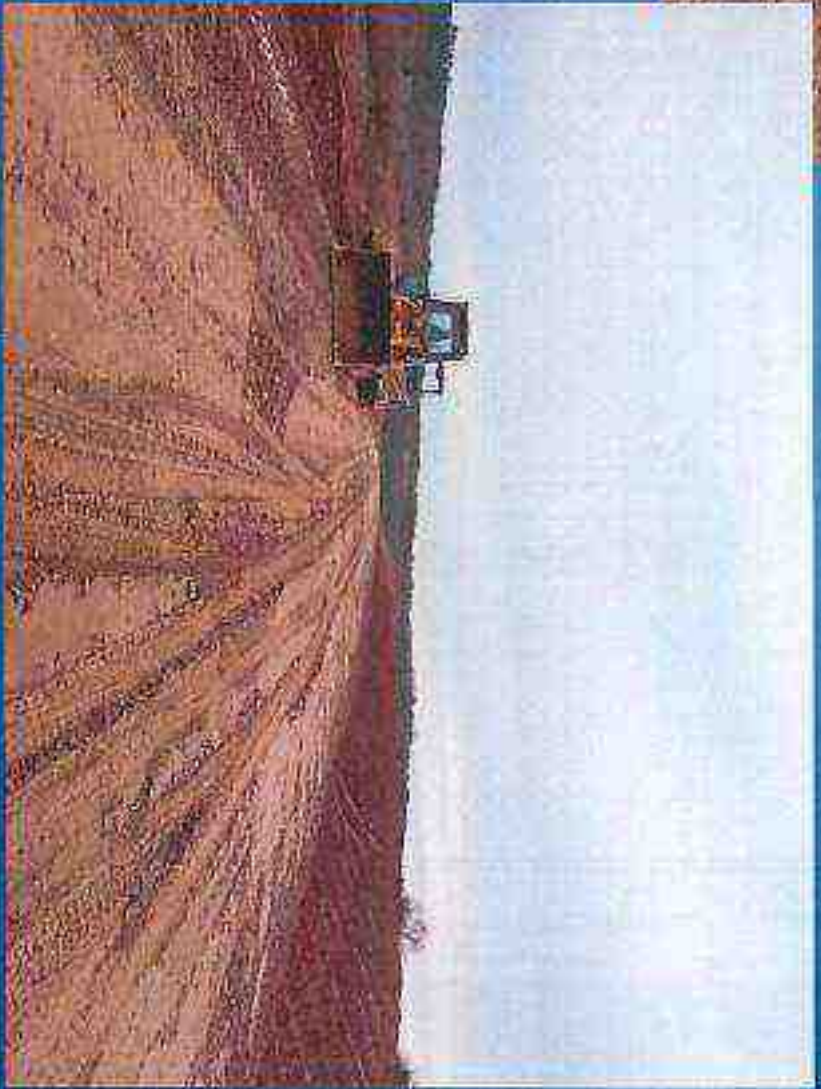




"Proposed Site - Phase II"
Golden Corner Commercial Park
3011 W. Park St., Swain County, NC

DAVIS & FLOYD
1941 11th St.
Greenville, SC 29615
864.671.1111





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SEE SHEET 100-000000-01 FOR SITE PLAN

WATERWAY

SITE 5
± 11.6 AC

SITE 1
± 9.3 AC

SITE 4
± 10.75 AC

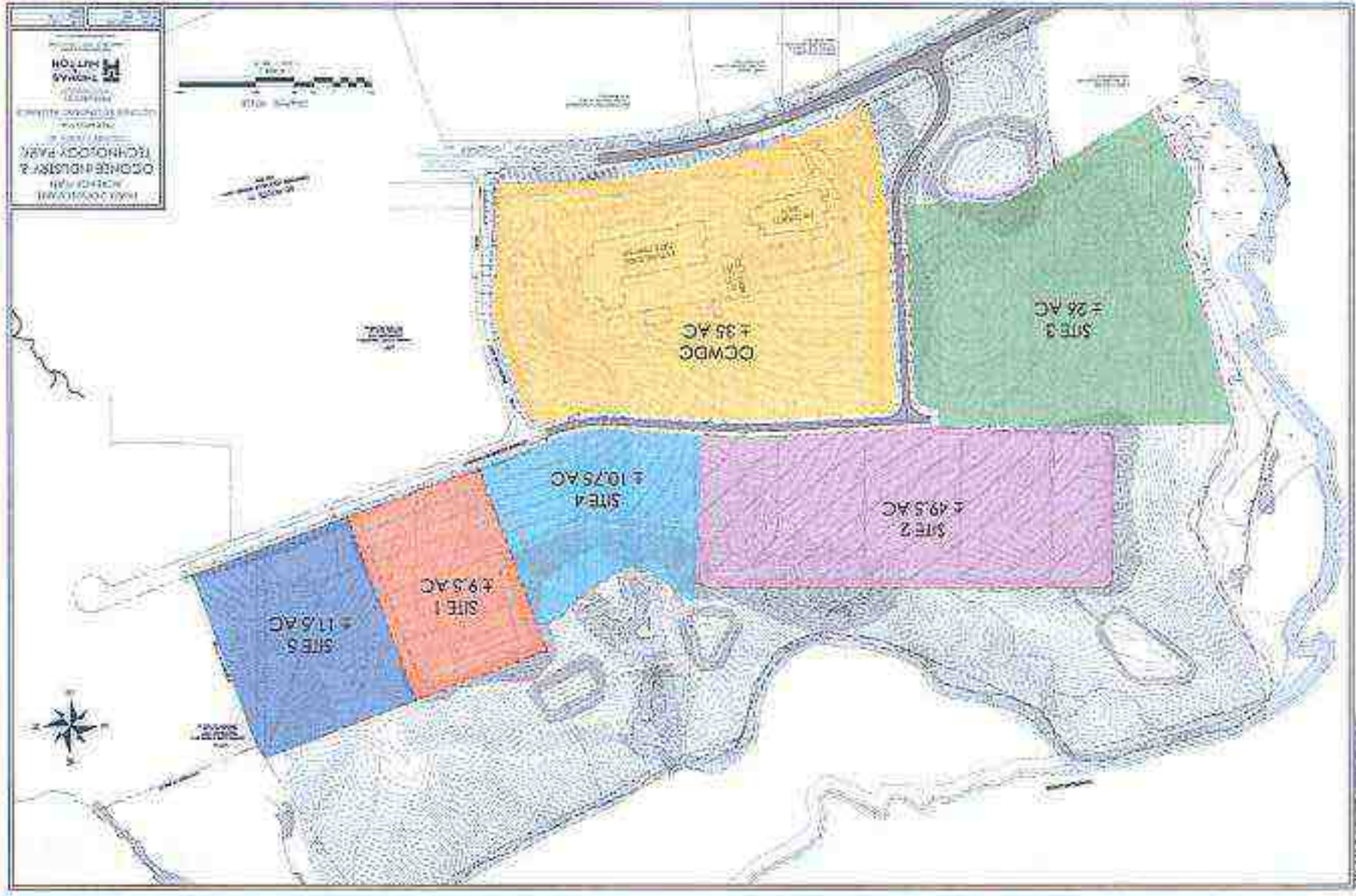
SITE 2
± 49.5 AC

DCWDC
± 35 AC

SITE 3
± 26 AC



WATERWAY



A few comments regarding the status are below:

- SCDOT was formally notified of the funding in October 2017
- Thomas & Hutton and Oconee County met with SCDOT's main office in Columbia on October 26, 2017 to discuss the project moving forward
- Penny Phillips from the Greenville SCDOT office will be the Project Manager for SCDOT
- Thomas & Hutton, acting on behalf of Oconee County, submitted cost estimates to SCDOT on 11/13/17
- Thomas & Hutton submitted plans to SCDOT on 11/16/17. The latest plans were received on November 27, 2017 by SCDOT. SCDOT is limited as to the amount of work that can be contributed to the project prior to programming the project funds. The funds cannot be programmed prior to inclusion in the STIP. Once that occurs, SCDOT will program the funds and can begin charging time to the project. In essence, all work activities are tied to project programming and execution of the project agreement. Ms. Machael Peterson, at SCDOT, is currently working with the SCDOT legal office to complete the draft agreement for the County to enter into.
- Prior to completing the agreement, the project must be included in the STIP. That process was completed on Jan. 26 by Lance Estep at ACOG and sent to Kenny Larimore of SCDOT.

Oconee Economic Alliance

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With Travelers Rest as model, Golden Strip eyes future along Swamp Rabbit Trail

[Amanda Cozart, The Greenville News](#) Published 12:04 p.m. ET Sept. 18, 2016 Updated 12:06 p.m. ET Sept. 19, 2016



(Photo: LAUREN PETRACCIA/Staff)

In the Golden Strip, Travelers Rest looms large as an example of what small Greenville County towns can become if they connect to the Greenville Health System Swamp Rabbit Trail.

The original trail stretches north of Travelers Rest to South Pleasantburg Drive at Greenville Tech; constructing a contiguous trail was relatively easy because most of it was built on a 13-mile stretch of a now-defunct railroad.

But to extend it, municipalities in the Golden Strip will have to work with the county government and private landowners to negotiate every inch of new trail they want to create.

The cities of Mauldin, Simpsonville and Fountain Inn also must work together to create routes that will easily connect in order to fulfill the vision of a trail that covers the north-to-south length of the county.

Each town is limited by the one north of it. Simpsonville cannot connect to the trail until Mauldin does, and Fountain Inn cannot connect its orphaned spur of the trail until Simpsonville and Mauldin have connected.

Route needs to be picked

In Mauldin, the northernmost city in the Golden Strip, a route for the future trail must be chosen before they pursue planning and funding efforts, said John Gardner, Mauldin's city planner. Mauldin evaluated a route using the N. Main Street right-of-way in 2009, which was "quite expensive" at \$2.8 million, Gardner said. That route would follow N. Main Street southbound to Murray Drive and ending at the Mauldin Cultural Center. An alternative route would have utilized the greenway trail on a branch of Gilbert Creek, connecting at Hanby Drive and heading south towards the Forest Woods subdivision.



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"That gets you away from some of the highway and from some of the costs of putting the trail on the highway," Gardner said. "But it's a longer distance and less direct."

The changes Travelers Rest has realized since the trail's opening make it easier for Mauldin to push for a link to the pathway, but challenges remain.

"We don't have a traditional downtown because we don't have a traditional set of streets," Gardner said. "Our town hall sits on an 18-acre block. A typical city block is three acres. We have what you would call 'super blocks.'"

Because of the unusual composition of Mauldin's town center, it will take more than a trail to turn it into a new Travelers Rest. Travelers Rest had the pieces to a downtown — a main drag, normal sized city blocks — but the buildings were vacant and needed to be filled. The trail brought in traffic that allowed existing and new businesses to succeed. In Mauldin, connecting to the Swamp Rabbit Trail would be a step towards that walkable, bikeable, retail-and-restaurant focused downtown.

Mauldin has made steps towards those goals with a new walking trail between the public library and Sunset Park, but street connectivity creates congestion problems that are not conducive to sidewalks full of strolling shoppers and patios packed with diners.

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"You don't put storefronts right on a highway with 30,000 cars and trucks driving through every day," Gardner said. "You don't put sidewalk cafes next to that. You put them on streets that look like Main Street in Greenville or Main Street in Travelers Rest. You can do it because they've slowed and calmed traffic down a little bit."

Gardner points to Gervais Street in Columbia as an example of a city turning a highly-trafficked road into a hospitality district. The main street in the Vista neighborhood is part of U.S. 378, but is lined with restaurants, bars, retail shops and metered parking, and it handles more traffic per day than Mauldin's N. Main Street does. Gervais Street accomplished that partly through balancing on-street metered parking with a four-lane road, partially slowing down traffic and allowing easy access to sidewalks. Addressing the traffic flow in Mauldin, paired with the increased foot and bicycle traffic the Swamp Rabbit Trail could move Mauldin toward a more pedestrian friendly downtown.

"These things are going to take some significant investment. Creating good urban places is a pretty standard menu item that you do. You improve conditions for pedestrians, you make investments in your streets and streetscaping, and try to build a vibrant arts community ... We need to create an environment where people can go as a destination."

[Swamp Rabbit Trail helps Travelers Rest businesses boom](https://www.greenvilleonline.com/story/news/local/2016/09/16/swamp-rabbit-trail-helps-travelers-rest-businesses-boom/89968190/)

(<https://www.greenvilleonline.com/story/news/local/2016/09/16/swamp-rabbit-trail-helps-travelers-rest-businesses-boom/89968190/>)

Simpsonville is ready

Simpsonville Mayor Janice Curtis thinks her city already has many of the ingredients to make it a destination. The Heritage Park Amphitheater holds events like concerts and 5K races, and Simpsonville city parks have walking trails that could eventually be tied to a Simpsonville stretch of the Swamp Rabbit Trail. The city's Main Street has the hometown feel, lined with brick facade shops and well-groomed greenery. Connecting to the trail would bring the town an economic boon similar to that seen in Travelers Rest, Curtis said.

"The Swamp Rabbit Trail has created a whole new world for them up there and I think it will for the Golden Strip as well," Curtis said. "It will stimulate our economy and bring people into the area that have never visited before. It will actually help as far as bringing continuity to downtown, too. Right now, we have different themes on different sides of the roads."

Simpsonville is ahead of Mauldin in the planning process for their part of the trail. They've got a proposed route and a federal grant that will cover nearly \$222,000 of the 3.7-mile trail's cost, which Curtis estimates to be between \$400,000 and \$500,000. The city is in the process of acquiring the right-of-way for the trail along a rail line that runs parallel to W. Main Street. As planned, the trail would start at the Simpsonville Clock Tower and run past Hillcrest Hospital. Eventually, it would meet with a Fountain Inn trail at Heritage Park. Surveying could begin as early as October and ground could be broken in the spring if the right-of-way is granted, Curtis said.

Because Mauldin has not chosen a route for a potential trail to take, Curtis said they can't plan on how the trails will connect between the two towns. Another obstacle for both municipalities is figuring out how to have the trail cross Interstate 385, which separates Simpsonville and Mauldin. With a speed limit of 65 miles per hour, it would be dangerous and nearly impossible for bicyclists to cross. It could involve an expensive tunnel or bridge project, but that issue has not been approached by either city's government.

[Paradox accompanies trail's success](#)

Waiting to connect

Fountain Inn's trail is already running, but at the south end of Greenville County, the small city is dependent on its northern neighbors to build and link trails before it can attach to the Swamp Rabbit Trail. Mayor Sam Lee, too, cites Travelers Rest as evidence that the trail is worth getting on.

"All you have to do is take a look at the economic impact it's had on Travelers Rest," Lee said.

Fountain Inn's trail is officially part of the Swamp Rabbit Trail, but there's no connection between where the current trail ends in Greenville and where the Fountain Inn portion begins, so out-of-towners seeking to use it would most likely have to drive to it. That limits the potential traffic; instead of driving to a trail in Fountain Inn, a Greenville resident may prefer to use the trail in their own city. Connecting the trail from the northern tip of the county to the southern end would give people the option to explore different parts of Greenville County, Lee said.

"You would probably get people who may not say, 'Hey, let's jump in the car and drive to Fountain Inn on a Saturday morning,' but they may say, 'Hey, let's walk the trail from Mauldin to Fountain Inn,'" Lee said. "Before the Swamp Rabbit Trail, people may not have said 'Let's drive to Travelers Rest,' but now they walk and bike there."

Advocates for the trail have a vision beyond just the stretch from north to south. Brad Wyche, the founder of conservation group Upstate Forever, sees the trail stretching past the Greenville County border into Laurens and Greenwood counties, ending at Lake Greenwood. County Councilman Joe Dill, a trail advocate since its inception, envisions spurs reaching out to communities including Greer and Tigerville, which lie to the trail's east. But challenges lie ahead in those areas just as they do in the Golden Strip. With each mile of trail comes the challenge of working with private property owners, municipalities and county governments.

"I predict that that's what will happen some day, that it will eventually cross all over the whole county," Dill said. "I just hope it doesn't get to where we have to get red lights on it."

Read or Share this story: <http://gmol.co/2db2n1V>





GREAT OCONEE CLEAN UP

Getting picky about litter

When

Saturday, April 21, 2018
8:30am - 12pm

Where

Parking: *Blue Ridge Electric Parking Lot*
2328 Sandifer Boulevard
Westminster, SC 29698

Litter Pick-Up: HWY 11 from Blue Ridge Electric north to Walhalla

Register

www.eventbrite.com

Search: Great Oconee Clean Up

Anyone under the age of 16 must be accompanied by a registered adult.

The first 200 registrants will receive a free t-shirt!

* For more information, contact lcooper@oconeesc.com
or call (864) 638-4210



Richard Blackwell

From: sfinger@rtwministry.org
Sent: Saturday, February 24, 2018 10:04 AM
Subject: Ride To Work Ministry Completes 2000th Ride

To our friends, donors, local employers, agencies and supporters:

We just completed our 2000th ride at Ride To Work Ministry Nonprofit inc.! Amazing progress since starting a little over a year ago. Here is the data so far:

- We have provided rides to/from work for **49 different riders** including 9 current riders.
- **Fourteen riders have graduated** (meaning they kept their job and found their own way to work) and two others were dropped but subsequently kept working. Of the 14 who graduated, four found a car or fixed their car, one got a moped, three moved close enough to walk to work, and six found a carpool/other ride.
- Twenty-four riders have 'flunked out' of the program for violating our rules, not showing up for rides, failing to make progress on their success plan, etc.
- We are averaging about 60 rides per week.
- Most jobs are at local factories (Parkway Products, ITechS, Borg Warner, ACI Plastics, etc.)
- Most riders are referred to us by Our Daily Rest shelter, SC Vocational Rehab Dept., or local temp agencies.
- We now have nine volunteers (we need more) and a list of 17 UBER, Lyft, or Taxi drivers.
- We still need funding (remember: riders pay us \$5 per day; our cost is \$25-30/day for UBER, Lyft or local Taxi to provide the rides and we subsidize the difference). **We have donor who will match donations up to \$5,000 (still \$2,000 left in this program)!!! Please send your donation to Ride To Work Ministry Nonprofit Inc., P.O. Box 1345, Seneca, SC 29679 and mark it 'Donor Match Program'.**
- We've updated our website with the positive success of several recent graduates! Check it out under "news and success stories" at rtwministry.org

Thank you for your prayers and support!
Steve