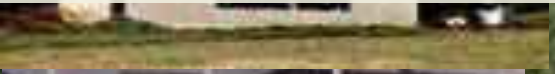
# Planning Commission
# Comprehensive Plan Subcommittee

Review of Goals: Part II
Goals 3-5
May 14, 2014

# 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.

GOAL 3



*Objective 1: Encourage development in a way that protects and preserves our natural resources.*

| Strategies for Success | Agencies Responsible | Timeframe for Completion |
|---|---|---|
| 1. Review and update existing land use regulations as needed, to facilitate development that preserves forests, prime agricultural lands, sensitive areas, and natural resources. | PC; CC | Ongoing |
| 2. Develop reasonable regulations regarding the development of steep slope areas. | PC; CC | 2011 |
| 3. Establish green space/open space requirements for new developments. | PC; CC | 2011 |
| 4. Establish strategies and adopt measures necessary to create the framework for the efficient implementation of erosion and sediment control regulations. | PC; CC | 2011 |
| 5. Support efforts to educate public in the use of best management practices for construction sites. | PC; CC | Ongoing |
| 6. Consider, and possibly adopt, regulatory components of a program to expand the natural vegetative buffer requirement to all lake front properties; this may or may not include provisions for increasing the size of the buffer to 50 feet. | PC; CC | 2013 |
| 7. Establish a mitigation program for littered and unsafe properties, utilizing funding from alternative funding sources such as state and federal grants, or possibly specialized tax levies. | PC; CC | 2012 |

*Objective 2: Manage development in a manner that ensures our natural resources and lifestyle serve to enhance a sustainable economic prosperity.*

GOAL 3

| Strategies for Success | Agencies Responsible | Timeframe for Completion |
|---|---|---|
| 1. Utilize the countywide zoning process to plan appropriate development and protect special areas through rezonings and overlays. | PC; CC | Ongoing |
| 2. Work to manage urban/suburban development in Oconee County to insure adequate infrastructure is in place to support balanced growth in primary growth areas, while limiting urban sprawl and protecting those areas deemed special. | PC; CC | Ongoing |
| 3. Identify potential county industrial sites in appropriate areas, and work with public and private entities to secure funding to purchase select properties for potential projects within prime industrial areas. | EDC; PC; CC | Ongoing |
| 4. Promote a diverse economy that includes a mix of employment sectors, including ecotourism, to insure Oconee County remains economically competitive. | EDC; PC; CC | Ongoing |

GOAL 4

**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.**

## *Objective 1: Seek local, state, and federal funding support in efforts to expand and enhance educational opportunities for Oconee County residents.*

GOAL 4

| Strategies for Success | Agencies Responsible | Timeframe for Completion |
|---|---|---|
| 1. Expand coordination of planning efforts with School District of Oconee County to ensure decisions related to school projects are made with the most complete information available, to include all issues related to infrastructure, accessibility, and traffic planning. | PC; CC | 2011 |
| 2. Continue to look for opportunities to support and enhance job training, education, and adult back-to-school programs by fostering ties with area universities and vocational technical colleges; this may include promoting the development of satellite programs for better access by local residents. | EDC; PC; CC | Ongoing |
| 3. Provide the School District of Oconee County appropriate assistance in efforts to enhance and upgrade education. | CC | Ongoing |
| 4. Prioritize expansion and upgrades of libraries through the capital improvements plan and coordinate their location with available infrastructure and the location of schools. | Library Board; PC; CC | Ongoing |

## *Objective 2: Promote and enhance access to affordable housing through both public and private cooperation.*

| Strategies for Success | Agencies Responsible | Timeframe for Completion |
|---|---|---|
| 1. Create a Housing Task Force, non-profit housing agency, or Trust which would analyze regulatory barriers and seek market-based incentives to promote affordable housing. | PC; CC | 2011 |
| 2. Review and amend land development and subdivision regulations as needed to provide incentives to promote the development of high-quality, low-cost housing. | PC; CC | 2012 |
| 3. Work with state and local government to find funding sources, such as growth management infrastructure grants, to assist public and private entities seeking funds to develop and rehabilitate high-quality, low-cost housing. | PC; CC | Ongoing |
| 4. Work with local, state, and federal agencies to reduce barriers to affordability; this may include one-stop permitting, pre-approved affordable housing plans, and payback mechanisms for upgrades to infrastructure. | PC; CC | Ongoing |
| 5. Adopt and enforce substandard housing regulations needed to ensure health and safety; this may include the adoption of the International Property Maintenance Code. | PC; CC | 2011 |

## *Objective 3: Upgrade solid waste facilities to improve services and allow for needed upgrades and expansion to provide for anticipated growth.*

GOAL 4

| Strategies for Success | Agencies Responsible | Timeframe for Completion |
|---|---|---|
| 1. Study options and develop long-**range solution for the County's** solid waste needs; these may include, but are not limited to, constructing an in-county landfill, partnering with other jurisdictions in developing a regional landfill, or the continuation of long-term contracts with outside parties. | PC; CC | 2011 |
| 2. Seek to partner in the development of a solid waste research facility at a regional landfill. | PC; CC | Ongoing |
| 3. Identify and construct additional construction and demolition landfill sites within the county. | PC; CC | 2014 |
| 4. Work to reduce the volume of solid waste through increased recycling and composting. | PC; CC | Ongoing |
| 5. Seek out innovative and alternative technologies that not only provide for a long-term solution to current and projected solid waste needs, but may also be used in the future to mitigate and reclaim closed facilities. | PC; CC | Ongoing |
| 6. Seek and establish appropriate uses for closed landfill areas, which may include, but will not be limited to, the establishment of solar power generation facilities and appropriate recreation facilities. | PC; CC | 2014 |

## *Objective 4: Regularly review public safety needs and enhance facilities as required.*

| Strategies for Success | Agencies Responsible | Timeframe for Completion |
|---|---|---|
| 1. Review and upgrade existing emergency facilities plans on a regular basis, implementing established goals in a systematic manner. | Emer. Serv. Comm.; PC; CC | Ongoing |
| 2. Provide local public safety agencies appropriate assistance in obtaining funding to expand and upgrade operations. | Emer. Serv. Comm.; CC | Ongoing |
| 3. Coordinate local public safety planning and activity with regional, state, and federal agencies. | Emer. Serv. Comm.; PC; CC | Ongoing |
| 4. Seek to partner with private entities in the development of emergency satellite facilities and specialized response equipment. | Emer. Serv. Comm.; PC; CC | Ongoing |

## *Objective 5: Continue to monitor closely Oconee County's compliance with state and federal air-quality standards, adopting and maintaining reduction strategies as necessary.*

| Strategies for Success | Agencies Responsible | Timeframe for Completion |
|---|---|---|
| 1. Monitor results of current and future radon research. | PC | Ongoing |
| 2. Partner **with Home Builder's Association and other** stakeholders to develop a radon response program; this may include, but is not limited to, an educational component that provides information related to both the cost-savings and potential health benefits of incorporating a radon-mitigation option in early construction stages, or the adoption of new standards requiring proven mitigation methods. | PC; CC | 2012 |
| 3. Amend and adopt standards as necessary to maintain compliance with the Clean Air Act. | PC; CC | Ongoing |

## *Objective 6: Work to address the age-related problems that may arise among Oconee County's aging population, particularly focusing on issues not adequately dealt with by state and federal efforts.*

| Strategies for Success | Agencies Responsible | Timeframe for Completion |
|---|---|---|
| **1. Review and upgrade county-owned medical/residential/nursing care facilities as needed.** | CC | Ongoing |
| **2. Support municipalities in efforts to establish public transportation, seeking ways to expand into various parts of the unincorporated areas as appropriate.** | PC; CC | Ongoing |
| **3. Continue to explore ways to increase the efficiency of emergency medical services throughout the county.** | Emer. Serv. Comm.; CC | Ongoing |
| **4. Seek partnerships with public and private entities to study age-related issues, particularly as they relate to potential impacts on Oconee County.** | CC | Ongoing |

## *Objective 7: Upgrade and maintain the county road system in a manner that meets the needs of Oconee County's growing population and provides safe and efficient routes through the county.*

GOAL 4

| Strategies for Success | Agencies Responsible | Timeframe for Completion |
|---|---|---|
| **1. Develop an ongoing systematic road maintenance and upgrade program based on a steady revenue sources.** | Road Dept.; PC; CC | 2012 |
| **2. Develop and maintain a priority road upgrade list that not only considers existing traffic 'bottlenecks' and other sources of trouble, but also reasonably anticipates those expected to emerge in the coming decade.** | Road Dept.; PC; CC | 2012 |
| **3. Consider and adopt appropriate traffic management tools and techniques that utilize concepts such as limiting the number of curb cuts in high-traffic areas.** | Road Dept.; PC; CC | Ongoing |
| **4. Prioritize evaluation of all roads lying within primary development areas shown on the Future Land Use Map.** | Road Dept.; PC; CC | Ongoing |
| **5. Continue to require developers to provide traffic studies to determine if a road must be upgraded to safely handle increased traffic loads and to cover the costs of road upgrades when necessary.** | Road Dept.; PC; CC | Ongoing |
| **6. Enhance communication with local and state D.O.T. staff and projects.** | Road Dept.; Other County Staff | Ongoing |

## *Objective 8: Continue to evaluate and fund public transportation in urbanizing areas of Oconee County, expanding as needed to provide for ongoing growth and development.*

| Strategies for Success | Agencies Responsible | Timeframe for Completion |
|---|---|---|
| **1. Promote and assist in the establishment of commuter parking lots to help encourage car pooling, and decrease traffic congestion.** | PC; CC | Ongoing |
| **2. Continue to partner with Clemson Area Transit (CAT) in keeping existing services, while looking for other opportunities to expand public transportation, to include, but not be limited to, van services and other non-traditional forms of mass transit.** | PC; CC | Ongoing |
| **3. Seek and secure methods of expanding transportation in remote areas for clients of facilities such as DSS, hospitals, medical complexes, government facilities, and parks.** | CC | Ongoing |
| **4. Support efforts to establish a high-speed rail stop in Clemson, SC and/or Toccoa, Georgia.** | PC; CC | Ongoing |
| **5. Seek and establish appropriate methods of mass transit that will promote and enhance tourism; these may include, but are not limited to, water taxis, tour boats, and other modes of transport that allow tourists and residents to enjoy natural resources without dramatically increasing traffic.** | Mtn. Lakes Conv. & Visitors Bureau; PRT Comm.; CC | Ongoing |

GOAL 4

## *Objective 9: Expand bicycle and pedestrian routes to allow for greater use of alternative forms of transportation, and to promote ecotourism opportunities.*

| Strategies for Success | Agencies Responsible | Timeframe for Completion |
|---|---|---|
| **1. Develop standards that encourage developers to incorporate sidewalks and bicycle trails into subdivision developments.** | PC; CC | 2013 |
| **2. Seek grants for creating nature trails, sidewalks, bicycle lanes, and other tools designed to make communities more walkable, reduce vehicle traffic, and improve safety for pedestrians and cyclists.** | CC | Ongoing |
| **3. Upgrade county-maintained parks and recreational facilities to encourage and promote ecotourism opportunities.** | PRT Comm.; CC | Ongoing |

## *Objective 10: Continue upgrades to the Oconee County Airport in a manner that not only serves existing clientele, but will establish the facility as one of the premier small airports in the nation.*

| Strategies for Success | Agencies Responsible | Timeframe for Completion |
|---|---|---|
| **1. Complete ongoing expansion of runway length-and upgrade of instrument landing system.** | Aeronautics Commission; CC | 2014 |
| **2. Construct planned future upgrades, to include relocation of roads, strengthening of runway, as well as any other necessary components as funding becomes available.** | Aeronautics Commission; CC | 2014 |
| **3. Construct additional hangar space as needed to accommodate anticipated demand.** | Aeronautics Commission; CC | Ongoing |
| **4. Develop ongoing capital improvements program aimed at upgrading facility to attract additional employers and potential occupants of business parks within the county.** | Aeronautics Commission; CC | 2014 |
| **5. Seek and establish ways to utilize airport to foster partnerships with Clemson University.** | Aeronautics Commission; CC | Ongoing |

## *Objective 11: Establish programs to review all existing community facilities to determine needed changes resulting from both the aging of the facilities and the rapid population growth of Oconee County.*

| Strategies for Success | Agencies Responsible | Timeframe for Completion |
|---|---|---|
| **1. Review and update Community Facilities Plan, amending to reflect impact of recent growth and development and needs of aging population.** | PC; CC | 2013 |
| **2. Utilize Capital Improvements Plan to systematically construct and upgrade facilities identified in Community Facilities Plan.** | PC; CC | Ongoing |
| **3. Look for alternative to tax payer financing of projects such as private partnerships, user based fees, etc.** | CC | Ongoing |

GOAL 5

# 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.

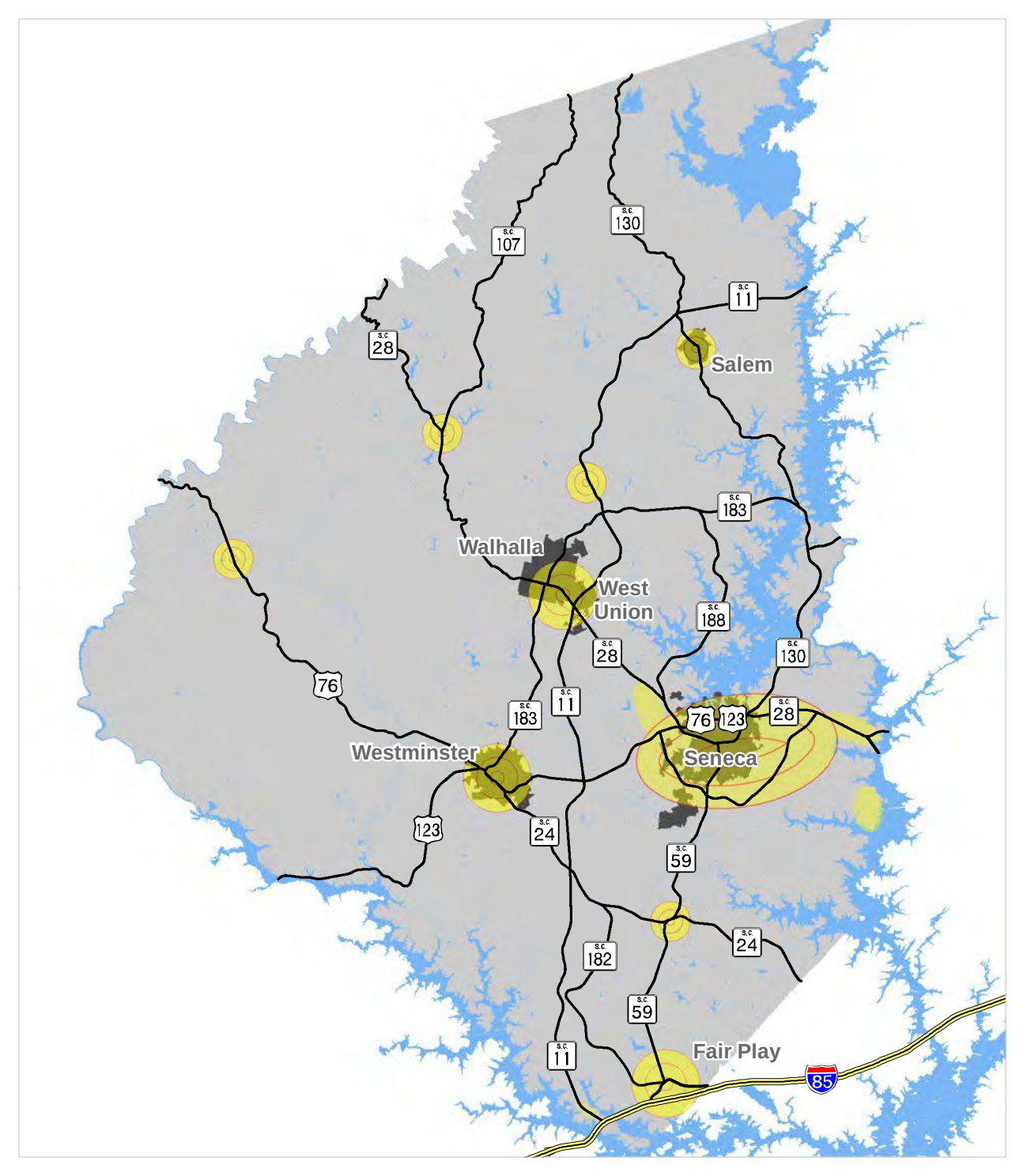
## *Objective 1: Promote a countywide arts program to facilitate an appreciation for the arts and other cultural facilities found within Oconee.*

GOAL 5

| Strategies for Success | Agencies Responsible | Timeframe for Completion |
|---|---|---|
| **1. Seek partnerships and other forms of assistance for the School District of Oconee County in supporting the arts.** | PRT Comm.; CC | Ongoing |
| **2. Support local festivals and entertainment events that promote the heritage of the region; this may include, but not be limited to, grants and other appropriate forms of financial assistance.** | PRT Comm.; CC | Ongoing |
| **3. Seek to expand role of the Oconee County Heritage Museum in documentation and preservation of local cultural and historical treasures; this may include, but not be limited to, funding of facility upgrades, establishment of various programs and partnerships aimed at promoting specific resources, and addition of staff positions.** | PRT Comm.; CC | Ongoing |
| **4. Support high quality library facilities, programs, and services that enhance, enrich, entertain, and educate our diverse and growing population and present opportunities for life-long learning and the exchange of culture.** | Library Board; CC; School District | Ongoing |

## *Objective 2: Conserve and protect features of significant local, regional and national interest, such as scenic highways, state parks, and historic sites and expand efforts to promote them for tourism.*

| Strategies for Success | Agencies Responsible | Timeframe for Completion |
|---|---|---|
| **1. Seek to insure the preservation and protection of sites and facilities currently listed on historic registers in Oconee County; this may include, but is not limited to, the development of partnerships to assist in the purchase of development rights, and adoption of standards governing future alterations.** | PRT Comm.; PC; CC | Ongoing |
| **2. Study and identify any additional cultural and historic properties worthy of consideration on historic registers.** | PRT Comm.; PC; CC | 2012 |
| **3. Provide assistance to local historical and cultural groups in efforts to obtain funding to study, maintain and manage Oconee County historical sites.** | CC | Ongoing |
| **4. Update and maintain GIS data and maps that can be printed and/or displayed on the county website, to provide the public with information on the location of historical and cultural sites.** | PRT Comm.; PC; CC | 2013 |
| **5. Provide appropriate financial and technical support to the development of the Southern Appalachian Farmstead Project currently underway in conjunction with the U.S. Forest Service and other governmental entities.** | PRT Comm.; CC | 2014 |
| **7. Review and adopt appropriate standards aimed at maintaining the state 'Scenic Highway' designation for SC Highway 11 and other routes; such standards may be based on adopted Scenic Hwy Corridor Plans or best practices, and may include the designation of the route as a County Scenic Highway.** | Scenic Highway Comm.: PRT Comm.; PC; CC | 2013 |
| **8. Review and update adopted regulations as needed to ensure all cultural, historical, and natural resources receive the protection necessary to remain a viable component of our lifestyle, as well as playing a role in an expanding tourism economic sector.** | PRT Comm.; PC; CC | Ongoing |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S.C. 28
Salem
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Walhalla
West Union
S.C. 188
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76
S.C. 11
S.C. 183
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123
S.C. 28
Westminster
Seneca
123
S.C. 24
S.C. 59
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S.C. 182
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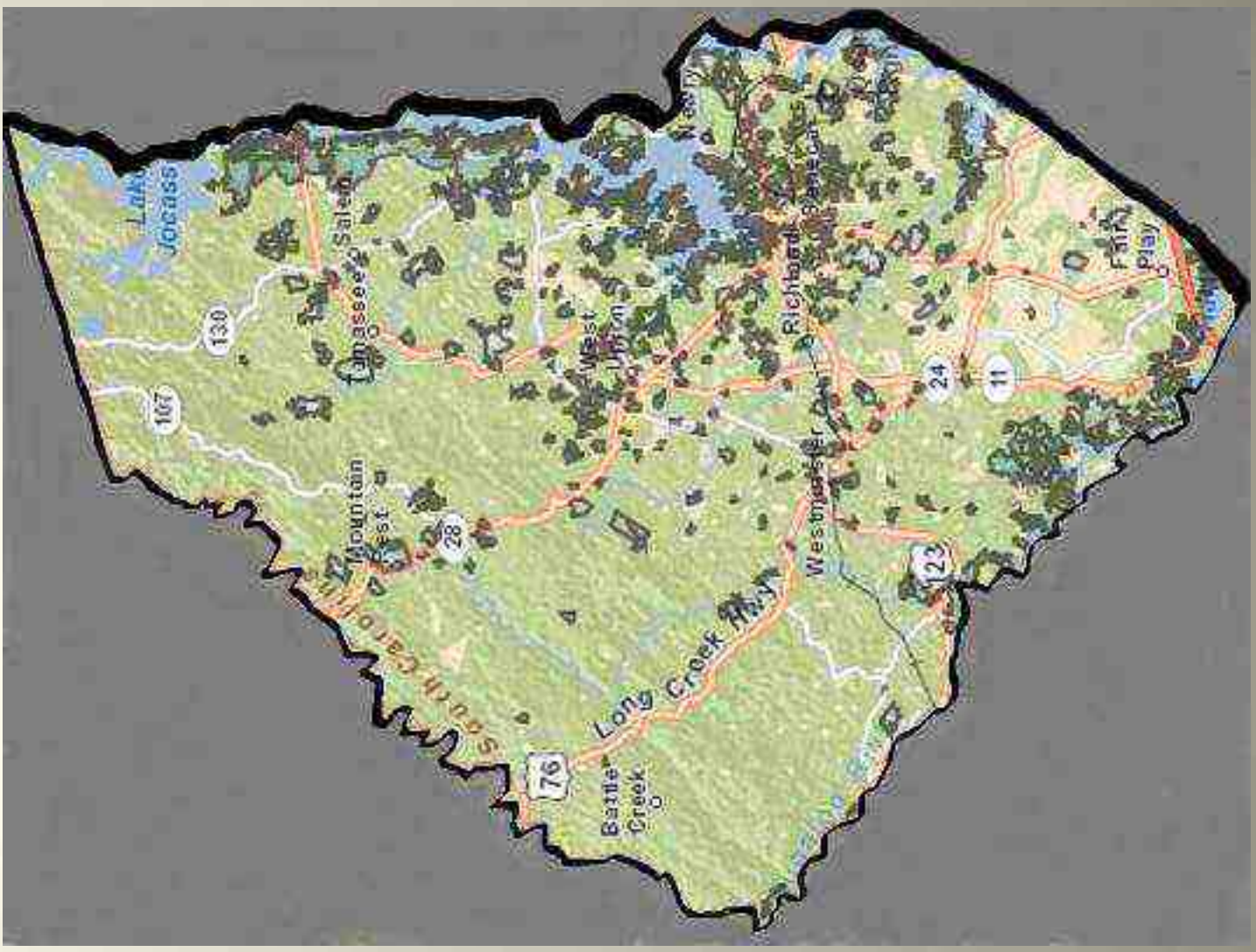
S.C. 11
Fair Play
85

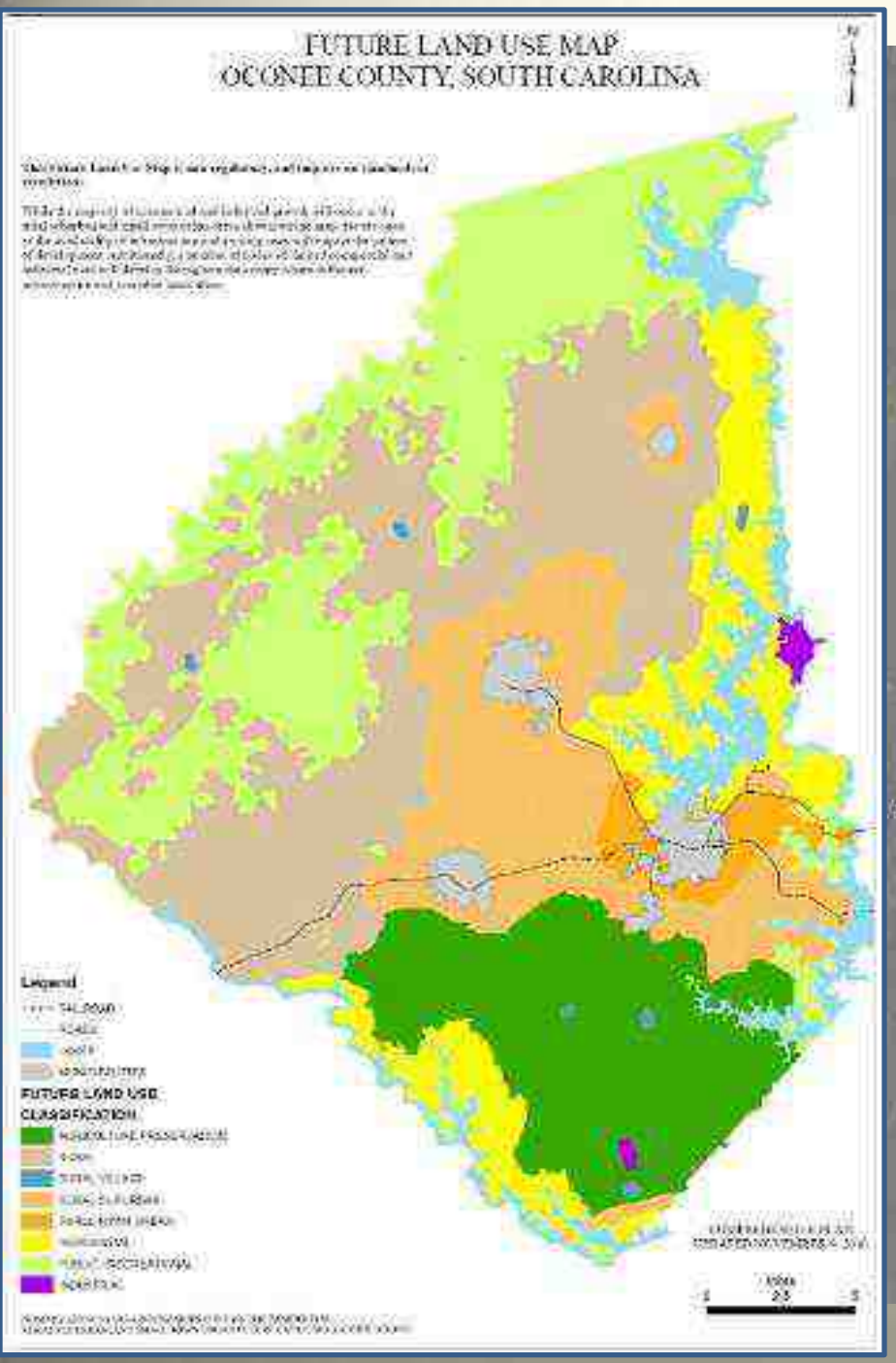
# Comments on Identifying Priority Development Areas

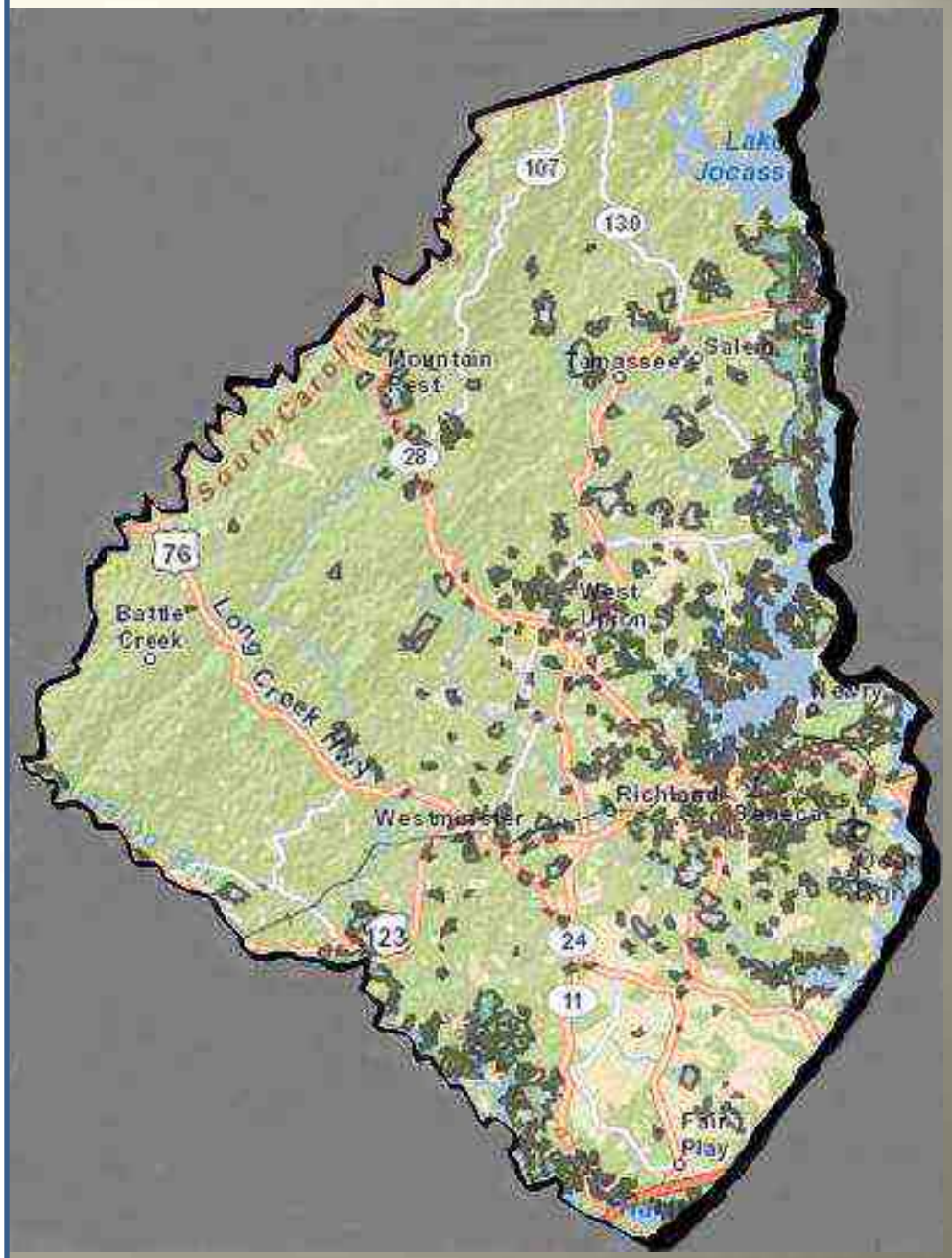
**Comprehensive Plan Review Subcommittee Meeting**
May 19, 2014

# A Few Maps to Consider

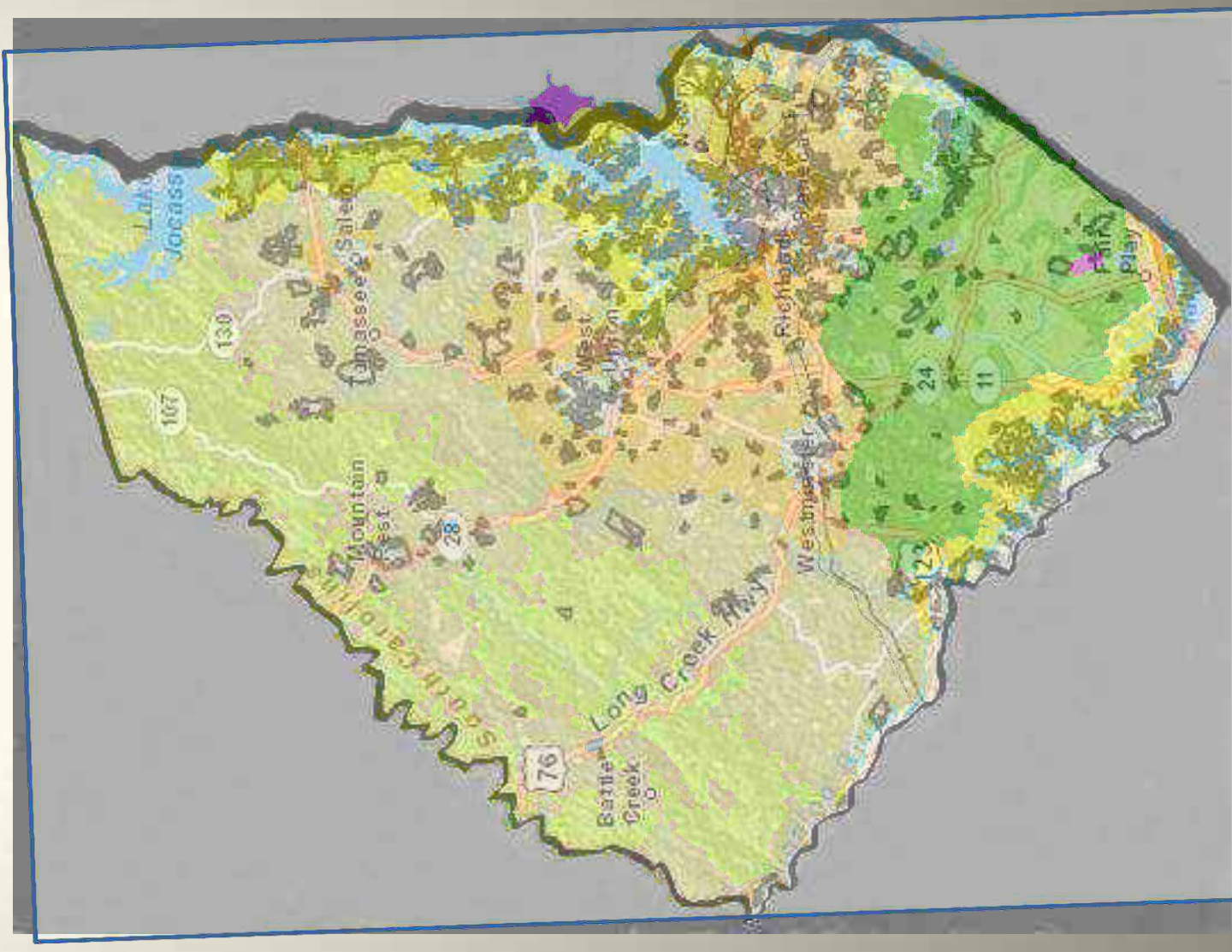
# Developed Subdivisions in Oconee County



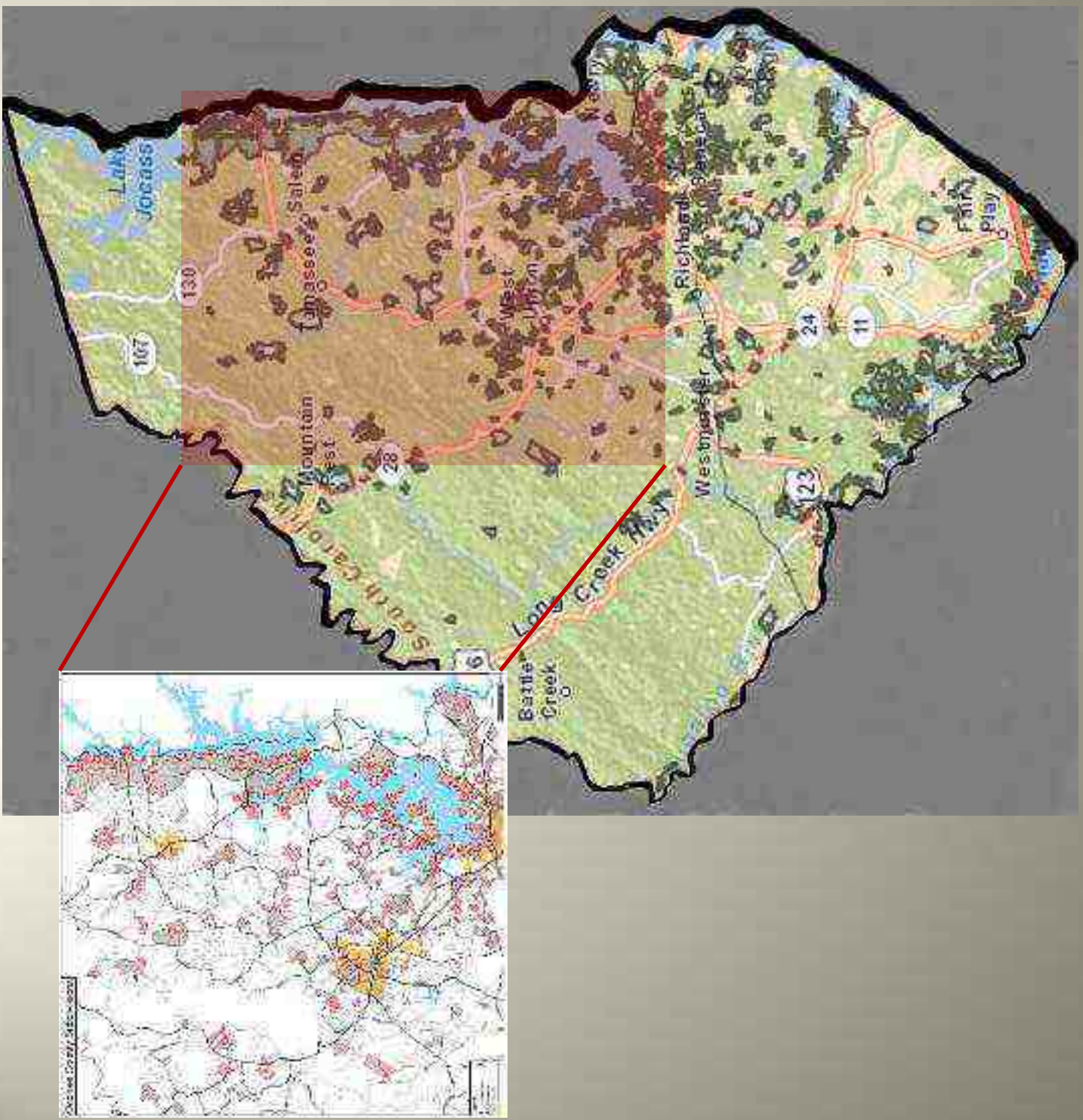

FUTURE LAND USE MAP
OCONEE COUNTY, SOUTH CAROLINA
Legend
FUTURE LAND USE
CLASSIFICATION


Lake Jocassee
107
130
Mountain Rest
Tamassee
Salem
28
76
Battle Creek
Long Creek Hwy
West Union
Westminster
Richland
123
24
11
Fair Play

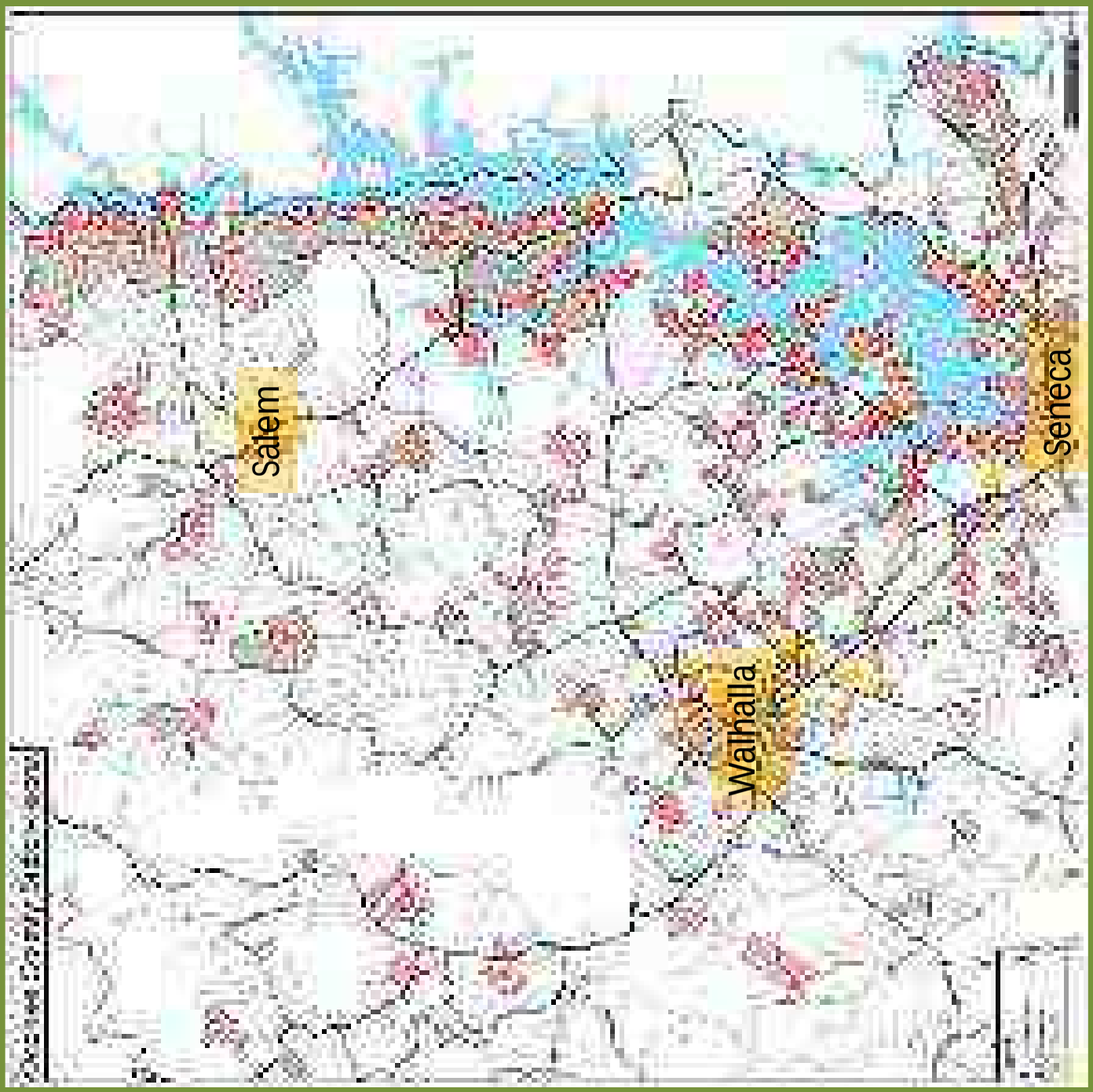
# Comparing Existing Development with the Future



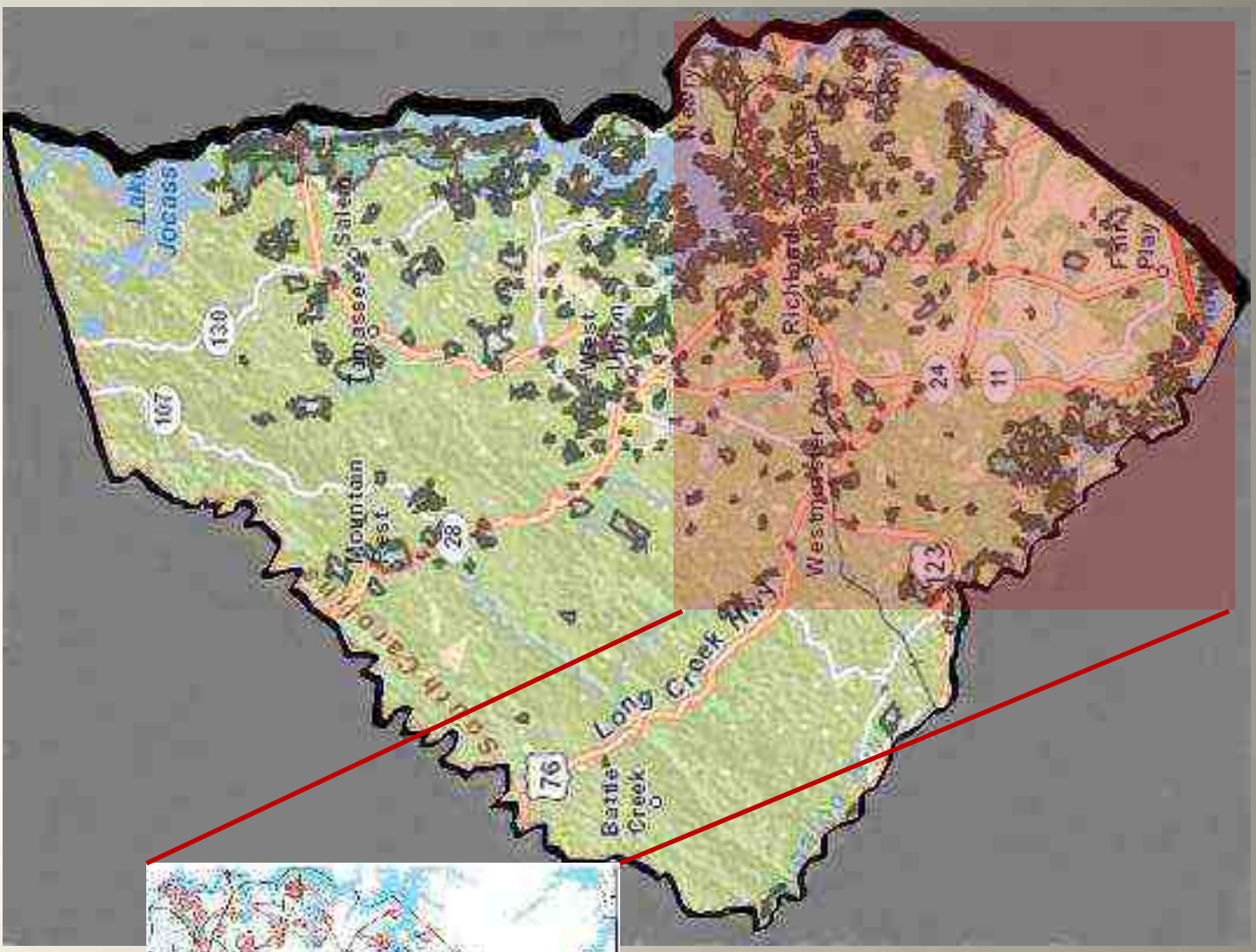
# Developed Subdivisions in Northern Area

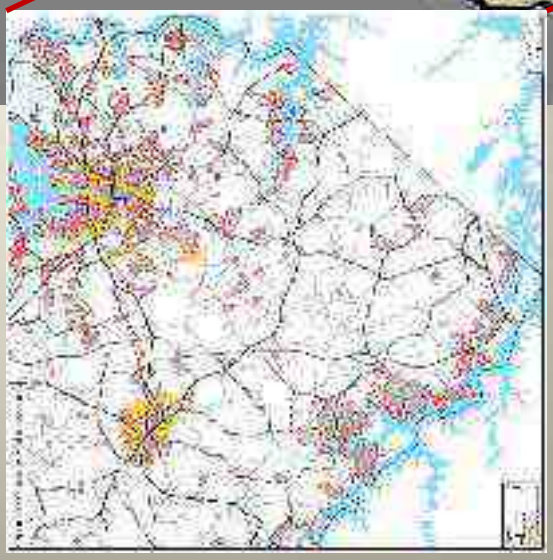


# US 123 Corridor and North



# Developed Subdivisions in Southern Area



US 123 Corridor and South