

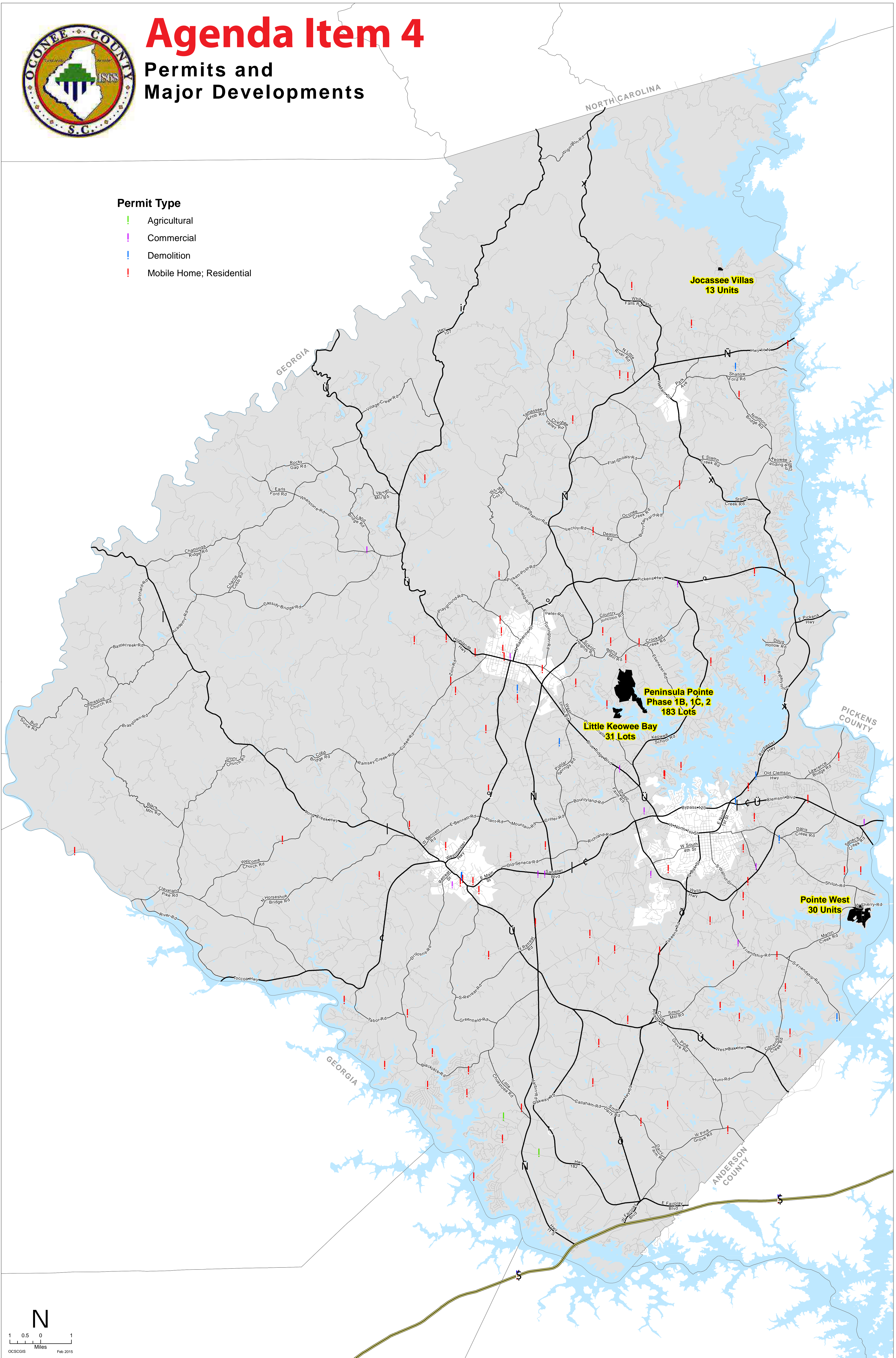


Agenda Item 4

Permits and Major Developments

Permit Type

- | Agricultural
- | Commercial
- | Demolition
- | Mobile Home; Residential



AGENDA ITEM 5

List of Priorities

A:

1. Comp Plan
2. SCGO – Scenic Hwys, etc...
3. 32/38
4. Mobile Home/RV Park Ordinance
5. Workforce Housing
6. Establish an annual report of activities and progress

B:

1. Recycling plan

C:

1. Sewer to I-85 corridor
2. Fund some projects from 1 cent sales tax list
3. Recycling plan

D:

1. 32/38
2. Comp Plan
3. Recycling Plan
4. Scenic Hwy

E:

1. Partnering with local municipalities to have water/sewer infrastructure to areas of the county, where growth is expected, IE, I-85 exit 1
2. Encouraging best practices for farming and forestry operations
3. Continue improving communication and cooperation between the county and municipalities
4. Maintaining capital projects with estimated costs, spec's and dates of upgrading, replacement, etc.
5. Working with state and Fed's to change formula's as to how Census figures are used to allot for state and fed funds, that fail to include non resident property owners in Oconee County
6. Continuing all of Objective 7 under Goal 2, currently in the comp plan
7. Continue proper zoning, and adopt appearance standards for existing and new structures/signs, etc.
8. Solid Waste
9. Reviewing and adoption of standards aimed at maintaining "Scenic Hwy 11" and other routes in the county

AGENDA ITEM 5

10. Working with local law enforcement/sheriff to maintain litter control. Possibly using county prisoners for this detail
11. Continuing in ways to work with all departments across the county to promote Oconee county for work and play

F:

Goals of top interest

1. **Economic Development**
2. **Water / Wastewater Improvements**
3. **Affordable Housing**
4. **Parks/Rec – Ecotourism**

Highlighted Goals and Objectives

1. **Goal 1 – Water Systems**
 - Obj. 1 & 2
 - o Continue to expand on water / wastewater infrastructure
 - o Analyze key growth areas
 - Obj. 3
 - o EPA storm water mandates (define / clarify)
 - o County mapping , Density
 - o Lancaster County's model (review)
2. **Goal 2 – Economic Development**
 - Obj. 1
 - o Comp. plan process, increase communication between county and towns
 - o Expand water, sewer and power
 - o Continued input from Economic Development Director
 - Obj. 4
 - o Grant Monies, Need more research
3. **Goal 3 – Land Use**
 - Obj. 1
 - o Encourage green space development
 - Obj. 2
 - o -Create incentives to promote affordable housing
 - Obj. 3
 - o Develop use of closed landfill areas
4. **Goal 4 – Community Facilities , Infrastructure and Public Resources**
 - Obj. 6
 - o Upgrade county owned medical facilities
 - Obj. 7
 - o County road maintenance

AGENDA ITEM 5

- Identify areas of safety concern
- Obj. 9
 - Upgrade / Expand parks , waking and bike trails
- Obj. 10
 - Continued maintenance and expansion of county airport
 - Encourage local industry and business use

2015 Comprehensive Plan Review

Options for the Planning Commission to Consider

February 23, 2015

Why?

- Title 6 Chapter 29 Article 3 Section 6-29-510
- (e)...The local planning commission shall review the comprehensive plan or elements of it as often as necessary, but not less than once every five years, to determine whether changes in the amount, kind, or direction of development of the area or other reasons make it desirable to make additions or amendments to the plan. The comprehensive plan, including all elements of it, must be updated at least every ten years.

What?

- SECTION 6-29-510. Planning process; elements; comprehensive plan.
- (A) The local planning commission shall develop and maintain a planning process which will result in the systematic preparation and continual re-evaluation and updating of those elements considered critical, necessary, and desirable to guide the development and redevelopment of its area of jurisdiction.

What?

- B) Surveys and studies on which planning elements are based must include consideration of potential conflicts with adjacent jurisdictions and regional plans or issues.

What?

- (C) The basic planning process for all planning elements must include, but not be limited to:
 - (1) inventory of existing conditions;
 - (2) a statement of needs and goals; and
 - (3) implementation strategies with time frames.

Elements

- 1 population
- 2 economic development
- 3 natural resources
- 4 cultural resources
- 5 community facilities
- 6 housing
- 7 land use
- 8 transportation
- 9 priority investment element

Background

- Oconee initiated development of Comp Plan in mid-1990's to support regulations required as part of grant funding for airport expansion- contracted with consultants for plan creation
- Original 'plan' only contained Land Use and Community Facilities elements- adequate under state law for very limited land use planning/regulation
- County soon began addressing a range of land use issues (subdivision of land, adult uses, communication towers, etc.) not supported by original plan
- Planning Department created 1999; began developing new plan in between other projects
- New plan adopted in 2004; plan reviewed and updated with major revisions 2008/09 (adopted early 2010)

Option 1

- Review/Update Goals section
- Update Demographic Data
- 3 months

Option 2

- Review/Update Goals section
- Update Demographic Data
- Priority Investment Components
 - Link land use policy with fiscal policy
- Coordination Element
- Performance measurement
- 9-12 months

Option 3

- Review/Update Goals section
- Update Demographic Data
- Complete update/overhaul of Comp Plan
- 12-18 months

Staff Recommendation

- It is staff's recommendation that the Planning Commission direct staff to create an action plan for the implementation of Option 2 for the 2015 Comprehensive Plan Review.

ARTICLE 3

Local Planning - The Comprehensive Planning Process

SECTION 6-29-610. Planning process; elements; comprehensive plan.

(A) The local planning commission shall develop and maintain a planning process which will result in the systematic preparation and continual re-evaluation and updating of those elements considered critical, necessary, and desirable to guide the development and redevelopment of its area of jurisdiction.

(B) Surveys and studies on which planning elements are based must include consideration of potential conflicts with adjacent jurisdictions and regional plans or issues.

(C) The basic planning process for all planning elements must include, but not be limited to:

- (1) inventory of existing conditions;
- (2) a statement of needs and goals; and
- (3) implementation strategies with time frames.

(D) A local comprehensive plan must include, but not be limited to, the following planning elements:

- (1) a population element which considers historic trends and projections, household numbers and sizes, educational levels, and income characteristics;
- (2) an economic development element which considers labor force and labor force characteristics, employment by place of work and residence, and analysis of the economic base;
- (3) a natural resources element which considers coastal resources, slope characteristics, prime agricultural and forest land, plant and animal habitats, parks and recreation areas, scenic views and sites, wetlands, and soil types. Where a separate board exists pursuant to this chapter, this element is the responsibility of the existing board;
- (4) a cultural resources element which considers historic buildings and structures, commercial districts, residential districts, unique, natural, or scenic resources, archaeological, and other cultural resources. Where a separate board exists pursuant to this chapter, this element is the responsibility of the existing board;
- (5) a community facilities element which considers water supply, treatment, and distribution; sewage system and wastewater treatment; solid waste collection and disposal, fire protection, emergency medical services, and general government facilities; education facilities; and libraries and other cultural facilities;
- (6) a housing element which considers location, types, age, and condition of housing, owner and renter occupancy, and affordability of housing. This element includes an analysis to ascertain nonessential housing regulatory requirements, as defined in this chapter, that add to the cost of developing affordable housing but are not necessary to protect the public health, safety, or welfare and an analysis of market-based incentives that may be made available to encourage development of affordable housing, which incentives may include density bonuses, design flexibility, and streamlined permitting processes;
- (7) a land use element which considers existing and future land use by categories, including residential, commercial, industrial, agricultural, forestry, mining, public and quasi-public, recreation, parks, open space, and vacant or undeveloped;
- (8) a transportation element that considers transportation facilities, including major road improvements, new road construction, transit projects, pedestrian and bicycle projects, and other elements of a transportation network. This element must be developed in coordination with the land use element, to ensure transportation efficiency for existing and planned development;
- (9) a priority investment element that analyzes the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years, and recommends the projects for expenditure of those funds during the next ten years for needed public infrastructure and facilities such as water, sewer, roads, and schools. The recommendation of those projects

for public expenditure must be done through coordination with adjacent and relevant jurisdictions and agencies. For the purposes of this item, "adjacent and relevant jurisdictions and agencies" means those counties, municipalities, public service districts, school districts, public and private utilities, transportation agencies, and other public entities that are affected by or have planning authority over the public project. For the purposes of this item, "coordination" means written notification by the local planning commission or its staff to adjacent and relevant jurisdictions and agencies of the proposed projects and the opportunity for adjacent and relevant jurisdictions and agencies to provide comment to the planning commission or its staff concerning the proposed projects. Failure of the planning commission or its staff to identify or notify an adjacent or relevant jurisdiction or agency does not invalidate the local comprehensive plan and does not give rise to a civil cause of action.

(E) All planning elements must be an expression of the planning commission recommendations to the appropriate governing bodies with regard to the wise and efficient use of public funds, the future growth, development, and redevelopment of its area of jurisdiction, and consideration of the fiscal impact on property owners. The planning elements whether done as a package or in separate increments together comprise the comprehensive plan for the jurisdiction at any one point in time. The local planning commission shall review the comprehensive plan or elements of it as often as necessary, but not less than once every five years, to determine whether changes in the amount, kind, or direction of development of the area or other reasons make it desirable to make additions or amendments to the plan. The comprehensive plan, including all elements of it, must be updated at least every ten years.

HISTORY: 1994 Act No. 355, Section 1; 2007 Act No. 31, Section 2, eff May 23, 2007.

SECTION 6-29-520. Advisory committees; notice of meetings; recommendations by resolution; transmittal of recommended plan.

(A) In the preparation or periodic updating of any or all planning elements for the jurisdiction, the planning commission may use advisory committees with membership from both the planning commission or other public involvement mechanisms and other resource people not members of the planning commission. If the local government maintains a list of groups that have registered an interest in being informed of proceedings related to planning, notice of meetings must be mailed to these groups.

(B) Recommendation of the plan or any element, amendment, extension, or addition must be by resolution of the planning commission, carried by the affirmative votes of at least a majority of the entire membership. The resolution must refer expressly to maps and other descriptive matter intended by the planning commission to form the whole or element of the recommended plan and the action taken must be recorded in its official minutes of the planning commission. A copy of the recommended plan or element of it must be transmitted to the appropriate governing authorities and to all other legislative and administrative agencies affected by the plan.

(C) In satisfying the preparation and periodic updating of the required planning elements, the planning commission shall review and consider, and may recommend by reference, plans prepared by other agencies which the planning commission considers to meet the requirements of this article.

HISTORY: 1994 Act No. 355, Section 1.

SECTION 6-29-530. Adoption of plan or elements; public hearing.

The local planning commission may recommend to the appropriate governing body and the body may adopt the plan as a whole by a single ordinance or elements of the plan by successive ordinances. The elements shall correspond with the major geographical sections or divisions of the planning area or with functional subdivisions of the subject matter of the comprehensive plan, or both. Before adoption of an element or a plan as a whole, the governing authority shall hold a public hearing on it after not less than thirty days' notice of the time and place of the hearings has been given in a newspaper having general circulation in the jurisdiction.

HISTORY: 1994 Act No. 355, Section 1.

SECTION 6-29-540. Review of proposals following adoption of plan; projects in conflict with plan; exemption for utilities.

When the local planning commission has recommended and local governing authority or authorities have adopted the related comprehensive plan element set forth in this chapter, no new street, structure, utility, square, park, or other public grounds, or open space or public buildings for any use, whether publicly or privately owned, may be constructed or authorized in the political jurisdiction of the governing authority or authorities establishing the planning commission until the location, character, and extent of it have been submitted to the planning commission for review and comment as to the compatibility of the proposal with the comprehensive plan of the community. In the event the planning commission finds the proposal to be in conflict with the comprehensive plan, the commission shall transmit its findings and the particulars of the

nonconformity to the entity proposing the facility. If the entity proposing the facility determines to go forward with the project which conflicts with the comprehensive plan, the governing or policy making body of the entity shall publicly state its intention to proceed and the reasons for the action. A copy of this finding must be sent to the local governing body, the local planning commission, and published as a public notice in a newspaper of general circulation in the community at least thirty days prior to awarding a contract or beginning construction. Telephone, sewer and gas utilities, or electric suppliers, utilities and providers, whether publicly or privately owned, whose plans have been approved by the local governing body or a state or federal regulatory agency, or electric suppliers, utilities and providers who are acting in accordance with a legislatively delegated right pursuant to Chapter 27 or 31 of Title 58 or Chapter 49 of Title 35 are exempt from this provision. These utilities must submit construction information to the appropriate local planning commission.

HISTORY: 1994 Act No. 355, Section 1.

FOLKS
4065 Keowee School Road
Seneca, SC 29672

February 23, 2015

To: Oconee County Planning Commission

We wish to bring to your attention what we believe is a solution to a current problem. The problem is building on steeply sloped lakeside lots. In recent months there have been two situations, one much more severe than the other so we will only discuss the most severe one. Both Josh and Matt are familiar with both lots and can fill you in.

In the severe one, the septic system was installed first as required and as development progressed it was necessary to carry numerous large boulders over an area which may have been adjacent to or across the drainfield. In addition the dock was installed and there was a need to raise the pier to rest on a flat spot on the lower area of the property. This required a large amount of soil movement and during the whole process significant amounts of silt has run into the lake.

The suggested solution to issues like this is: to require special requirements if the slope adjacent to the lake is above a certain grade. In these cases all of the work on the downslope of the lot would be required to be done, without any heavy equipment running over the area where the drainfield will be sited. The GIS department has already done some work on defining slopes in steep areas.

There may be some other ways to handle these steeply-sloped lots but the objective is to reduce significantly the siltation and not have equipment running near or over the drainfield or the area where it will be sited.

This suggestion is not unlike a suggestion we made several month ago – to enact a grading section to the Oconee County Building Codes. Sediment is the number one EPA listed pollutant and we should do what we can to prevent it.

Thank you

Ben Turetzky, on Behalf of FOLKS