

NONE

Public Comment
March 23, 2015

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My name is Jean Jennings. You probably are aware that I, along with several ^{other} property ~~others~~ ^{owners} have been involved in a lawsuit with the County for several years over the rezoning of other's and my property.

This public body has caused harm to me physically and mentally and has cost me money to protect my property. The decisions of this body in the past violated the Right to Farm Act that took court action to change it. The Planning Commission has amended the Zoning Ordinance several times since my property was zoned in the Agricultural Residential District. Zoning has been a moving target since the Zoning Enabling Ordinance was first enacted.

Now you want to clear up the "intent" and "definition" of the Agricultural Residential District in Ordinance 2015-08. The proposed ordinance says the intent and definition can be "amended from time to

time”. Does this mean that special interests can come in later and change the “intent” and “definition”? Will the definition and intent of Ag Res change when the wind changes? If so, does this mean that my property is “grandfathered” into the “intent” and “definition” that is being adopted in this ordinance? If you keep changing the Zoning Ordinance in the future, especially the “intent” and “definition” part of the zoning districts that doesn’t go along with the current use, property owners will have to pay large sums of money to protect their property. This could very well happen to me again. Why have a Zoning Ordinance when it is constantly being changed to fit the needs of special interests?

Both appointed officials, county employees, and elected officials violated the Right to Farm Act when they illegally pushed the Agricultural Residential District on us which

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was not even in existence when we began our citizen initiated petition.

These appointed officials, employees, and elected officials have never apologized for their error. Do they have no conscience as to their wrongdoing? Do they realize the harm they have caused me? Do they even care?

This ordinance has two distinct purposes. One is to change the “intent” and “definition” in the Ag Res District. The other purpose is to put teeth in the Control Free District by adding setbacks and density requirements. These two issues should be addressed separately in two different ordinances. Why are you burying it in one ordinance and for what purpose?

Think before you do harm to others!

THE JOURNAL

210 W. North 1st Street, Seneca, SC 29678
Ph: 864.882.2375 Fax: 864.882.2351
classcmgr@upstatetoday.com

UpstateToday.com

Classified Advertising Invoice

OCONEE COUNTY COMMUNITY DEVELOPM
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Affidavit Fee	-	-	-	-	5.00

Payment Information:

Date: 02/20/2015 Order#: 12175 Type: BILLED ACCOUNT

Total Amount: 30.70

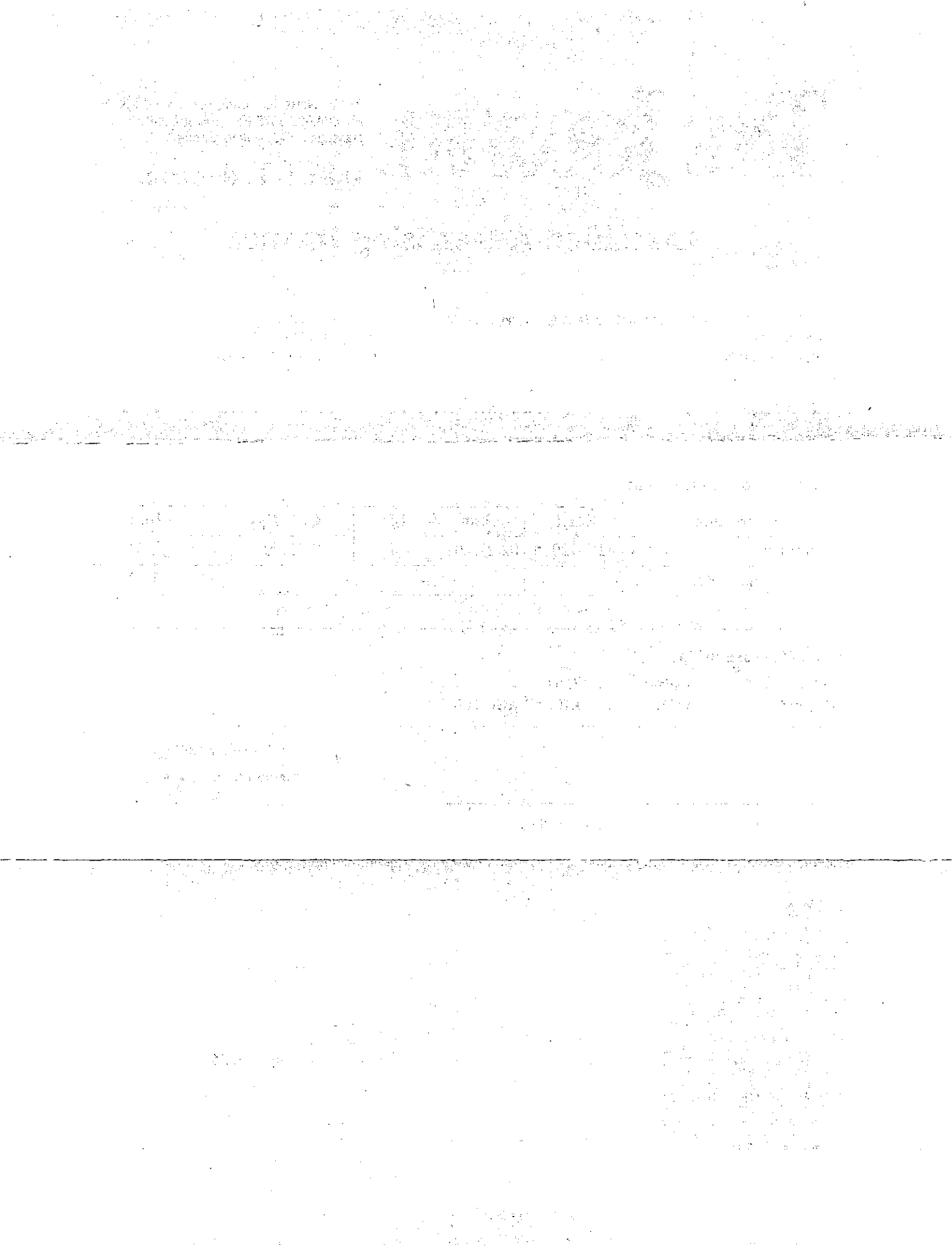
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Comments: Public Hearing for Ordinance 2015-08

Attention: Please return the top portion of this invoice with your payment including account and ad number.

Ad Copy

The Oconee Planning Commission will hold a Public Hearing for Ordinance 2015-08: AMENDING CHAPTER 32 AND CHAPTER 38 OF THE OCONEE COUNTY CODE OF ORDINANCES, IN CERTAIN LIMITED REGARDS, AND PARTICULARS ONLY, REGARDING SE BACKS, AND AMENDING CHAPTER 28 REGARDING AGRICULTURAL RESIDENTIAL ZONING DISTRICTS IN CERTAIN LIMITED REGARDS AND PARTICULARS, AND OTHER MATTERS RELATED THEREOF, on Monday, March 23, 2015 at 8:00 p.m. in Council Chambers, Oconee County Administrative Offices, 415 S. Pine Street, Walthalla, SC.



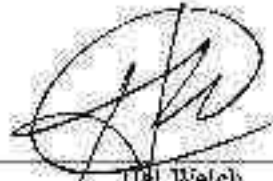
PUBLISHER'S AFFIDAVIT

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE**

OCONEE COUNTY COMMUNITY DEVELOPM


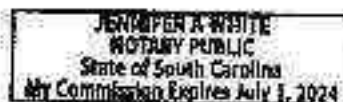
IN RE: Public Hearing for Ordinance 2015-08

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 02/21/2015 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
02/21/2015


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

11-11-2014 (11:40 AM)

11-11-2014 (11:40 AM)

11-11-2014 (11:40 AM)

11-11-2014 (11:40 AM)

11-11-2014 (11:40 AM)

11-11-2014 (11:40 AM)

TRANSPORTATION

AUTOS FOR SALE



97 FORD BRONCO XL
4WD 177 miles - \$9300
Petrol Auto
402 S. Oak St. - Seneca
882-1467



88 CHEVROLET CAPRICE
Customized
180k miles - \$6800
Petrol Auto
402 S. Oak St. - Seneca
882-1467



97 MAZDA MIATA Convertible
170k Miles - \$4000
Petrol Auto
402 S. Oak St. - Seneca
882-1467

LEGAL NOTICES

LEGALS

WRITING NOTICE OF THE

LEGAL NOTICES

LEGALS

March 2, 2015 at 11:00 a.m. at the
Dorcas County Courthouse, 205 W.
Main Street, Norfolk, South Caroli-
na to the highest bidder. All that
contains, piece, parcel or lot of land
situate, lying and being in the State
of South Carolina, County of Dor-
cas, Seneca Township, containing
1.275 acres, more or less, as shown
and more fully described on a plat
herein prepared by Gregory Blake
Sosabee, P.L.S. #14819, dated Octo-
ber 25, 1995 and recorded in Plat
Book #278, at page 1, records of
Dorcas County, South Carolina. It is
mutually understood and agreed that
this conveyance is made subject to
those easements and other rights of
way as may appear on the plat and
as of record and all zoning and
setback requirements. This being the
platted property conveyed unto
Harold M. Ny by deed of Wife Mico
Tucker dated November 30, 1995
and recorded December 1, 1995 in
Deed Book 84, at page 113, and by
deed of Arnie Builders, Inc. dated
November 30, 1995 and recorded
December 1, 1995 in Deed Book
84, at page 110; both records of
Dorcas County, South Carolina.
Together with that parcel 1995
H60501G1 261.
TMS No. 205-00-04-024 (Land &
M);
SUBJECT TO ASSESSMENTS,
DOOR AND VALUATION TAXES,
EXISTING EASEMENTS, EASE-
MENTS AND RESTRICTIONS OF
RECORD, AND OTHER SENIOR
ENCUMBRANCES.
TERMS OF SALE: The successful
bidder, other than the Plaintiff, will
deposit with the Dorcas County
Clerk of Court at conclusion of the
bidding, five percent (5%) of its bid,
in cash or equivalent as evidenced by
good funds, same to be applied to
purchase price in case of compli-
ance, but to be forfeited and applied
first to cost and then to Plaintiff's
debt in the case of non-compliance.
The Plaintiff's bid is

LEGAL NOTICES

LEGALS

of any other third parties, who
should have their own. The search
performed on the subject property.
Purchaser is responsible for the
preparation and filing of their deed.
Benedict H. Waddell
Dorcas County Clerk of Court
January 21, 2015
Dorcas County, South Carolina
Jeffrey L. Oliver
S.C. Bar No. 6104
198 Elmwood Avenue, Suite 200
Post Office Box 14058
Columbia, South Carolina 29211
(803) 239-7689
ATTORNEY FOR PLAINTIFF

Notice of Public Sale-Auction
March 7, 2015 at 10AM
1707 Hwy 11, Bell Storage
1707 Hwy 11 S, Fair Play SC
Unit #200 Chapman Household
Items, etc items.

Notice of Public Sale-Auction
March 7th 2015 at 10 AM.
Hwy 11, Self Storage
1547 Hwy 11 S, Fair Play 29948
Unit C40-Grant, B1-Newell, B7-Do-
berry, B3-Berkey, B6-Kyrcza,
C41 Gray, Furniture, child items, etc

The Dorcas Planning Commission
will hold a Public Hearing for
Ordinance 2015-08, AN ORDI-
NANCE AMENDING CHAPTER 22
AND CHAPTER 28 OF THE ORDI-
NANCE COUNTY CODE OF ORDI-
NANCES, IN CERTAIN LIMITED
REGARDS, AND PARTICULARS
ONLY, REGARDING SETBACKS,
AND AMENDING CHAPTER 28
REGARDING AGRICULTURAL
RESIDENTIAL ZONING DISTRICTS
IN CERTAIN LIMITED REGARDS
AND PARTICULARS, AND OTHER
MATTERS RELATED THERE TO,
on Monday, March 23, 2015 at 8:00
p.m. in Council Chambers, Dorcas
County Administrative Office, 415
S. Pine Street, Yorkville, SC.

CLASSIFIEDS

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

Date: March 23, 2015
To: County Council
From: Planning Commission
Re: Recommendation regarding Recycling

During their regular meeting on March 23, 2015, the Planning Commission voted, unanimously, to recommend that County Council provide direction to Administration to create a recycling plan that:

- 1] is financially responsible, and
- 2] would be phased in over time, and
- 3] sets Oconee County on a path to reach the goal of 85% recycling.

Please let me know if you have any questions.

Respectfully,

A handwritten signature in black ink, appearing to read "Joshua A. Stephens".

Joshua A. Stephens

Deputy Director

Community Development

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

Date: March 23, 2015

To: County Council

From: Planning Commission

Re: Ordinance 2014-25

During their regular meeting on March 23, 2015, the Planning Commission voted, unanimously, to request the following:

- 1] a joint meeting with County Council regarding Ord. 2014-25 to discuss specific issues County Council may have with Ord. 2014-25, and
- 3] Council move to bring the issue of Chapter 32 Article 4 Communication Towers to the floor so that it may be discussed at a joint meeting.

Please let me know if you have any questions.

Respectfully,

A handwritten signature in black ink, appearing to read "Joshua A. Stephens".

Joshua A. Stephens

Deputy Director

Community Development

Sec. 32-211. – General Provisions

(C) *Jurisdiction.* These regulations...shall apply.

(1) These regulations shall not apply to building permit applications for plats previously recorded by the Register of Deeds, that do not involve the subdivision of a plat, prior to the Adoption of this Ordinance by The Oconee County Council.

Agenda Item 7

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
ORDINANCE NO. 2015-08**

**AN ORDINANCE AMENDING CHAPTER 32 AND
CHAPTER 38 OF THE OCONEE COUNTY CODE OF
ORDINANCES, IN CERTAIN LIMITED REGARDS AND
PARTICULARS ONLY, REGARDING SETBACKS, AND
AMENDING CHAPTER 38 REGARDING
AGRICULTURAL RESIDENTIAL ZONING DISTRICTS IN
CERTAIN LIMITED REGARDS AND PARTICULARS;
AND OTHER MATTERS RELATED THERETO.**

WHEREAS, Oconee County, South Carolina (the “County”), a body politic and corporate and a political subdivision of the State of South Carolina (the “State”), acting by and through its governing body, the Oconee County Council (the “County Council”), has adopted multiple ordinances for the effective, efficient governance of the County, which, subsequent to adoption, are codified in the Oconee County Code of Ordinances (the “Code of Ordinances”), as amended, from time to time; and

WHEREAS, the County, acting by and through the County Council, is authorized by Section 4-9-30(9) and Chapter 29 of Title 6 of the South Carolina Code, 1976, as amended, among other sources, to impose land use restrictions and development standards in the unincorporated areas of the County; and,

WHEREAS, Chapter 32 of the Code of Ordinances contains terms, provisions and procedures applicable to performance standards in the County; and

WHEREAS, Chapter 38 of the Code of Ordinances contains terms, provisions and procedures applicable to zoning in the County; and

WHEREAS, County Council recognizes that there is a need to revise the law of the County to meet the changing needs of the County and that there is a need to amend, specifically, certain sections of Chapter 32 and Chapter 38 of the Code of Ordinances involving setbacks and setback lines, and to amend the Agricultural Residential District sections of Chapter 38, as to the “Intent” and “Definitions” provisions; and

WHEREAS, County Council has therefore determined to modify Chapters 32 and 38 of the Code of Ordinances, and to affirm and preserve all other provisions of the Code of Ordinances not specifically or by implication amended hereby.

NOW, THEREFORE, it is hereby ordained by the Oconee County Council, in meeting duly assembled, that:

Agenda Item 7

1. Section 32-214 of Chapter 32 of the Code of Ordinances, entitled *Lot Improvements*, is hereby revised, rewritten, and amended to read as set forth in Attachment A, which is attached hereto and hereby incorporated by reference as fully as if set forth verbatim herein.

2. Section 38-10.2 of Chapter 38 of the Code of Ordinances, entitled *Control Free District (CFD)*, is hereby revised, rewritten, and amended to read as set forth in Attachment B, which is attached hereto and hereby incorporated by reference as fully as if set forth verbatim herein.

3. The *Definition* and *Intent* portions of Section 38-10.12 of the Code of Ordinances, entitled *Agricultural Residential Districts (ARD)*, are hereby revised, rewritten and amended to read as set forth in Attachment C, which is attached hereto and hereby incorporated by reference as fully as is set forth verbatim herein.

4. County Council hereby declares and establishes its legislative intent that Attachment A, hereto, as may be amended from time to time, amend Section 32-214 of the land use performance standards of the County, and that Attachments B and C, hereto, as may perhaps be amended from time to time, become the applicable zoning provisions of the County, or parts thereof, with regard to the sections amended by Attachments B and C, from and after their adoption, states its intent to so adopt Attachments A, B and C, and directs that a public hearing thereon be undertaken by County Council or the Oconee County Planning Commission, in accord with and as required by Section 6-29-760 and by Section 4-9-130, South Carolina Code, 1976, as amended.

5. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by any court of competent jurisdiction, such determination shall not affect the rest and remainder of this Ordinance, all of which is hereby deemed separable.

6. All ordinances, orders, resolutions, and actions of County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded. However, nothing contained herein, or in the Attachments hereto, shall cancel, void, or revoke, or shall be interpreted as cancelling, voiding, or revoking, *ex post facto*, in any regard any prior performance standard, zoning or rezoning acts, actions, or decisions of the County or County Council based thereon, which were valid and legal at the time in effect and undertaken pursuant thereto, in any regard.

6. All other terms, provisions, and parts of the Code of Ordinances, and specifically, but without exception, the remainder of Section 38-10.2 of Chapter 38, not amended hereby, directly or by implication, shall remain in full force and effect.

7. This Ordinance shall take effect and be in full force and effect from and after third reading and enactment by County Council, and will apply to all zoning processes initiated after first (1st) reading hereof. All processes actually initiated by submitting a properly and legally completed petition to the County, at a minimum, prior to first (1st) reading of this ordinance and the establishment of the pending ordinance doctrine thereby, shall be completed under the zoning

Agenda Item 7

and performance standard rules and regulations of Chapters 32 and 38 of the Code of Ordinances, as in effect prior to final adoption of this ordinance.

ORDAINED in meeting, duly assembled, this ____ day of _____, 2015.

ATTEST:

Elizabeth Hulse,
Clerk to Oconee County Council

Joel Thrift,
Chairman, Oconee County Council

First Reading: _____
Second Reading: _____
Third Reading: _____
Public Hearing: _____

Agenda Item 7

ATTACHMENT A To Ordinance 2015-08

Sec. 32-214. - Lot improvements.

- (a) *Lot arrangements.* All lots shall be arranged such that there will be no apparent difficulties in securing driveway encroachment permits or building permits for reasons of topography or other conditions and must have driveway access from an approved road. The developer shall be liable for all lots within a proposed subdivision.
- (b) *Lot dimensions.* Except where circumstances such as topography, watercourses, road alignment or existing site boundary configurations dictate otherwise, the following requirements shall apply:
 - (1) Dimensions of corner lots shall be large enough to allow for the erection of buildings observing the minimum yard setbacks from both streets, without encroaching into side and rear yard setbacks, established in the building line section of this chapter.
 - (2) Depth and width of properties reserved or laid out for business, commercial, or industrial purposes shall be adequate to provide for off-street parking and loading facilities required for that type of development, without encroaching into yard setbacks.
- (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 set backs shall be met regardless of lot size. No part of a septic system shall be located within any road right-of-way.
- (d) *Building Lines.* [See Section 38-10.2 for all setback requirements in the Control Free District of the County]
- (e) [Reserved]
- (f) *Usable area.* All lots adjacent to floodplains, creeks, and wetlands should use these natural features as lot boundaries when possible. Lots containing areas unsuitable for usage shall not use these areas in calculating minimum lot area.
- (g) *Septic system setback.*
 - (1) Traditional septic systems shall be constructed so that they comply with all regulations of the South Carolina Department of Health and Environmental Control (DHEC).
 - (2) The applicant shall provide the planning director a copy of all South Carolina Department of Health and Environmental Control (DHEC) permit drawings and an approved DHEC permit application for the proposed septic systems utilized within the development.
 - (3) The developer must demonstrate to the planning director that the proposed development will not adversely affect the present water table and the existing water supplies; and also demonstrate that the proposed water supply system will not be adversely affected by existing septic systems.
- (h) *Lot drainage.* Lots shall be laid out so as to provide positive drainage away from all buildings, and individual lot drainage shall be coordinated with the general storm drainage pattern for the area. Drainage shall be designed so as to prevent concentration of stormwater from each lot to any adjacent property. Drainage systems used to control water on one property shall not increase the water flow on adjacent properties without legal easements.
- (i) *Lakes and streams.* If a tract being subdivided contains a water body, or portion thereof, the ownership of and the responsibility for safe and environmentally compliant maintenance of the water body is to be placed so that it will not become a local government responsibility. The minimum area of a lot required under this article may not be satisfied by land that is under water. Where a watercourse other than storm drainage separates the lot's buildable area from the road providing access, an engineer's certified structure shall be provided linking the buildable area to the road. All watercourses shall remain free of obstructions and degradations.

Agenda Item 7

- (j) *Easements.* Easements having a minimum width of ten feet and located along the side or rear lot lines shall be provided as required for utilities and drainage.
- (k) *Entrances.* One entrance is required for every 100 lots in a proposed subdivision, or a maximum of 100 lots on a dead end road with a cul-de-sac. This requirement may be waived by the planning director due to topography and feasibility. Every effort shall be made to not have an entrance directly onto an arterial road.
- (l) *Vegetative buffers.* The approval of subdivisions, site plans and/or building permits for construction of new residential units or commercial projects to be located within 1,000 feet of Lakes Keowee, Hartwell, and Jocassee shall be contingent upon the establishment of a natural vegetative buffer of a width of less than 25 feet, with a view land width of no more than 15 percent of the total length of a natural vegetative buffer. The buffer shall meet the following standards:
 - (1) To reduce nonpoint source pollution, a natural buffer of 25 feet shall be maintained with no grasses or ornamental vegetation established within that buffer. To reduce nonpoint pollution a vegetative buffer of 25 feet measured horizontally from the full pond elevation shall be maintained with no manicured laws or other managed grasses established within that buffer. A diverse mix of native plants and unmanaged (uncut below 12 inches and untreated) native grasses are preferred vegetation where available and suited to the site. Additionally, no clear cutting or mowing, cultivation activities, fertilization, use of herbicides, fungicides, or pesticides shall occur within the 25-foot buffer area. Right-of-way maintenance activities by utilities shall be exempt.
 - (2) No trees larger than six-inch caliper at four feet from the ground shall be removed unless certified to be a hazard by a registered forester or arborist.
 - (3) Trees may be limbed up to 50 percent of their height.

This regulation shall exempt projects that are located on parcels lying no closer than 25 feet from a lake shoreline or are located on parcels that are not traversed, either in full or in part, by a perennial stream, designed wetland, or other watercourse within 1,000 feet of Lakes Keowee, Hartwell, and Jocassee. The buffer shall begin at the lake's full pond level.

(Ord. No. 2008-20, Art. 4(4.1—4.12), 12-16-2008)

Agenda Item 7

ATTACHMENT B
To Ordinance 2015-08

Sec. 38-10.2. - Control free district (CFD).

The control free district is intended to be the initial zoning district for all parcels within the jurisdiction at the time of initial adoption of zoning in Oconee County, only; any parcel subsequently rezoned to any other district shall not be a part of the control free district at any future date.

*Dimensional requirements:**

Residential uses	Density and Lot Size			Minimum Yard Requirements			Max. Height
	Min. lot size	Max. Density	Min. width (ft.)	Front setback (ft.)	Side setback (ft.)	Rear setback (ft.)	Structure height (ft.)
	N/A	N/A	N/A	25	5	10	65
Nonresidential Uses	Minimum Lot Size		Minimum Yard Requirements			Max. Height	
	Min. Lot Size	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)	
	N/A	N/A	25	5	10	65	

(Ord. No. 2012-14, § 1, 5-15-2012)

Agenda Item 7

ATTACHMENT C
To Ordinance 2015-08
Changes to the Intent and Definition portions of Section 38-10.12
Of the Oconee County Code of Ordinances

Intent: The Agricultural Residential districts are intended to allow for most agricultural, forestry, and other related uses that are typically found in rural communities; however, in consideration for the residential areas nearby, certain uses are prohibited in this zoning district.

Definition: For those areas that have maintained their rural uses, including engaging in agricultural and forestry practices, while the neighboring areas have experienced a growth in residential development not typical to rural areas.

Goal # 1: Preserve, protect, and enhance the quality and quantity of Oconee County's natural resources.

Objective 1: Work to guarantee adequate water distribution systems for present and future economic development in Oconee County.

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
1. Work to facilitate the establishment of a partnership with water providers aimed at expanding service into underserved unincorporated areas of the county.	PC; CC	2012		
2. Partner with municipalities in inventorying current condition of their water infrastructure systems to determine ability to accommodate future growth.	IAC; PC; CC	Ongoing		
3. Work to develop agreements with water providers to coordinate with County on a plan provide for required fire protection for new development.	Emer. Serv. Comm.; PC; CC	2012		

Objective 2: Improve and expand wastewater treatment within Oconee County.

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
1. Expand sewer service throughout areas designated by the Land Use Element as primary areas of development, while implementing appropriate limits needed to avoid negative impacts on sensitive areas.	PC; CC	Ongoing		
2. Implement requirements for all developer-initiated sewer expansions to be configured with sufficient capacity to allow existing and future affected property owners to connect to the proposed line.	PC; CC	2012		

3. Work with neighboring counties when possible to establish regional efforts to expand sewer service into prime commercial and industrial locations.	PC; CC	Ongoing		
4. Partner with municipalities and Joint Regional Sewer Authority to coordinate efforts to provide sewer throughout high growth corridors.	JAC; PC; CC	Ongoing		
5. Establish partnership(s) with regional, state, and federal agencies to find funding sources for wastewater treatment needs.	PC; CC	Ongoing		
6. Study and establish increased access to sanitary boat dump stations on area lakes.	PRT Comm., PC; CC	2013		

Objective 3: Initiate efforts to develop the foundation of a county stormwater management program prior to federal mandates, thereby allowing for the most efficient and cost-effective implementation possible in the event of designation.

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
1. Study and evaluate options available to jurisdictions designated by EPA to establish storm water management programs, identifying those attributes desirable for an Onconce County program.	PC; CC	2011		
2. Work with state and federal agencies as required to create necessary components of storm water program, when possible, through a phased approach that will lessen impact of meeting mandates.	PC; CC	2011		
3. Support regional efforts to protect watersheds.	PC; CC	Ongoing		

Objective 4: Establish a program of managing both water quantity and water quality throughout the county that will ensure efficient utilization, and appropriate conservation, of our greatest natural resource.

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
1. Work with state and federal agencies to establish a comprehensive network of water monitoring stations in Oconee County watersheds.	PC; CC	2014		
2. Establish accurate 7Q10 rating for all water basins in Oconee County.	PC; CC	2014		
3. Develop a county-wide water usage plan that defines water conservation practices for both normal and drought conditions, and ensures that all users share equally in restrictions during drought conditions.	PC; CC	2012		
4. Partner with both public and private entities to develop a county-wide education program designed to promote water conservation.	PC; CC	2012		
5. Study and evaluate the impact of Oconee County's water supply on ISO ratings, and the resulting cost of fire insurance, seeking to identify opportunities for better ratings.	Exec. Serv. Comm. PC; CC	2012		
6. Partner with adjacent jurisdictions on comprehensive water studies detailing availability from all sources and usages/outflows.	PC; CC	Ongoing		

Objective 5: Preserve, protect and enhance Oconee County's environmentally sensitive lands, unique scenic views, agrarian landscapes, and topographic features.

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
1. Encourage use of "Best Management Practices" in farming and forestry operations.	PC; CC	Ongoing		

2. Work to partner with public and private entities in developing a countywide greenway system that will offer opportunities for nature-based recreation in areas where few currently exist.	PC; CC	2014		
3. Encourage and support collaboration between landowners and public and private agencies in the development of ecologically and economically sound plans for preservation and restoration of forests and farmland.	PC; CC	Ongoing		

Objective 6: Promote partnerships and voluntary conservation easements to preserve significant lands and scenic areas under pressure.

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
1. Establish a county conservation bank to provide for the transfer of development rights and/or conservation easements to protect rural lands, sensitive areas, and significant natural resources.	CC	2011		
2. Identify and establish various funding sources for the county conservation bank identified above; these may include grants, corporate gifts, a percentage of development permit fees, and annual revenue designations.	CC	2011		
3. Provide appropriate assistance from county departments and agencies in efforts to identify and preserve historic structures, significant lands, and scenic areas.	PC; CC	Ongoing		

Goal #2: Identify, develop and utilize all tools and funding sources necessary to meet the present and future economic development needs of Oconee County.

Objective 1: Continue support of a comprehensive planning process to insure that the citizens of Oconee County possess accurate inventories and analyses of existing county conditions, and the opportunity to better manage anticipated future conditions.

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
1. Review and update the various components of the Oconee County Comprehensive Plan as needed, not restricted to the minimum time periods established in state regulations.	PC; CC	Ongoing		
2. Improve communication and cooperation between the County and municipalities, state and federal agencies, and other public and private entities.	PC; CC	Ongoing		

Objective 2: Review, update, and adopt the Infrastructure Master Plan.

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
1. Review and update the Infrastructure Master Plan, insuring that those steps identified provide for the future growth in the county and limit damage to sensitive areas and resources.	EDC; PC; CC	2011		
2. Adopt and implement the Infrastructure Master Plan.	CC	2011		

3. Utilizing the elements of the Infrastructure Master Plan as a guide, work to establish a sustainable infrastructure upgrade and maintenance program supported by a steady revenue stream.	EDC; PC; CC	Ongoing		
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Objective 3: Develop and implement an effective Capital Projects Program that provides the highest level of service and facilities for Oconee County's citizens.

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
1. Seek partnerships with other agencies, municipalities, and private industry to eliminate unnecessary redundancy in facilities and services.	PC; CC	Ongoing		
2. Maintain a Capital Projects Plan with specifics on estimated costs for upgrades and replacements, with timeframes for getting new estimates.	PC; CC	Ongoing		

Objective 4: Explore and evaluate alternative methods of obtaining revenue and grant monies to fund capital improvements and new infrastructure.

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
1. Identify and work to establish alternative revenue sources such as special tax districts and local option sales taxes.	PC; CC	Ongoing		
2. Adopt appropriate development impact fees to offset some of the cost of infrastructure and public services.	PC; CC	2012		
3. Broaden utilization of grant monies to assist with capital projects.	CC	Ongoing		

4. Seek to establish public-private partnerships, user-based fees, and other revenue sources to help fund infrastructure.	CC	Ongoing		
5. Work with state and federal leaders to change formulas for state and federal funding that use Census figures that fail to account for the large percentage of non-resident property owners.	CC	Ongoing		

Objective 5: Create and/or update plans for specific priorities.

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
1. Review and update the Community Facilities Plan, amending it to reflect the impact of recent growth and the needs of the aging population.	PC, CC	2012		
2. Partner with municipalities to develop coordinated 5- and 10- year Economic Development Plans.	EDC, PC, CC	2014		
3. Update and adopt the 2004 Infrastructure Master Plan.	EDC, PC, CC	2011		
4. Evaluate, amend, and implement recreation plans, as necessary.	PR, Comm., CC	Ongoing		

Objective 6: Complete and properly maintain Oconee County's Geographic Information System (GIS).

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
1. Complete digitization of parcel data, and implementation and integration of Tax Assessor's CAMA system.	CC	2011		

2. Expand public access to GIS, emphasizing the accuracy of data collected, usability of mapping website, and the maintenance of data collected.	CC	Ongoing		
3. Establish and maintain a GIS administrative structure that not only promotes efficient service for county agencies, but also serves the mapping needs of other public and private entities.	CC	2010		

Objective 7: Continue to actively promote the recruitment of employment opportunities that provide the best lifestyle for all Oconee residents.

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
1. Work with state and federal agencies to attract agribusiness-related grants and revenue sources, and support efforts to establish pilot programs related to new agricultural technologies and products.	PC, CC	Ongoing		
2. Provide appropriate assistance to expand non-traditional and specialty agribusiness opportunities.	CC	Ongoing		
3. Continue partnerships in regional economic development recruitment efforts.	EDC; PC, CC	Ongoing		
4. Partner with area colleges and universities to expand local technical training facilities.	HDC; PC, CC	Ongoing		
5. Develop sustainable funding mechanism to maintain availability of structures adequate for the needs of modern industry; this may include, but is not limited to, expansion of revenues designated to economic development, public-private partnerships, and grants.	EDC; CC	Ongoing		
6. Ensure that all governmental actions be considerate of racial, religious, and cultural groups that comprise Oconee County's population.	CC	Ongoing		

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.

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

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
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.

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
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: 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.

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
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	Action To Date	Comments
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.

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
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	Action To Date	Comments
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	Action To Date	Comments
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		
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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	Action To Date	Comments
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.	Emerg. 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.

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
1. Develop an ongoing systematic road maintenance and upgrade program based on a steady revenue source.	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	Action To Date	Comments
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		

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	Action To Date	Comments
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	Action To Date	Comments
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	Action To Date	Comments
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: 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.

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
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		
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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	Action To Date	Comments
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	2012		
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		

<p>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.</p>	<p>County Scenic Highway Committee: PRT Comm.; PC; CC</p>	<p>2013</p>		
<p>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.</p>	<p>PRT Comm.; PC; CC</p>	<p>Ongoing</p>		

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4268

AGENDA OCONEE COUNTY PLANNING COMMISSION

Comprehensive Plan Review Subcommittee

2:00 – 4:00 PM, FRIDAY, APRIL 11, 2014

COUNCIL CHAMBERS

OCONEE COUNTY ADMINISTRATIVE COMPLEX

1. **Call to Order**
2. **Public Comment for Agenda and Non-Agenda Items (3 minutes)**
3. **Initiate Review of the Comprehensive Plan**
[to include Vote and/or Action on matters brought up for discussion, if required]
 - a. Staff Comments
 - b. Discussion & Consideration by Subcommittee
4. **Old Business** *[to include Vote and/or Action on matters brought up for discussion, if required]*
5. **New Business** *[to include Vote and/or Action on matters brought up for discussion, if required]*
6. **Adjourn**

Anyone wishing to submit written comments to the Planning Commission can send their comments to the Planning Department by mail or by emailing them to the email address below. Please Note: If you would like to receive a copy of the agenda via email please contact our office, or email us at: jstephens@occonee.com.

OCONEE COUNTY PLANNING COMMISSION

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TEL (864) 638-4218 FAX (864) 638-4268

MINUTES OCONEE COUNTY PLANNING COMMISSION

Comprehensive Plan Review Subcommittee

2:00 – 4:00 PM, FRIDAY, APRIL 1, 2011

COUNCIL CHAMBERS

OCONEE COUNTY ADMINISTRATIVE COMPLEX

Members Present: Mr. Gilster, Chair
Mr. Honea

Staff Present: Josh Stephens, Deputy Director of Community Development
Matthew Anspach, Planner I
Art Holbrook, Strategic Planner

Media Present: None

1. Call to Order

Mr. Gilster called the meeting to order, 2:00 PM

2. Public Comment for Agenda and Non-Agenda Items (3 minutes)

None

3. Initiate Review of the Comprehensive Plan

a. Staff Comments

Mr. Stephens presented that State Law requires review of the Comprehensive Plan every five years and an update every ten years. He briefly covered the structure of the current Plan.

b. Discussion & Consideration by Subcommittee

Mr. Holbrooks reiterated that the Commission is required to look at the Plan every five years and to update the Plan no later than every ten years. He added that by starting the process now, the Commission has already met their mandate even if the review and update period rolls over the ten year mandate.

Mr. Stephens added that the Commission would have to formally adopt a resolution that would go before the Council for formal adoption. He went on to give a small briefing of the original development of the Comprehensive Plan in Oconee County. He spoke on some of the progress that has been made since the last update in 2010 including projects such as Sewer South. He talked about how the Subcommittee should look to review the Plan in small portions and to include plenty of public input in the overall process.

Mr. Gilster mentioned that he spoke with the Seneca planning director Ed Halbig and discussed how the County and Seneca could try to plan together, in particular the fire districts that surround Seneca. He mentioned ways Mr. Halbig has attempted to encourage meeting attendance for Seneca public meetings in the past, such as offering free \$50 gas cards and other reward based ideas.

Mr. Holbrooks added that in the past, Plan review/updates meetings would cover a certain element at each community meeting. He mentioned that former staff would also produce surveys that were helpful for input. He stated that generating interest is a challenge.

Mr. Honea suggested that the Subcommittee develop a way to publicize what a "comp plan" is to the general public so that they would understand what the community meetings were about and their importance.

Mr. Gilster suggested staff look at plans from the cities, as well as the Strategic Plan from Council to better understand how the entities may benefit or look at the Comp Plan. He asked if the Subcommittee would like to prepare ads for radio and other media that raise awareness of the Comprehensive Plan and the community meetings.

Mr. Stephens mentioned that staff has actually been working on the Community Development website to establish "Citizen Connection" which would help the County interact with the citizens through surveys, etc.

Mr. Gilster suggested staff do both the Citizen Connection and an outreach via media.

Mr. Holbrooks spoke about past efforts in the County by staff and citizens to get the word out through various means such as the radio and clubs such as Rotary. He mentioned that fliers were handed out as well. Mr. Holbrooks talked about how many items in the current version of the Comp Plan are out of date and not relevant anymore. He also disclosed that there are items that need to be added that are relative to the projects going forward in the County now, or that will come about based on what is going on now.

Mr. Gilster proposed setting a date and a format for the first community meeting. He also asked what the format would be for one of the meetings.

Mr. Holbrooks responded in regards to format that the meetings should have a presentation; something for the public to look at. He added the meetings may have different topics depending on what area of the County the meeting is being held in. Mr.

Holbrooks mentioned that the format for the meeting may need to have some of the same information regardless of the location. He explained that having some of the same information at all of the meetings would ensure there was some consistency and in case someone missed a particular meeting, they may not miss some out on some important information. Mr. Holbrooks disclosed that the meetings are also not very confrontational because they are mainly informational and input based.

Mr. Stephens suggested another way to get input would be to personally contact people who have already had something to say about issues in the County. He added that the Subcommittee should become familiar with the document before going out and looking for input.

Mr. Honca agreed that the Subcommittee should already have a good handle on any issues that need to be addressed within the Comp Plan now so that when the community meetings begin, any suggestions by citizens could be readily understood and responded to by the Committee. He repeated that anything no longer relevant in the Comp Plan should be cleared out before moving forward.

Mr. Gilster mentioned that clearing out the outdated material in the Plan is a staff activity.

Mr. Honca agreed and pointed out that staff would come to the Subcommittee and tell them what is obsolete and no longer applicable within the Comp Plan.

Mr. Gilster asked whether staff would go through the document and make the changes.

Mr. Stephens responded that they would but that the report on the work being done would not be very specific but more like talking points.

Mr. Holbrooks stated that there were some items in the Comp Plan that not only needed to be adjusted in the goals section but that a couple of items are missing. Staff would need to take a look at what needs to be added to make each section easier to implement. He suggested this would help Council recognize that what staff does day to day is more effectively lining up with the Comp Plan goals.

Mr. Gilster said that making each section more congruent with implementation would be helpful in improving the Planning Commission's ability to be more of a planning oriented entity that worked on action items coming out of the Comp Plan; rather than simply being reactive to what comes at them. He also mentioned that he hopes to make the Plan more doable and that is currently too big and thus, less achievable.

Mr. Holbrooks added that he hopes that the improvements can be made and that the State Law does require a few categories in regards to the structure of the Comp Plan including goals, inventory of their conditions, and a time frame for completion. He did say that the language in the State Law allows for some flexibility in how the Comp Plan is done as long as it includes those categories. He talked about how action items are supposed to support implementation of the goals, but whether or not all of the action items are

accomplished is largely insignificant as long the goals are carried out. Mr. Holbrooks mentioned that staff would come up with a presentation that will get into some of the things that need to be accomplished regarding the Comp Plan. Mr. Holbrooks stated that staff would also give them something to review a few days before the next meeting so they could become familiar with the proposed actions.

Mr. Gilster asked what the different roles would be for Mr. Stephens and Mr. Holbrooks throughout the process.

Mr. Holbrooks answered that part of his own duties are still to be working on the Comp Plan and that Mr. Stephens would be working directly with the Planning Commission. He added that he does not get into the day to day work that Mr. Stephens will be involved in but that it will be a team effort.

Mr. Stephens explained that when Mr. Holbrooks moved to Administrative Services, his duties were still clearly to be a part of the Comp Plan process largely for his institutional knowledge and experience. He added that with Mr. Holbrooks being in Administrative Services is a major help in seeing the other end of how things go from a plan to being administered.

Mr. Jim Cadner gave suggestions for the Subcommittee on how to improve public input.

Mr. Gilster asked whether there was anything on the Community Development website that announced the start of the Comp Plan review/update process.

Mr. Stephens responded that there is a section that talks about the Comp Plan and that a subcommittee has been created, but that the website is essentially a work in progress. He then suggested some of the other plans for the website. He asked the Committee to look at the website and mention to staff if they had anything that they think should potentially be added to it.

Mr. Holbrooks talked about original Comp Plan from 2004. He mentioned that staff developed a survey for a random set of roughly 400 citizens that worked very well for garnering input. He added that it was important to send reminder postcards and other mechanisms to help ensure an adequate response.

Mr. Stephens requested the Subcommittee read up on the first twenty-two pages of the Comp Plan so that they could be discussed at the next meeting. He added that he would check with Ms. Hulse about the next available meeting date. He stated that Friday, May 2 would be a tentative meeting date.

4. **Old Business** [to include Vote and/or Action on matters brought up for discussion, if required]

None.

5. **New Business** [to include Vote and/or Action on matters brought up for discussion, if required]

Note:

6. Adjourn

Mr. Henca motioned to adjourn.

Mr. Gilster seconded the motion. The motioned passed unanimously. 3:10 PM

Anyone wishing to submit written comments to the Planning Commission can send their comments to the Planning Department by mail or by e-mailing them to the e-mail address below. Please Note: If you would like to receive a copy of the agenda via email please contact our office, or email us at: jstephen@acounty.com.

DRAFT

Comprehensive Plan

Planning Commission
Comprehensive Plan Review Subcommittee
April 11, 2014

Why?

State Law

- Section 6-29-510
 - “develop and maintain a planning process which will result in the *systematic preparation and continual reevaluation and updating* of those elements considered critical, necessary, and desirable to guide the development and redevelopment of its area of jurisdiction.”
- 5 and 10 years

Elements

- Population
- Economic Development
- Natural Resources
- Cultural Resources
- Community Facilities
- Housing
- Land Use
- Transportation
- Priority Investment
- *Can add others if desired*

History

- Effort to Develop Initial Comprehensive Plan in Mid-1990's Driven by Need for Federal Funding for Airport Upgrade
- 1994 Comprehensive Planning Act Mandated Creation of Plan to Support Effort
- Limited Plan Adopted (Only Contained 2 Elements)
- Need for Expanded Planning Effort Soon Apparent
- 'Full' Comprehensive Plan Adopted in 2004
- Review Initiated in 2008 & Update Adopted in 2010
- Review Initiated March 24, 2014 by Planning Commission
 - Created Subcommittee to Facilitate Review and Update Recommendations

Why Review?

- Major Events Since Last Review Include:
 - Sewer Referendum/Sewer South
 - Transportation Study Update – Transit Advisory Committee
 - Capital Project Advisory Committee
 - 1 Cent Capital Project Sales Tax Commission
 - Increased Development since Recession
 - Keowee-Toxaway Relicensing
 - Fair Play Master Plan
 - Creation of Conservation Bank
 - Establishment of CVB
 - County Fire Plan Implementation
 - FOCUS
- And More.....

Review & Update

Goals

- Review each Goal
- 5 Goals
 - Start with elements and go element by element?
 - **OR**
 - Start with goals?
- General in nature

Elements

- Review each element
- 9 Elements
- Maybe add additional elements

Review Process

- How would you like to start?
 - Start with elements and go element by element?
 - **OR**
 - Start with goals (inventory of needs and goals)?
- Community Meetings
 - Where?
 - Schools
 - Fire stations and substations
 - Community Groups

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

AGENDA OCONEE COUNTY PLANNING COMMISSION

Comprehensive Plan Review Subcommittee

2:00 – 4:00 PM, FRIDAY, MAY 2, 2014

COUNCIL CHAMBERS

OCONEE COUNTY ADMINISTRATIVE COMPLEX

1. **Call to Order**
2. **Approval of Minutes from Friday, April 11, 2014**
3. **Public Comment for Agenda and Non-Agenda Items (3 minutes)**
4. **Review of the Comprehensive Plan — Goals Section**
[to include Vote and/or Action on matters brought up for discussion, if required]
 - a. Staff Comments
 - b. Discussion & Consideration by Subcommittee
5. **Old Business** *[to include Vote and/or Action on matters brought up for discussion, if required]*
6. **New Business** *[to include Vote and/or Action on matters brought up for discussion, if required]*
7. **Adjourn**

[Public Comment may be allowed during the meeting per the discretion of the Chair]

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OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

MINUTES OCONEE COUNTY PLANNING COMMISSION

Comprehensive Plan Review Subcommittee

2:00 – 4:00 PM, FRIDAY, MAY 2, 2014

COUNCIL CHAMBERS

OCONEE COUNTY ADMINISTRATIVE COMPLEX

Members Present: Mr. Gilster, Chair
Mr. Honea
Mr. Childress

Staff Present: Josh Stephens, Deputy Director of Community Development
Art Holbrooks, Strategic Planner

Media Present: None

1. Call to Order

Mr. Gilster called the meeting to order. 2:00 PM

2. Approval of Minutes from Friday, April 11, 2014

Mr. Honea made a motion to approve the minutes.

Mr. Gilster seconded the motion. The motion passed 2-1 with Mr. Childress abstaining due his absence from the previous meeting.

3. Public Comment for Agenda and Non-Agenda Items (3 minutes)

None

4. Review of the Comprehensive Plan -- Goals Section

a. Staff Comments

Mr. Holbrooks led a discussion and overall review of Goal 1 and the Objectives and Strategies contained therein.

Mr. Holbrooks led a discussion and overall review of Goal II and the Objectives and Strategies contained therein.

Mr. Gilster allowed for public comment throughout the meeting:

Goal I Obj. 1-2:

Jim Codner stated that the County should encourage developers to use sewer when feasible.

Ben Turetzky also encouraged sewer use when available and encouraged the County to play an active role in overall water use policy.

Goal I Obj. 3-4:

Ben Turetzky strongly encouraged the County to begin implementing a storm water management program.

Goal I Obj. 5:

Ben Turetzky stated the Obj. 5 was outside of the County's jurisdiction.

Goal II Obj. 1-2:

Ben Turetzky encouraged the Subcommittee to look at ways to mitigate septic seepage.

Goal II Obj. 5-7:

Ben Turetzky complimented the GIS department for their outstanding service and that it is crucial to aggressively pursue economic development.

4. Old Business *[to include Vote and/or Action on matters brought up for discussion, if required]*

None.

5. New Business *[to include Vote and/or Action on matters brought up for discussion, if required]*

Next meeting date was set for Monday, May 12 at 5:30.

6. Adjourn

Mr. Honca motioned to adjourn.

Mr. Gilster seconded the motion. The motioned passed unanimously. 4:00 PM.

Anyone wishing to submit written comments to the Planning Commission can send their comments to the Planning Department by mail or by emailing them to the email address below. Please Note: If you would like to receive a copy of the agenda via email please contact our office, or email us at jsk@planning@ocjournal.com

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

AGENDA OCONEE COUNTY PLANNING COMMISSION

Comprehensive Plan Review Subcommittee

5:30 PM, MONDAY, MAY 12, 2014
COUNCIL CHAMBERS
OCONEE COUNTY ADMINISTRATIVE COMPLEX

1. **Call to Order**
2. **Approval of Minutes from Friday, May 2, 2014**
3. **Public Comment for Agenda and Non-Agenda Items (3 minutes)**
4. **Review of the Comprehensive Plan — Goals Section**
[to include Vote and/or Action on matters brought up for discussion, if required]
 - a. Staff Comments
 - b. Discussion & Consideration by Subcommittee
5. **Old Business** *[to include Vote and/or Action on matters brought up for discussion, if required]*
6. **New Business** *[to include Vote and/or Action on matters brought up for discussion, if required]*
7. **Adjourn**

[Public Comment may be allowed during the meeting per the discretion of the Chair]

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OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

MINUTES OCONEE COUNTY PLANNING COMMISSION

Comprehensive Plan Review Subcommittee

5:30 PM, MONDAY, MAY 12, 2014
COUNCIL CHAMBERS
OCONEE COUNTY ADMINISTRATIVE COMPLEX

Members Present: Mr. Gilster, Chair
Mr. Honca
Mr. Childress

Staff Present: Josh Stephens, Deputy Director of Community Development
Art Holbrooks, Strategic Planner
Matthew Anspach, Planner I

Media Present: None

1. Call to Order

Mr. Gilster called the meeting to order. 5:30 PM

2. Approval of Minutes from Friday, May 2, 2014

Mr. Honca made a motion to approve the minutes.

Mr. Gilster seconded the motion. The motion passed unanimously.

3. Public Comment for Agenda and Non-Agenda Items (3 minutes)

None.

4. Review of the Comprehensive Plan — Goals Section

a. Staff Comments

Mr. Holbrooks led a discussion and overall review of Goal 3 and the Objectives and Strategies contained therein.

Mr. Gilster allowed for public comment throughout the meeting.

Goal 3 Obj. 1:

Mr. Honca talked about the difficulty in defining steep slopes.

Mr. Larry Linson spoke on the history of attempts to look at regulating steep slope and that it was difficult to formulate consistent and applicable regulations.

Goal 3 Obj. 2:

Mr. Holbrooks spoke on the importance of identifying potential growth areas, and planning for the growth accordingly.

Mr. Gilster asked staff to put together a map signifying potential primary growth areas.

Goal 4 Obj. 1:

Mr. Holbrooks talked about the relationship between the School District and the County concerning growth and how they are inseparable in many ways. He also talked about ways to improve communication between the two to promote effective planning for future development.

Goal 4 Obj. 2:

Mr. Childress asked the Subcommittee how they could look to improve the affordable housing options in the County.

Mr. Stephens talked about requiring a certain percentage of developments to include affordable housing and offering other incentives.

Mr. Holbrooks mentioned other possible ways to incentivize affordable housing.

Mr. Larry Linson stated his support regarding efforts to improve affordable housing in the area.

4. **Old Business** [to include Vote and/or Action on matters brought up for discussion, if required]

None.

5. **New Business** [to include Vote and/or Action on matters brought up for discussion, if required]

Next meeting date was set for Monday, May 19 at 5:30.

6. Adjourn

Mr. Gilster motioned to adjourn.

Mr. Honea seconded the motion. The motioned passed unanimously. 6:14 PM

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OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

AGENDA OCONEE COUNTY PLANNING COMMISSION

Comprehensive Plan Review Subcommittee

5:30 PM, MONDAY, MAY 19, 2014

COUNCIL CHAMBERS

OCONEE COUNTY ADMINISTRATIVE COMPLEX

1. **Call to Order**
2. **Approval of Minutes from Monday, May 12, 2014**
3. **Public Comment for Agenda and Non-Agenda Items (3 minutes)**
4. **Review of the Comprehensive Plan — Goals Section**
[to include Vote and/or Action on matters brought up for discussion, if required]
 - a. Staff Comments
 - b. Discussion & Consideration by Subcommittee
5. **Old Business** *[to include Vote and/or Action on matters brought up for discussion, if required]*
6. **New Business** *[to include Vote and/or Action on matters brought up for discussion, if required]*
7. **Adjourn**

[Public Comment may be allowed during the meeting per the discretion of the Chair]

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OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

MINUTES

Comprehensive Plan Review Subcommittee

5:30 PM, MONDAY, MAY 19, 2014

COUNCIL CHAMBERS

OCONEE COUNTY ADMINISTRATIVE COMPLEX

Members Present: Mr. Gilster, Chair
Mr. Honea
Mr. Childress

Staff Present: Josh Stephens, Deputy Director of Community Development
Art Holbrooks, Strategic Planner
Matthew Anspach, Planner I

Media Present: None

1. **Call to Order**

Mr. Gilster called the meeting to order. 5:30 PM

2. **Approval of Minutes from Friday, May 12, 2014**

Mr. Honea made a motion to approve the minutes.

Mr. Childress seconded the motion. The motion passed unanimously.

3. **Public Comment for Agenda and Non-Agenda Items (3 minutes)**

None.

4. **Review of the Comprehensive Plan — Goals Section**

a. **Staff Comments**

Mr. Stephens suggested that the group continue discussion of Goals 4 and 5.

Mr. Holbrooks led a discussion and overall review of Goal 4. He spoke on the importance of bringing in the professional(s) to the Subcommittee meetings for each particular issue such as fire and emergency services.

Goal 4 Obj. 3:

Mr. Holbrooks spoke on the issue of solid waste and its cost. He also talked about the Keowee-Toxaway Relicensing Agreement and Oconee's 3rd place standing in the state in recycling efforts.

Goal 4 Obj. 4:

Mr. Holbrooks spoke on public safety and emergency response. He added that specific professionals would need to be included in the planning meetings when discussing the issues concerning public safety, and emergency response.

Goal 4 Obj. 5:

Mr. Holbrooks spoke briefly on Oconee's history with Early Action Compact and the ozone standards.

Goal 4 Obj. 6:

Mr. Holbrooks talked about access to social programs for Oconee citizens. He talked about the higher than average amounts of elderly retirees in the County as well as the youth populations in regards to access to social programs.

Mr. Gilster asked what medical facilities the County owns.

Mr. Holbrooks talked about the Lakeview Nursing Home and Rosa Clark Medical Center in which the County contributes financially.

Mr. Stephens added that in order to help provide access for the youth and elderly certain elements can be provided through zoning code such as sidewalks in certain zones.

Mr. Ben Teretzky spoke about the high number of elderly people around the lake and making sure that there are adequate standards in place for things such as handicap parking.

Goal 4 Obj. 7:

Mr. Ben Teretzky spoke on radon and Oconee County's placement in comparison with other counties. He mentioned that it is important to make sure realtors are aware of radon as well as the Home Builders Association. He added radon detection and prevention should be included in the building code. He spoke specifically about adding four inch pipe that can be capped in the crawl space of all new houses that could be used to help mitigate radon levels.

Mr. Gilster asked if the pipe idea could be included in building code standards.

Mr. Stephens replied that he would pass the idea on to the Community Development Director.

Goal 4 Obj. 8:

Mr. Holbrooks spoke on the County Engineer's efforts in improving the County roads inventory.

Goal 4 Obj. 9:

Mr. Holbrooks talked about funding and funding studies concerning public transportation in the County. He also talked about the Transit Advisory Committee. He mentioned potential routes that the studies are looking at.

Goal 4 Obj. 10:

Mr. Holbrooks talked about suggestions for improving pedestrian and bike routes to allow for greater use of alternative forms of transportation and ecotourism. He talked about involving Phil Shirley and Ken Sloan with Mountain Lakes Convention and Visitors Bureau (CVB) and Parks & Recreation to discuss tourism.

Goal 4 Obj. 11:

Mr. Holbrooks presented about the asset that the airport is to the County based on ability for corporations to access the area readily.

Goal 5 Obj. 1:

Mr. Holbrooks discussed the importance of promoting the County's cultural heritage.

Goal 5 Obj. 2:

Mr. Gilster asked what effort was being done to upgrade or identify historic sites or properties.

Mr. Stephens discussed efforts made since the last version of the Comp Plan dealing with Scenic Highway 11 and where the Subcommittee wanted to go with it in the future.

Mr. Ben Teretzky spoke on efforts made by previous art councils to educate elementary schools on cultural heritage and arts in the past. He also talked about property maintenance issues throughout the County.

Mr. Stephens suggested summarizing what has been discussed; compile a list of items that the Subcommittee is certain need to be looked at as priorities; and bring the list before the full Commission to see how they recommend going forward. He added

community meetings would follow once they hammer out what the specific topics are that need to be addressed.

Mr. Holbrooks added that things such as impact fees need to be discussed or will need to get a lot of attention and need to get dealt with. He spoke on how the Subcommittee would need to get a better handle on the issue before going out to the community.

Mr. Gilster asked if running notes and revisions might look a lot like the ordinance review.

Mr. Stephens suggested the Subcommittee review everything for themselves and compile a list based on points of interest from the Subcommittee review to develop a master list or report to bring before the Commission.

Mr. Gilster suggested the Subcommittee meet again concerning their new lists before bringing it before the Commission.

4. Old Business *[to include Vote and/or Action on matters brought up for discussion, if required]*

Mr. Gilster talked about looking at the potential growth areas map presented.

Mr. Stephens explained the graphics of the map of the potential growth areas presented.

Mr. Ben Teretzky discussed how Duke looked at future growth on the lake.

Mr. Jim Codner suggested developing a current land use map that would describe where current infrastructure is to help predict where development is coming.

Mr. Holbrooks added that much of that type of work could likely be done by the County compared to years ago where the resources would not be available.

Mr. Ben Teretzky mentioned the pull of Atlanta and the effect that it could have on Fair Play. He also talked about bringing together organizations and developers or home builders to get input on where development is heading.

Mr. Holbrooks discussed talking with GIS and seeing how long it would take to develop and infrastructure map or current land use map.

Mr. Stephens talked about the importance of getting the on the ground perspective that community members will bring to the table in regards to current land use and trends within their respective community.

Mr. Gilster discussed presenting to the Commission the Subcommittee's consensus on goals and priorities, a current land use map, and a future land use map showing potential conservation areas among other things.

5. New Business [*to include Vote and/or Action on matters brought up for discussion, if required*]

None.

6. Adjourn

Mr. Honea motioned to adjourn.

Mr. Childress seconded the motion. The motioned passed unanimously. 7:36 PM

Anyone wishing to submit written comments to the Planning Commission can send their comments to the Planning Department by mail or by emailing them to the email address below. Please Note: If you would like to receive a copy of the agenda via email please contact our office, or email us at: jstephens@oconeesc.com.



OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

AGENDA

Comprehensive Plan Review Subcommittee
5:30 PM, MONDAY, JUNE 16, 2014
COUNCIL CHAMBERS
OCONEE COUNTY ADMINISTRATIVE COMPLEX

1. **Call to Order**
2. **Approval of Minutes from Monday, May 19, 2014**
3. **Public Comment for Agenda and Non-Agenda Items (3 minutes)**
4. **Review of the Comprehensive Plan -- Goals Section**
[to include Vote and/or Action on matters brought up for discussion, if required]
 - a. **Staff Comments**
 - b. **Discussion & Consideration by Subcommittee**
5. **Old Business** *[to include Vote and/or Action on matters brought up for discussion, if required]*
6. **New Business** *[to include Vote and/or Action on matters brought up for discussion, if required]*
7. **Adjourn**

[Public Comment may be allowed during the meeting per the discretion of the Chair]

Anyone wishing to submit written comments to the Planning Commission can send their comments to the Planning Department by mail or by emailing them to the email address below. Please Note: If you would like to receive a copy of the agenda via email please contact our office, or email us at: jstephens@ocountyc.com



OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

MINUTES

Comprehensive Plan Review Subcommittee

5:30 PM, MONDAY, JUNE 16, 2014

COUNCIL CHAMBERS

OCONEE COUNTY ADMINISTRATIVE COMPLEX

Members Present: Mr. Gilster, Chair
Mr. Honca
Mr. Childress

Staff Present: Josh Stephens, Deputy Director of Community Development
Art Hofbrooks, Strategic Planner
Matthew Anspach, Planner I

Media Present: None

1. Call to Order

Mr. Gilster called the meeting to order. 5:30 PM

2. Approval of Minutes from Friday, May 19, 2014

Mr. Honca made a motion to approve the minutes.

Mr. Childress seconded the motion. The motion passed unanimously.

3. Public Comment for Agenda and Non-Agenda Items (3 minutes)

None.

4. Review of the Comprehensive Plan --- Goals Section

Mr. Gilster talked about what the Subcommittee had done to date and what the next steps were. He mentioned that the Subcommittee would want to present the current land use map to the full Planning Commission along with a map showing the potential future growth areas. He added that the Subcommittee members provided their input into what they see as potential future growth areas that would be discussed throughout the meeting.

Mr. Childress discussed his input and his top areas of focus for the Comp Plan.

Mr. Gilster stated that he would like to plan the areas of growth along with possible areas for conservation to help drive conversations about infrastructure. He also pointed out that some of the high growth areas could involve some mixed use planning. Mr. Gilster added that it would be interesting to look into ways to incentivize different types of development rather than simply prohibiting others.

Mr. Stephens discussed ways that the County could incentivize types of development based on what the developers cost concerns were.

Mr. Gilster asked what some options would be for looking into things such as workforce housing.

Mr. Bozo Richards spoke on what he felt were some pressing issues facing the County in the near future including drinking water as demand goes up around the County, as well as continued improvement in recycling. He also talked about trying to define the demographics that will be looking for housing in the near future, and plan for that. Mr. Richards spoke on his desire that zoning be implemented in other ways than top down as well, citing the overlay created for Fair Play as a positive example.

Mr. Tom Markovich talked about the driving factors for development, namely money. He discussed how mixed use developments are difficult to pull off with current regulations and concerns from the roads department in maintaining some of the amenities included such as sidewalks. Mr. Markovich also talked about the importance of sewer in development, in particular for workforce priced housing developments.

Mr. Gilster asked whether the Planning Commission should play a role in helping developers with finding ways to develop more affordable housing.

Mr. Markovich answered that he believed the Planning Commission could and should play a role.

Mr. Gilster asked how long it would take to put together an existing land use map.

Mr. Holbrooks answered that there is currently one from 2008. He added that it is a parcel by parcel map.

Mr. Stephens added that it would take a lot of time to put together an updated parcel by parcel map.

Mr. Gilster asked if it would be just as effective to come up with a land use map not that was not parcel by parcel but neighborhood area by neighborhood.

Mr. Stephens presented some maps put together by the GIS department that included much of the County utility infrastructure.

Mr. Bozo Richards stated that the land use map should include industry and the industrial parks.

Mr. Jim Codner spoke on his view that the map should include industry areas and overall the map should be painted with a broad brush.

Mr. Holbrooks stated that an infrastructure map is essentially already in creation but some time would be needed to add all of the finer details for planning the potential growth areas.

Mr. Stephens added that there would need to be input from real estate professionals, building professionals, economic development professionals and other professionals involved in the growth of the County.

Mr. Honca discussed recycling and how it is expensive up front but that in the long run it pays for itself.

Mr. Stephens mentioned that education for recycling would be necessary to improve recycling efficiency and use in the County.

Mr. Gilster talked about that it would be important to develop the land use map with future growth areas map for the next meeting, while also getting input from Solid Waste, the Economic Alliance, etc. He added that following the next meeting, the input could be brought before the Soil Planning Commission for their feedback. Mr. Gilster also asked about the potential need or will for a housing task force in light of the lack of workforce housing options in the County.

Mr. Anspach mentioned that it would be important to get developers input specifically with regards to any impediments they find for looking at developments for workforce housing due to the way the code is written.

Mr. Stephens stated that a growth area approach to planning would be a wise way to look at how to organize the infrastructure more economically in the County going forward.

Mr. Bozo Richards suggested that any recycling education or outreach could be talked about to Councilman McCall due to his involvement in the recycling plan.

Mr. Jim Codner asked if there would be a summary of the goals discussed so far in the review. He also asked if the Subcommittee would be discussing the nine elements in the Comp Plan.

Mr. Gilster answered that the subcommittee would develop a summary.

Mr. Holbrooks responded that the subcommittee planned to start off with the goals and eventually work on one element at a time.

Mr. Dick Hughes spoke on how recycling does not initially make money but that it does lessen the amount of garbage to be transferred to Georgia for a fee which saves money.

4. **Old Business** *[to include Vote and/or Action on matters brought up for discussion, if required]*

Mr. Gilster asked if there was any notice given for the Subcommittee meetings.

Mr. Stephens responded that the notice given for the Subcommittee meetings is the same amount given for the other public meetings.

5. **New Business** *[to include Vote and/or Action on matters brought up for discussion, if required]*

None.

6. **Adjourn**

Mr. Honea motioned to adjourn.

Mr. Childress seconded the motion. The motioned passed unanimously. 6:58 PM.

Anyone wishing to submit written comments to the Pricing Commission can send their comments to the Pricing Department by mail or by emailing them to the email address below. Please Note: If you would like to receive a copy of the agenda via email please contact our office, or email us at: jakplaus@commission.org

Goal # 1: Preserve, protect, and enhance the quality and quantity of Oconee County’s natural resources.

Objective 1: Work to guarantee adequate water distribution systems for present and future economic development in Oconee County.

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
1. Work to facilitate the establishment of a partnership with water providers aimed at expanding service into underserved unincorporated areas of the county. Link to growth areas and rural enhancement areas?	PC; CC	2012 Ongoing		Pioneer, etc... Edit to link with community character framework?
2. Partner with municipalities in inventorying current condition of their water infrastructure systems to determine ability to accommodate future growth.	IAC; PC; CC	Ongoing		Do we need this one? Cities use firms to do this
3. Work to develop agreements with water providers to coordinate with County on a plan provide for required fire protection for new development.	Emer. Serv. Comm.; PC; CC	2012		Status? Fire Plan Ch. Art. 6 fire protection for subdivisions Fire Code

Objective 2: Improve and expand wastewater treatment within Oconee County.

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
1. Expand sewer service throughout areas designated by the Land Use Element as primary areas of development, while implementing appropriate limits needed to avoid negative impacts on sensitive areas. Link to growth areas and rural enhancement areas? Use of regulations such as Form-Based & Smart Growth?	PC; CC	Ongoing		Sewer South Nov. '12 ref. Edit to link with community character framework?
2. Implement requirements for all developer-initiated sewer expansions to be configured with sufficient capacity to allow existing and future affected property owners to connect to the proposed line.	PC; CC	2012		
3. Work with neighboring counties when possible to establish regional efforts to expand sewer service into prime commercial and industrial locations.	PC; CC	Ongoing		
4. Partner with municipalities and Joint Regional Sewer Authority to coordinate efforts to provide sewer throughout high growth corridors. Identify growth corridors? Link to overall growth plan	IAC; PC; CC	Ongoing		Edit to link with community character framework?
5. Establish partnership(s) with regional, state, and federal agencies to find funding sources for wastewater treatment needs.	PC; CC	Ongoing		Grant Administrator position has been posted
6. Study and establish increased access to sanitary boat dump stations on area lakes.	PRT Comm.; PC; CC	2013		REMOVE – Duke issue

Objective 3: Initiate efforts to develop the foundation of a county stormwater management program prior to federal mandates, thereby allowing for the most efficient and cost-effective implementation possible in the event of designation.

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
1. Study and evaluate options available to jurisdictions designated by EPA to establish storm water management programs, identifying those attributes desirable for an Oconee County program.	PC; CC	2011		Revisit
2. Work with state and federal agencies as required to create necessary components of storm water program, when possible, through a phased approach that will lessen impact of meeting mandates.	PC; CC	2011		Revisit
3. Support regional efforts to protect watersheds.	PC; CC	Ongoing		

Objective 4: Establish a program of managing both water quantity and water quality throughout the county that will ensure efficient utilization, and appropriate conservation, of our greatest natural resource.

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
1. Work with state and federal agencies to establish a comprehensive network of water monitoring stations in Oconee County watersheds.	PC; CC	2014		
2. Establish accurate 7Q10 rating for all water basins in Oconee County.	PC; CC	2014		Do we need these?
3. Develop a county-wide water usage plan that defines water conservation practices for both normal and drought conditions, and insures that all users share equally in restrictions during drought conditions.	PC; CC	2012		
4. Partner with both public and private entities to develop a county-wide education program designed to promote water conservation.	PC; CC	2012		
5. Study and evaluate the impact of Oconee County's water supply on ISO ratings, and the resulting cost of fire insurance, seeking to identify opportunities for better ratings.	Emer. Serv. Comm.; PC; CC	2012 Ongoing		ISO rating of 4
6. Partner with adjacent jurisdictions on comprehensive water studies detailing availability from all sources and usages/outflows.	PC; CC	Ongoing		

Objective 5: Preserve, protect and enhance Oconee County’s environmentally sensitive lands, unique scenic views, agrarian landscapes, and topographic features.

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
1. Encourage use of “Best Management Practices” in farming and forestry operations.	PC; CC	Ongoing		Keep it – edit to be more specific?
2. Work to partner with public and private entities in developing a countywide greenway system that will offer opportunities for nature-based recreation in areas where few currently exist.	PC; CC	2014		Keep it – edit to be more specific?
3. Encourage and support collaboration between landowners and public and private agencies in the development of ecologically and economically sound plans for preservation and restoration of forests and farmland. Purchase/Transfer Development Rights Programs, etc..?	PC; CC	Ongoing		Keep it – edit to be more specific? Link to community character framework?
Establish land use policies by implementing density standards, acreage standards, use protections, cluster developments and other Form-Based Code/Smart Growth policies that protect agricultural assets.				
Establish overlays in scenic areas that protect & promote the beauty of Oconee’s rural and cultural heritage by establishing policies including but not limited to Appalachian Rustic Elegance design standards/guidelines and				

signage standards.				
Encourage the use of soils maps when planning future development to preserve primary soils.				
Study the feasibility of a Purchase/Transfer Development Rights program.				
Establish Primary Investment Areas/ Rural Enhancement Area with associated policies that focus growth and infrastructure investment in the appropriate growth areas while preserving, protecting & promoting the rural beauty of Oconee county				
Establish an Agricultural Advisory Committee				

Objective 6: Promote partnerships and voluntary conservation easements to preserve significant lands and scenic areas under pressure.

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
1. Establish a county conservation bank to provide for the transfer of development rights and/or conservation easements to protect rural lands, sensitive areas, and significant natural resources.	CC	2011	DONE	Edit to more specific about next steps
2. Identify and establish various funding sources for the county conservation bank identified above; these may include grants, corporate gifts, a percentage of development permit fees, and annual revenue designations.	CC	2011 Ongoing	DONE	Duke - \$600,000 as part of relicensing Grant Administrator position has been posted
3. Provide appropriate assistance from county departments and agencies in efforts to identify and preserve historic structures, significant lands, and scenic areas.	PC; CC	Ongoing		Grant Administrator has been posted Partners, Programs, specifics that can be measured?