



## Coordination Element

### Overview

Community efforts to implement comprehensive planning and attain established goals are often adversely impacted by decisions made elsewhere. Among the more common sources of such impacts are the location of roadways, storm water management improvements, utilities, public and recreational facilities, and economic development projects, as well as the enforcement of (or lack of) land use and zoning standards. Although any negative effects on another community's efforts may be unintended, the affected individuals, businesses, industries, organizations, and government agencies are forced to deal with the consequences. In an effort to address such concerns, this Coordination Element has been developed to facilitate increased communication and cooperation among the various communities in and around Oconee County. The adoption of the element into each partnering community's comprehensive plan formalizes the process by which planners will proactively seek to identify shared goals, objectives, and policies intended to minimize potential conflicts and foster expanded opportunities for intergovernmental coordination and area-wide success.

It should be noted that the adoption of this element is in no way intended to restrict participating jurisdictions in their planning options; on the contrary, it is meant to provide better clarity for planners and decision-makers as to what issues need to be addressed before they develop into problems that may impose restrictions on available avenues. Through such understanding, communities will have more time and opportunity to explore the routes available to them, and be able to be proactive instead of simply reactive. One of the most important aspects of a jurisdiction being able to achieve this, however, is to possess an awareness of what is not only currently happening, but also likely to happen in the future, both inside and outside its own boundaries. To that end, a number of the steps called for in this element focus on facilitating the development of a better understanding of each participating community's goals and aspirations.

The strategies below can be approached in phases, with the first two focusing on establishing the conditions necessary to effectively carry out the third. Initially, the effort emphasizes 1) the systematic sharing of information, 2) the identification and cooperation of all units of government and other agencies appropriate for cooperative planning efforts, and 3) the identification of inconsistencies, potential conflicts, and development of appropriate solutions.

After establishing the necessary understanding of all the pertinent issues, the next effort, which will likely represent the more difficult task, will be the creation of a Future Land Use Map and Zoning Code consistent with the mission and goals of the participating governments and regional planning agencies. Naturally, the effort should include widespread public input.

## Strategies

The following strategies are intended to establish the conditions necessary to facilitate expanded jurisdictional cooperation in the Oconee County area:

1. Establish a formal process for the exchange of planning-related information between partnering jurisdictions in and around Oconee County. At a minimum, this process should include:
  - a. Regular meetings of each participating jurisdiction's planning staff to allow for periodic updates on anticipated and ongoing activities.
  - b. Direct solicitation of input from potentially impacted partner jurisdictions on all proposed infrastructure, zoning, capital projects, and economic development activity.
  - c. Staff from each jurisdiction presents an annual update for partner jurisdictions on progress on implementation of Comprehensive Plan goals/strategies.
  - d. Develop a joint priority list of planning issues, with appropriate goals and strategies.
2. Review and report to each participating jurisdiction's planning commission on potential avenues for cooperation on the following issues:
  - a. Corridors
    - i. Oconee County contains many corridors which are defined as areas of land typically along a linear route. The major corridors in the County are quite significant for coordinating similar land use patterns between jurisdictions, especially in areas where communities transition. Some feasible goals to be accomplished are improved accessibility; increased uniformity; and more similar aesthetic and design standards which all contribute greatly to planning for future development within shared corridors. It is vital to communicate each local community's visions for these corridors in order to align goals together to make more informed and cohesive decisions on policies.  
(Example: US 76/123, Bountyland Area, SC 59)
  - b. Transportation
    - i. Travel and connectivity remain important features in Oconee County when observing the major routes of transportation between municipalities and communities. Each local jurisdiction's goals and how they envision the transportation routes could be considered and organized to establish more aligned policies in how the County can better serve its transportation needs. There may be some considerations to determine how road design standards and regulations could be decided in a similar manner and remain consistent throughout the County. This may require some involvement with SCDOT on occasion to coordinate with all municipalities in the County to achieve consistency. Other considerations could be determining how the number of vehicles traveling per mile and transit routes could affect shared travel

patterns. Lastly, a novel approach to coordinating transportation is the consideration for a county-wide trail/greenway system connecting municipalities and points of interest.

(Example: Intersection Upgrades, Mass Transit)

c. Workforce Housing

- i. – It has been observed that this type of housing has been less of a presence in Oconee County in recent years. It remains a significant issue for municipalities to consider options for providing a more diverse range of housing available and where to locate them. This can be achieved with municipalities working together to determine certain locations of where the concentration of employees work and live. Determining the goals and visions of the local jurisdictions could allow the County to establish more aligned policy initiatives. Other strategies could involve coordinating investment and determining other options to obtain funding to include more diverse housing.

(Example: Housing Coalition, Grants, Incentives)

d. Subdivision Regulation

- i. Each municipality in Oconee County may have separate goals in how they envision the future of land development and the subdivision process. There could be some consideration in coordinating how visions can be communicated, understood, and ultimately turned into policy. It is important to communicate this information between jurisdictions to determine where expected development of proposed subdivisions will occur in order to coordinate certain standards and keep a consistent pattern of subdivision and land development throughout the County.

(Example: Standards for Municipal Service Areas, Annexation Issues)

e. Infill/Redevelopment

- i. This type of development remains a significant aspect in all jurisdictions throughout Oconee County. Encouraging the importance of infill and redevelopment within the municipalities could be communicated in a more organized manner to align some common goals that are envisioned. Together, these visions can be transformed into policies throughout the County to illustrating a more coordinated effort. This can be achieved by identifying some appropriate locations to utilize existing infrastructure, preserve open space, promote higher density, and improve downtown revitalization efforts.

(Example: Incentives)

F. Growth Management

- i. – Another major challenge in Oconee County is deciding how to coordinate and plan for the future of growth within all of the communities. Organizing various strategies such as the establishment of Priority Investment Areas and a Regional Growth Boundary with all municipalities could be considered. Through this Coordination Element, municipalities could identify areas appropriate for growth, while considering areas that should be protected for open space, agricultural use, and environmental conservation. This boundary could also dictate where to install infrastructure and public services. In addition, through zoning land use and encouraging a more compact pattern of development within the boundary, growth management could be achieved. In order to properly assess the most suitable areas to invest in infrastructure and public services, the municipalities could organize, coordinate, and determine together where to appropriately invest funding by identifying these areas of highest priority where future growth and development will occur. This will help guide development through collaboration investment while allowing for the preservation of open space and natural resources.

(Example: Infrastructure Placement, Regulations)

g. Other Issues Impacting Partner Jurisdictions

(Example: Land Use Consistency, Service Boundaries)

3. Upon satisfactory completing the steps outlined in Strategy 1 and Strategy 2, develop a regional Future Land Use Map and create a list of suggested amendments designed to increase consistency in land uses across the area.

# AIRPORT LAND USE COMPATIBILITY

Planning Commission  
July 13, 2016  
Josh Stephens, Deputy Director

# TITLE 55 - AERONAUTICS

- Title 55 essentially covers all facets of airport management and operations in South Carolina
- Revisions to Title 55 enacted in July 2012
- Staff was contacted by the South Carolina Aeronautics Commission regarding the impact of revisions
  - Section 55-13-5

# REVISIONS TO TITLE 55

- Revisions introduced land use notification and review provisions:
  - SC Aeronautics must develop and provide airport safety and land use zone maps to local governments
  - Local jurisdictions must notify SC Aeronautics of certain proposed land use changes in these zones before permitting, and SC Aeronautics must respond to these changes
    - Ordinance development assistance
    - Compatible Land Use Evaluation (CLUE) tool

# AIRPORT LAND USE COMPATIBILITY

- Compatible land uses are those that:
  - Preserve public health, safety and welfare for people near airports
  - Comply with height, location and activity variables
  - Provide for safe airport operations
- Common compatibility concerns:
  - Structure height
  - Noise
  - Concentration of people
  - Wildlife attractants



# COMPATIBILITY PERSPECTIVE

## What a community sees:

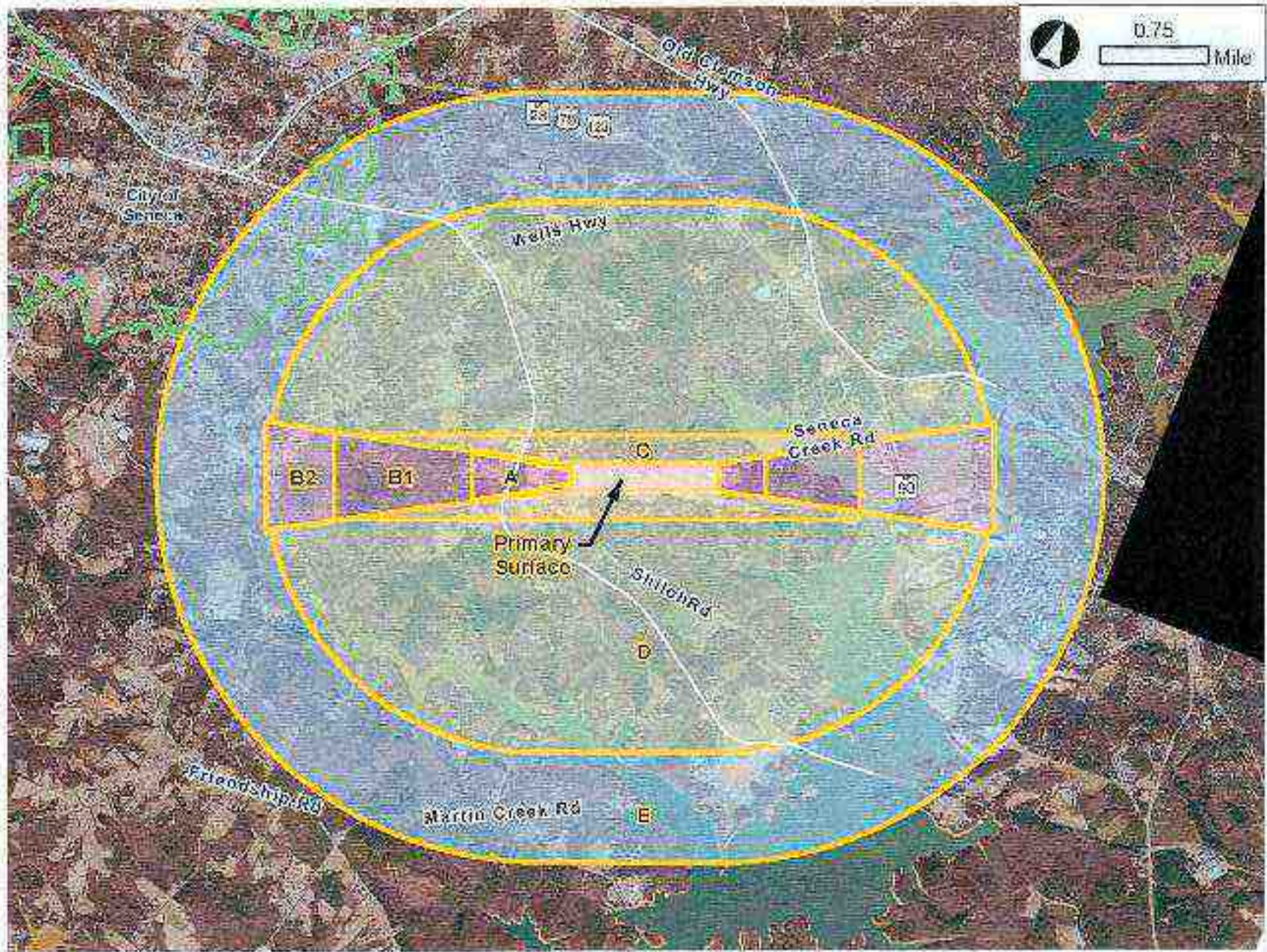
- Residential Uses
  - Growth of tax base
  - Housing choices
- Commercial Uses
  - Growth of tax base
  - Sales/hospitality tax
  - Tourism
  - Jobs

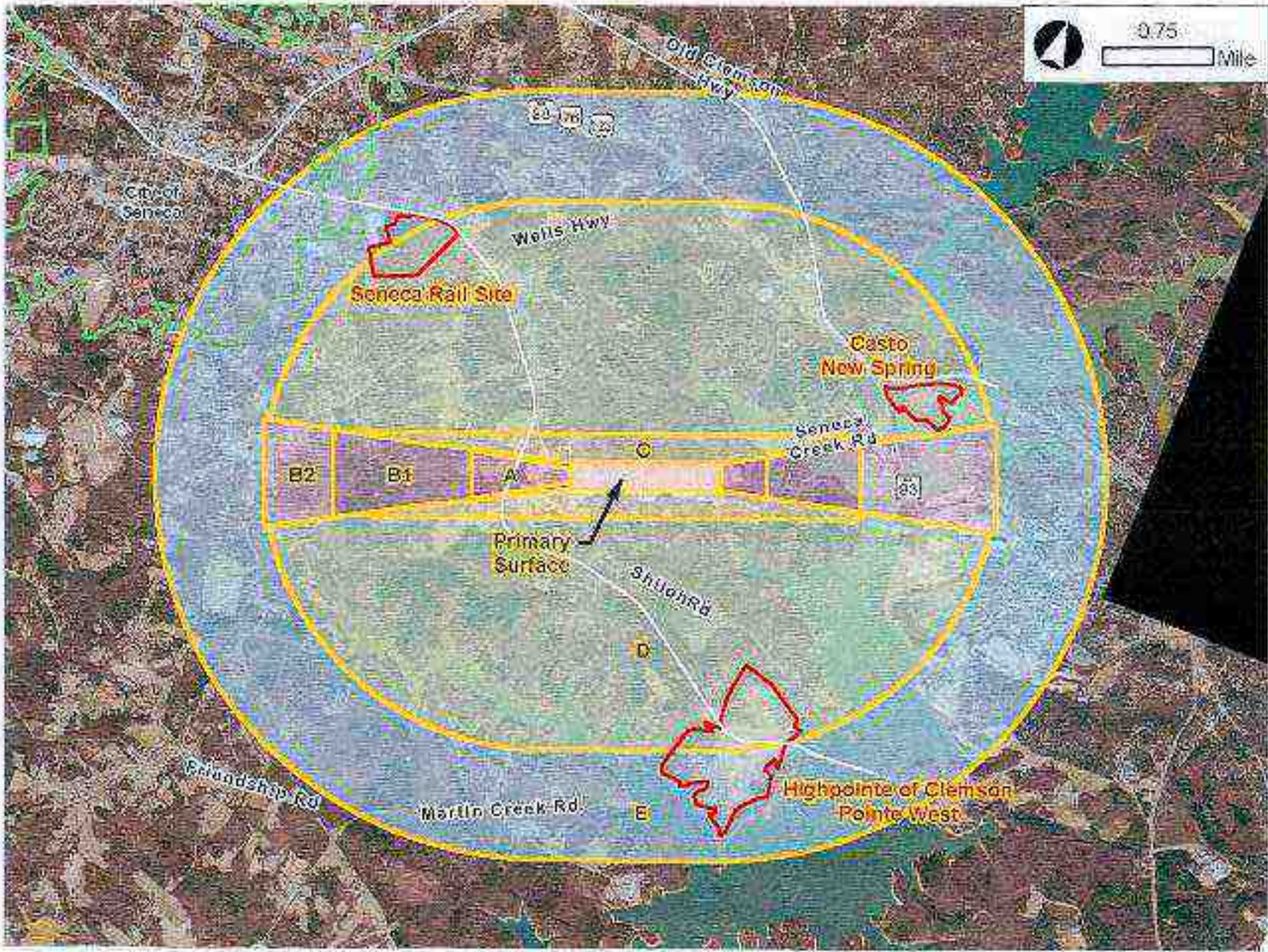
## What the airport sees:

- Residential Uses
  - Concentrations of people
  - Noise concerns
- Commercial Uses
  - Concentrations of people
  - Visual obstructions
  - Wildlife attractants
  - Structure height concerns

# IMPORTANCE OF COMPATIBILITY

- SAFETY!
- FUNDING, FUNDING, FUNDING
  - Federal Aviation Administration
  - South Carolina Aeronautics Commission
  - Grant Assurance 21
- Incompatible lands uses can reduce:
  - The value of airport as economic asset (industrial recruitment)
  - General investment opportunities
  - Grant funding





# MOVING FORWARD

- Brief the Planning Commission
- Receive ordinance development assistance from SC Aeronautics Commission
- Stakeholder engagement
- Facilitation of notification in cooperation with projects
- Planning Commission drafts ordinance
- Intergovernmental Coordination
  - City of Seneca
  - City of Clemson
  - Clemson University

## ACTION

- It is staff's recommendation that the Planning Commission direct staff to work with the Airport Director, Oconee Aeronautics Commission and other stakeholders to draft an ordinance regarding airport land use compatibility.









Public Comment  
July 13, 2015

1. Tom Markovich

2. Sammie Lipscomb.

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July 13, 2015

Oconee County Planning Commission Meeting

Concern: Placement of cell towers in residential neighborhoods

Private Citizen: Sammie R. Lipscomb (Husband: Bob Lipscomb)

Residence: 635 Mt. Vista Farms Rd.

Walhalla, SC 29691

Mailing Address: PO Box 47

Tamassee, SC 29686

Email: [sammielipscomb@gmail.com](mailto:sammielipscomb@gmail.com)

Phone: 864-710-2949

*Mr. William  
Haley  
Indiana*

Last Thursday, I spoke with Jody Cann, Realtor about a 10-acre property, 645 Mt. Vista Farms Rd., Walhalla which is behind and adjacent to my 3.9 acres property at 635 Mt. Vista Farms Rd, Walhalla. The property has been for sale for several years. I contacted Mr. Cann to update me on what the GA Absentee Owner's current asking price is. Mr. Cann told me that the owner is "currently in negotiations with" an unnamed cell tower company to put a cell tower on that property.

Being surprised to hear this I immediately called Edda Carmick, District 1 Representative, to ask her if she knew if there are any County Regulations on placements of cell towers within a residential neighborhood. She then told me that this subject of cell towers in our county is being addressed at tonight's Planning Commission Meeting.

She referred me to the link for Oconee County Code of Ordinances to see the existing information on cell towers.

\*The ordinance states that in a residential area, an applicant who wants to put up a tower must show that the area cannot be adequately serviced by a facility placed in a non-residential area. My husband and I are already serviced by both Charter and Verizon. Even when away from home and still in the Tamassee Community we have had no problems with cell reception.

\*The ordinance refers to a county wide communication tower study which I was not able to locate and would like a copy of this study.

\*I would like to know if the communications tower permitting process has begun at 645 Mt. Vista Farms Rd. property and is there a site plan?

\*Is there the possibility that this or any other new tower could co-locate with an already existing tower?

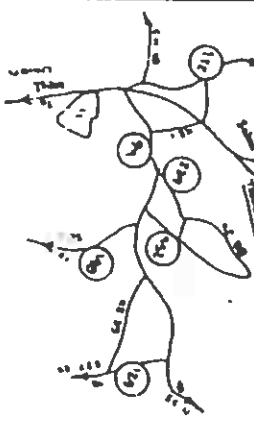
No matter what the season, if it's a clear day we can see Rabun Bald in GA. In the winter when the foliage is down we can see Tamassee Knob and North Carolina Mountains. I have concerns about whether or not my view might be obstructed by such a tower. I have serious personal concerns about a cell tower being that close to my property. There are, admittedly controversial, reports and research that have been conducted on whether or not there is significant electro-magnetic contamination that adversely affects the health of humans and wildlife, particularly honey bees.

I am concerned about how the presence of a cell tower on this adjacent property would affect our ability to sell if we ever decided to do so. It's understood that the Absentee GA Owner stands to gain considerably, financially, from the placement of such a tower.

*Indiana  
Mr. William  
Haley*

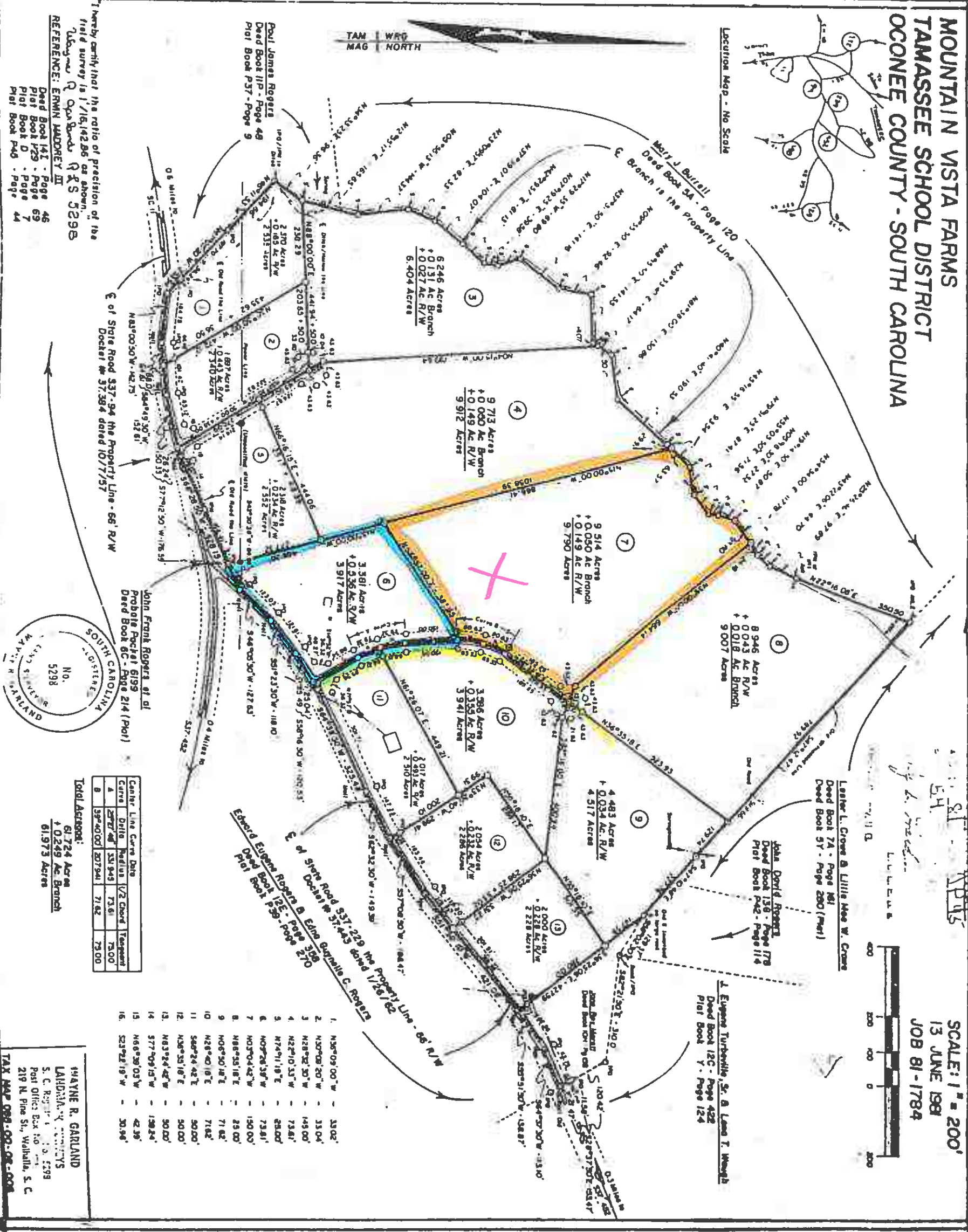
*Sammie R. Lipscomb*

**MOUNTAIN VISTA FARMS  
TAMASSEE SCHOOL DISTRICT  
OCONEE COUNTY - SOUTH CAROLINA**



Location Map - No Scale

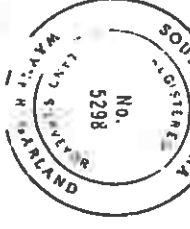
TAM MAG | WR0  
MAG | NORTH



I hereby certify that the ratio of precision of the field survey is 1"/16,142.86 as shown.

Surveyor: **ERWIN MADOREY III**  
RKS 5298

REFERENCE: Deed Book 141 - Page 46  
Deed Book 129 - Page 69  
Plot Book D - Page 7  
Plot Book P40 - Page 44



Center Line Curve Data

Curve	Delta	Radius	1/2 Chord	Tangent
1	27°40'00"	207941	73.61	75.00
2	39°40'00"	207941	71.62	75.00

Total Acres: 61,774 Acres  
+ 0,249 Ac Branch  
61,973 Acres

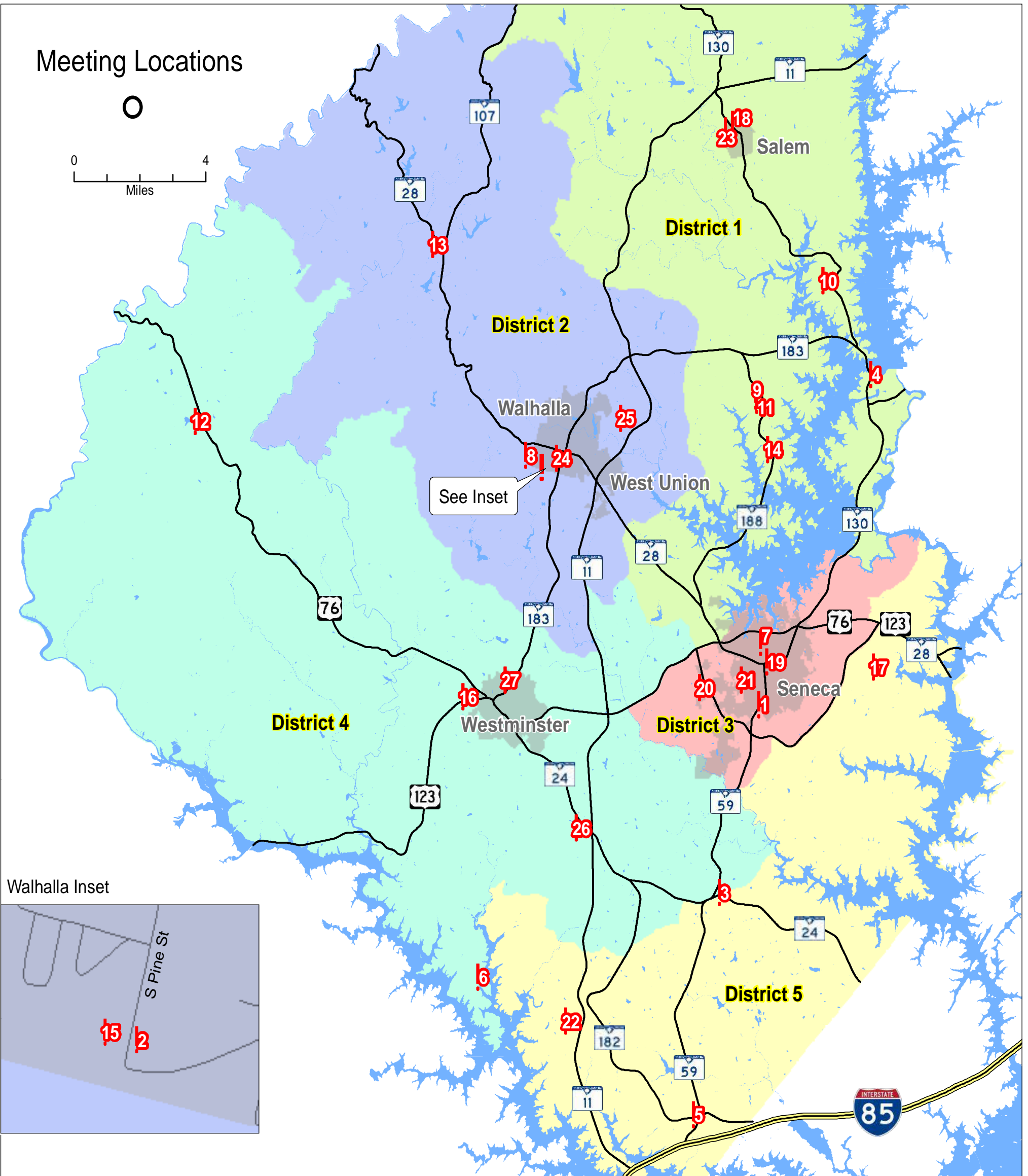
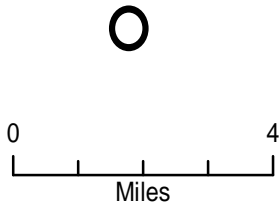
194YANE R. GARLAND  
LAHD:DA-VY  
S. C. Registrar  
Post Office Box No. 1  
219 N. Pine St., Walhalla, S. C.

TAX MAP 098-00-02-008



SCALE: 1" = 200'  
13 JUNE 1981  
JOB 81-1784

# Meeting Locations



Walhalla Inset

ID	Location	Address	City
1	Blue Ridge Elementary	995 S Oak St	Seneca
2	County Council Chambers	415 S Pine St	Walhalla
3	Cross Roads Baptist Church	215 Cross Roads Dr	Seneca
4	Duke World of Energy	7812 Rochester Hwy	Seneca
5	Fair Play Community Center	150 School Rd	Fair Play
6	Foxwood Hills Club House	800 Hickory Trl	Westminster
7	Gignilliat Community Center	621 N Townville St	Seneca
8	James M. Brown Elementary	225 Coffee Rd	Walhalla
9	Keowee Elementary	7051 Keowee School Rd	Seneca
10	Keowee Key Club House	1 Country Club Dr	Salem
11	Keowee-Ebenezer Fire Station	7031 Keowee School Rd	Seneca
12	Long Creek Community Center	12351 Long Creek Hwy	Long Creek
13	Mountain Rest Community Club	120 Verner Mill Rd	Mountain Rest
14	New Hope Baptist Church	4010 Keowee School Rd	Seneca

ID	Location	Address	City
15	Oconee County School District	414 S Pine St	Walhalla
16	Orchard Park Elementary	600 Toccoa Hwy	Westminster
17	Ravenel Elementary	150 Ravenel School Rd	Seneca
18	Salem Community Center	10 Park Ave	Salem
19	Seneca City Council Chambers	221 E North 1st St	Seneca
20	Seneca Senior High	100 Bobcat Rdg	Seneca
21	Shaver Complex Seneca	698 W South 4th St	Seneca
22	South Union Baptist Church	510 South Union Rd	Westminster
23	Tamassee-Salem	4 Eagle Ln	Salem
24	Walhalla Depot	211 South College St	Walhalla
25	Walhalla Elementary	508 Fowler Rd	West Union
26	West-Oak High	130 Warrior Ln	Westminster
27	West-Oak Middle	501 Westminster Hwy	Westminster