

Public Comment  
March 7, 2016

1. STAN CORNER

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HART COUNTY RECYCLING PROGRAM  
LET'S RECYCLE  
It's The Right Thing to Do!!!



**Preparation of Recyclables**

To help insure the success of our program while helping our environment, it is important to prepare our recyclables before placing them in the appropriate bin.

**HERE'S HOW**

**GLASS:**

Food and Beverage Containers only. Separated by color and rinsed. Caps & lids must be removed and discarded. Labels OK. Acceptable examples:

- Clear: pickle jars, juice jers, ketchup bottles, etc.
- Green: wine bottles, beer bottles
- Brown: beer & juice bottles (example prune juice)

No plate glass, light bulbs, ceramics, or heat treated glass (example PYREX)

**NEWSPAPER:**

Newspaper only. Must be dry. Comics section, Parade section and inserts are OK. The rule of thumb is if it comes with your newspaper, recycle it with your newspaper.

**ALUMINUM CANS:**

Aluminum Beverage Cans. Acceptable Examples: Beer and soda cans

**TIN CANS**

Metal food and drink cans-empty and rinsed. Paper labels must be removed.

**PLASTICS**

**PETE #1 Plastic.** Discard caps. Rinse container. Please flatten containers by stepping on them. Acceptable examples: Green and Clear 1 & 2 liter soda bottles.

**HINT:** PETE plastic is always clear (see thru) whether colored or not and will have this symbol on the bottom:



**HDPE #2 Plastic.** Discard caps. Rinse container. HDPE plastic comes in two forms, Natural and Colored. Please flatten containers by stepping on them.

**NATURAL:** (cloudy white) Acceptable examples: Milk & 1/2 Gallon Orange Juice jugs.

**COLORLED** Acceptable examples: Bleach, Laundry Detergent Bottles

**HINT:** HDPE Plastic is either cloudy or opaque (Non See Thru) and will have this symbol on the bottom:



No Motor Oil Containers.

**CORRUGATED CARDBOARD:**

Acceptable examples include shipping boxes, moving boxes and appliance boxes. Boxes must be broken down or flattened. **HINT:** corrugated cardboard has three layers, a smooth inner and outer layer plus a wavy middle layer. Brown paper grocery bags are also acceptable. **NO** waxed cardboard. **NO** single layer boxes such as shoe, cereal, cracker boxes, etc. They can be placed in mixed paper bin.

**MIXED PAPER:**

Mail, Telephone Books, Magazines, Office Paper, Computer Paper, Envelopes (no plastic windows), Brown Paper, Paper Back Books, Single Layer Cardboard. (NO Carbon Paper, Gummed Labels, Express Mail Envelopes)

**REMEMBER, IT IS IMPORTANT NOT TO PLACE CONTAMINATED ITEMS IN THE RECYCLING BIN.**

Contaminated bales will be rejected by the buyer causing a loss of revenue (your tax dollars) to the County. **AND** more you recycle-the more you save on County Bag Purchases

County Convenience Centers will accept Recyclable Items at no charge whether or not you utilize the County Bag System, Private Curbside Waste Collection, or are a city resident

Any questions concerning the HART COUNTY RECYCLING PROGRAM can be answered by calling the Hart County Solid Waste Manager at 706.576.7353.

**CENTER HOURS**

MON, WEDS, FRI 7AM to 7PM

SATURDAY 8AM to 2PM

SUNDAY 3PM to 7PM

pat Fleming/ Joey Dorsey

yellow .75 orange 1.25

**Control Free District (CFD)**

**Traditional Rural District (TRD)**

**Rural Residential District (RRD)**

**Conservation District (CD)**

**Agricultural District (AD)**

**Residential District (RD)**

**Lake Residential District (LRD)**

**Community Commercial District (CCD)**

**Highway Commercial District (HCD)**

**Industrial District (ID)**

**Agricultural Residential District (ARD)**

**Public and Recreational Lands District (PRLD)**

**Mixed Use District (MUD)**

**Planned Development District (PDD)**

# Existing Conditions

													
CFD PRUD AD	ARD IID	RD	RD	RD	RD	RD	RD	RD	RD	RD	RD	RD	

CFD

TRD

# Existing Conditions



7

CRD

RD

RD

LRD

CRD

TRD

PRD

MVD

HRD

RRD

P

ID

CD

PDD

ARQ

Handwritten notes on a lined background, corresponding to the grid cells above. The notes are organized into two main sections, one for the top row and one for the bottom row of the grid.






Top Row Notes:

- CRD RD RD LRD CRD
- TRD PRD MVD HRD
- RRD P HED

Bottom Row Notes:

- CD PDD
- ARQ

Existing Conditions

CFD

TRD

CD

CFD

TRD

AD

ARD

RD

LRD

ARD

RD

LRD

MMD

RDD

RD

CCD

PDD

HCD

ISD

# Existing Conditions

												
TR	RR	RD	HC	TD								

CD \_\_\_\_\_ AD \_\_\_\_\_ LR \_\_\_\_\_ AR \_\_\_\_\_ MUD \_\_\_\_\_  
 PRLD \_\_\_\_\_ PDD \_\_\_\_\_  
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## Population Element

### Overview

This element examines the demographic and socioeconomic trends of Oconee County. Among the various factors considered are age, gender, race, educational attainment, and income level. When appropriate, ~~comparisons were made with these factors are compared to~~ similar attributes from other counties ~~in~~ of Upstate South Carolina. The latest data available at the time of writing was used in this examination. ~~This element will also include~~ Projections of future trends and impacts, as well as statements of goals and policy recommendations based on the expressed wishes of the citizens of Oconee County, ~~are included in this element.~~

Oconee County's population has continued to increase since the adoption of the ~~2004~~ 2010 update to the Comprehensive Plan. As a result, existing plans and strategies related to providing services for Oconee's citizens need to be evaluated in an ongoing manner to insure they adequately meet the needs of the growing population. The demand for services increases as the population grows. ~~If we are not prepared for this, proper planning for services and infrastructure helps to ensure that existing systems will not become stressed and ultimately see a decrease in~~ quality ~~will decrease~~ and efficiency. Naturally, in a perfect world, funds used to provide and maintain services should increase at the same time to meet the demands of the population. In reality, however, we will have to do the best we can with what is available. Therefore, Oconee County will need to analyze and evaluate ~~provided data to understand what the most pressing needs of the population are, and the services that they require, as well as~~ ~~and~~ find ways of doing more with what is available.

### Continued Changes

By looking at the changes in demographic and social trends that have occurred in the past five ~~or ten~~ years we can assemble a picture of Oconee County's current population that will serve as a guide in making decisions to help make Oconee County a better place for all of its citizens. It should be noted, however, that much of the information used to create the picture is taken from estimates based on the ~~3000~~ 2010 Census and subsequent yearly estimates. The 2010 2020 Census is ~~currently underway, and updated data pertaining to Oconee County will be available at the conclusion of the count years from its inception, but in the meantime, improved census estimates through more accurate data collection methods help to keep reliable information of population developments during non-census years.~~ Trends indicated by the latest census estimates coincide with what one can see traveling throughout the County day to day. Oconee County's growth is expected to continue.

~~Another~~ One factor that influences issues related to the County's population is the number of residents who do not call Oconee County home, but may own land, have a second home (or 3rd or 4th), or ~~that~~ may be employed in the County, but live elsewhere. This category of individuals has, in one way or the other, a stake in the County, and places demands on services. As a result of the nature of development that occurs in Oconee County, particularly near the lakes, this category is of greater concern for us than most of our neighbors.

Therefore, even though the Census Bureau provides a reliable look at population as compared to other regions, it does not give a comprehensive picture of the way that population influences Oconee County. To compensate for this fact, as one examines the trends in population, they should keep in mind that Oconee County has a significant group of individuals that, while their primary residence is elsewhere, is invested in the success of our area nonetheless.

## Population Trends and Components of Change

The ~~2000~~ 2010 Census showed the population of Oconee County to be ~~66,215~~ 74,275, a figure reflecting a trend of growth established decades earlier. See Table P-1.

Table P-1

Oconee County Population 1960-2010						
1960	1970	1980	1990	2000	2010	2014
40,204	40,738	48,611	57,494	66,215	74,364	75,192
Change in population	+524	+7873	+8883	+8721	+8060	+828
Change in population by percent	+1.3%	+19.4% or 1.94% per year	+18.3% or 1.83% per year	+15.2% or 1.52% per year	+12.2% or 1.22% per year	+1.1% or .27% per year

Source: U.S. Census Bureau

During the half century covered by Table P-1, Oconee's population grew by ~~approximately 70%~~ almost 85%. A close inspection of the data ~~between 1960 and 1970, and data from previous decades, indicates, however, that~~ ~~between 1950 and 1970~~ the population typically increased by ~~4.1% less than 5% per decade~~. It was only after 1970 that dramatic changes occurred, with the ~~county's~~ population growing approximately ~~63%~~ 16.27% every 10 years, during the next ~~3-4~~ decades (1970-2009).

Figure P-1 graphically illustrates the county's rate of growth during ~~each decade in the last half of the latter part of~~ the 20<sup>th</sup> century ~~on into the 21<sup>st</sup> Century~~.

Figure P-1

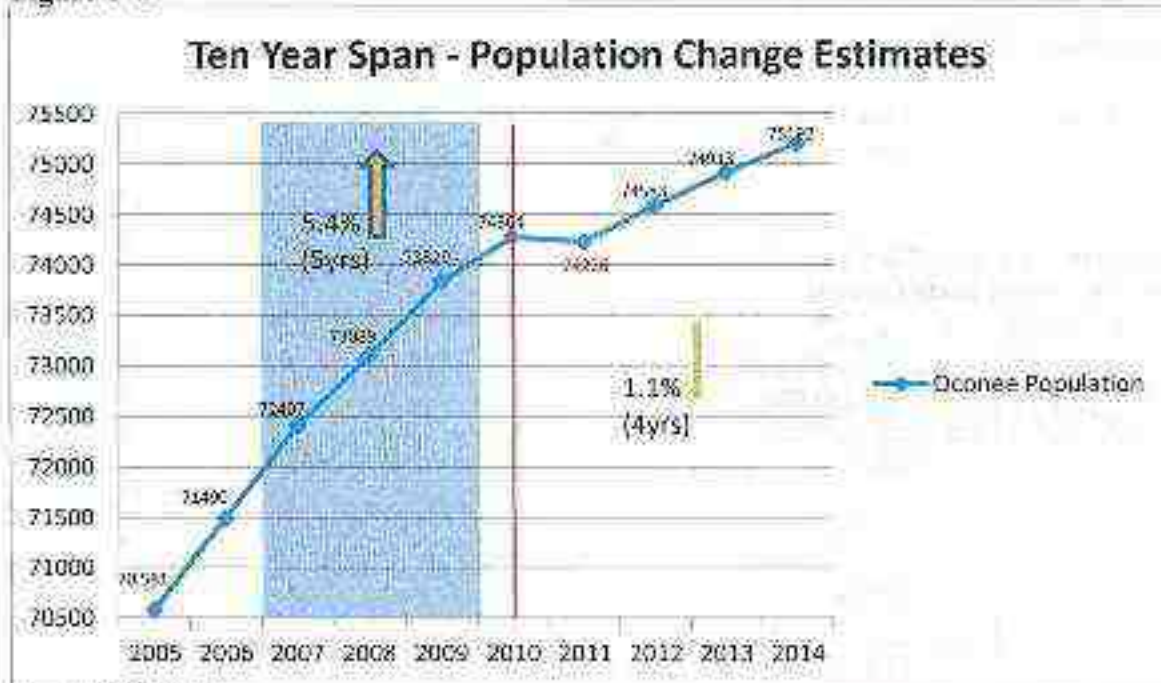


Source: U.S. Census Bureau

Oconee County's population continued to grow in the years between the ~~2000~~ 2010 Census and ~~2004~~ this writing in 2015. According to information from the ~~South Carolina Office of Research and Statistics~~ United States Census Bureau, the estimated population of Oconee County on July 1, ~~2004~~ 2014 was ~~67,915~~ 75,192, reflecting an increase

of approximately 2.3% just over 1% during the first four years of the new century decade (2010-2014 or 2010-2019). Though low, a rate of 1.1% in the first four years sets Oconee County on pace to still double the growth rate seen from 1960-1969, as illustrated in Figure P-1, above.

Figure P-2



Source: U.S. Census Bureau

Estimates from the Census Bureau indicate that the population is continuing to increase. The graph titled "Population Estimates for Oconee - Ten Year Span - Population Change Estimates" (Figure P-2) shows that the population growth is increasing at a steady rate year after year, save a small dip in 2012. The Census Bureau has begun preparations for the 2010 census. County staff participated in verifying and updating the Census Address List to provide the most up-to-date and accurate information possible. Preliminary findings indicate that 2010 Census may show a dramatic increase in population. However, the rate is not on pace to reach the double-digit growth seen from the four decade span dating from 1970 up through 2009. At its peak, the County population increased at a count of nearly 900 people per year in the 1990's. It would take a count of 1,100 people a year for the remaining 6 years of the current decade (2010-2019) just to bring Oconee back into the double-digit (10%) growth category for the decade.

Oconee's population increase is a result of a number of factors, not the least of which is the continued national shift in population to the Coast and to the South. As a result, we are fast losing our ties or loyalty to a particular place. Computers and wireless technology have allowed us to be connected to "home" from thousands of miles away. For many, as they get closer to retirement age, with children often living in other states, they begin to look at moving to a warmer climate where the cost of living is lower. Computers and wireless technology have allowed retirees, "secondary home" owners from surrounding metro areas, and the like, to be connected to "home" from hundreds or even thousands of miles away, and this trend is expected to continue. The 2010 Comprehensive Plan has showed that with the majority of growth in Oconee County was a result of an increasing retirement community moving to the area. Oconee County has a retiree presence that is 25% more per capita than the state of South Carolina average.

Another factor that is and will continue to influence the County is shortening of the time it takes to commute to Atlanta and Greenville, the central location of Oconee between Atlanta and Charlotte, along with the regional sized and rapidly expanding metro area of Greenville-Spartanburg. As these cities continue to see enormous growth up

and down the I-85 Corridor. The time it takes to commute to Atlanta and Greenville is getting shorter. As these cities continue to sprawl out, Oconee's beauty and quality of life ~~get~~ become closer. What was once a ~~certain~~ two-hour drive to the metro areas ~~can~~ now ~~only takes~~ be done in as little as 45 minutes to an hour. Preparation and careful planning to meet the needs of an ever increasing and aging population will be vital to the health of the County as a whole.

## Regional Population Change

Table P-2 compares Oconee County's change in population in the ten year period between 2005 ~~2000~~ and 2014 ~~2010~~ to rates experienced by various counties across upstate South Carolina.

Table P-2

Comparison of Population Change of Ten Year Period (2005-2014) in Selected South Carolina Counties	
County	Percent Change
1 Greenville	22.0%
2 Spartanburg	13.2%
3 Pickens	12.9%
4 Anderson	11.6%
5 Oconee	9.1%
6 Greenwood	6.2%
7 Cherokee	4.1%*
8 Union	1.0%*
X Laurens	-1.5%
X Abbeville	-2.1%*
South Carolina	13.3%

Source: U.S. Census Bureau (\*Denotes data only available from 2007-2011)

Table P-2 reveals that Oconee County's growth rate during this period, although not quite as high as in the two previous decades, was still three percentage points under the State average. In fact, most upstate counties experienced strong growth, although Union, Laurens, and Abbeville Counties experienced declines. The largest percentage increase was in Greenville County. Oconee's growth, though not as drastic as in the previous decade, was still strong at approximately 6.9 %. Table P-2 above indicates the population change for several Upstate counties between 2005 and 2014. Even with the population dip in 2010-2011, Oconee County continues to experience near double digit growth numbers over a 10 year period (2005-2014). Table P-2 also reveals that Oconee County's growth rate during this period was actually 3.4 points below the state average, although not quite as high as in the two previous decades, was still three percentage points under the State average. In fact, Most upstate counties, however, still experienced strong growth, although Laurens and Abbeville

Counties experienced declines. The largest percentage increase was in Greenville County at 22%. Oconee's growth, though not as drastic as in the previous ten year spans, was still strong at approximately 9.1%.

## Components of Change

Table P-3

Components of Population Change in Upstate South Carolina, 2010-2014							
County	Total Change	Number of Births	Number of Deaths	Total Natural Increase (Births - Deaths)	Percent of Total Change Due to Natural Increase (%)	Net Migration	Percent of Total Change Due to Migration
Oconee	917	3364	3547	-183	16.6	1149	83.4
Abbeville	-451	1093	1136	-43	9.5	-396	90.5
Anderson	5687	9512	8353	1159	20.4	4380	79.6
Cherokee	557	2873	2480	393	70.5	266	29.5
Greenville	31,533	25,986	16,133	9,853	31.2	21,025	68.8
Greenwood	-141	3817	2952	865	46.3	-1004	53.7
Laurens	-6	3311	3316	-5	13.0	34	87.0
Pickens	1142	5050	4607	443	38.8	650	61.2
Spartanburg	9237	15234	11817	3417	37.0	5856	73.0
Union	-1087	1291	1568	-277	25.5	-788	74.5
South Carolina	207,081	244,058	182,009	62,049	30.0	139,545	70.0

Source: U.S. Census Bureau

Table P-3 illustrates the components of the change in Oconee County's population between 1990-2010 and 2000-2014. By examining the rates of birth, death, and migration, it is possible to better identify the major factors driving population increases and decreases. Over the last 5 years, 6 of 10 of the Upstate Counties experienced growth overall. However, only one (Cherokee County) could credit this growth to total natural increase (births + deaths). While it is encouraging to see large numbers of people migrating to the area, it is important to foster a strong and sustaining community that can replenish its population base aside from migration. Of each of the counties that experienced positive growth, Oconee was the only county to not have more births than deaths. Contrarily, a large number of people chose to migrate to the Golden Corner from other areas, making up the difference.

In the decade five years between 1990 since the last Census (2010 and 2000 2014), the inflow of new residents from other areas accounted for more than ~~4~~ 80% of Oconee County's population change. This places Oconee County near at the top of the region in increase due to migration.

## Growth by Census Tract

Because population density typically varies from area to area within any given county, the U.S. Census Bureau uses a system of dividing counties into statistical subdivisions, called census tracts. Generally, these tracts are areas that contain between 1,000 and 8,000 people; a tract containing 4,000 people is

considered ideal. Over time, as population levels increase or decrease, tract boundaries are subject to change, but because tract limits generally follow established features, such as major landmarks, geographic features, or political boundaries, most are considered stable features. Therefore, while tract boundaries may occasionally be adjusted to accommodate drastic population changes, most typically remain fixed for a number of counts. (U.S. Census Bureau)

Oconee County contains eleven separate census tracts, each of which has a numerical designation between 301 and 311. Figure P-3 illustrates the location of these divisions.

**Figure P-3**

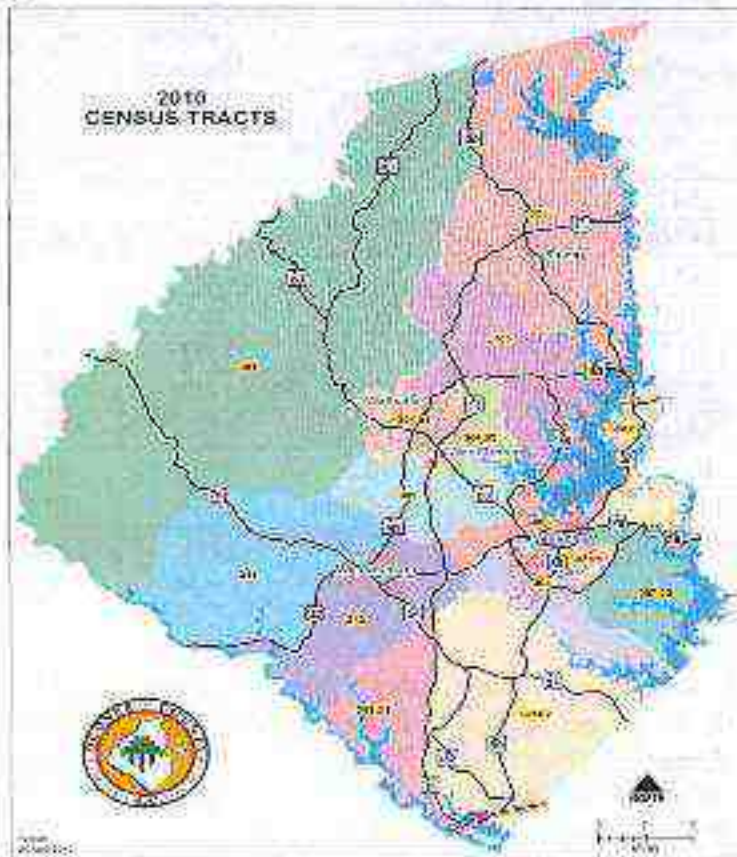
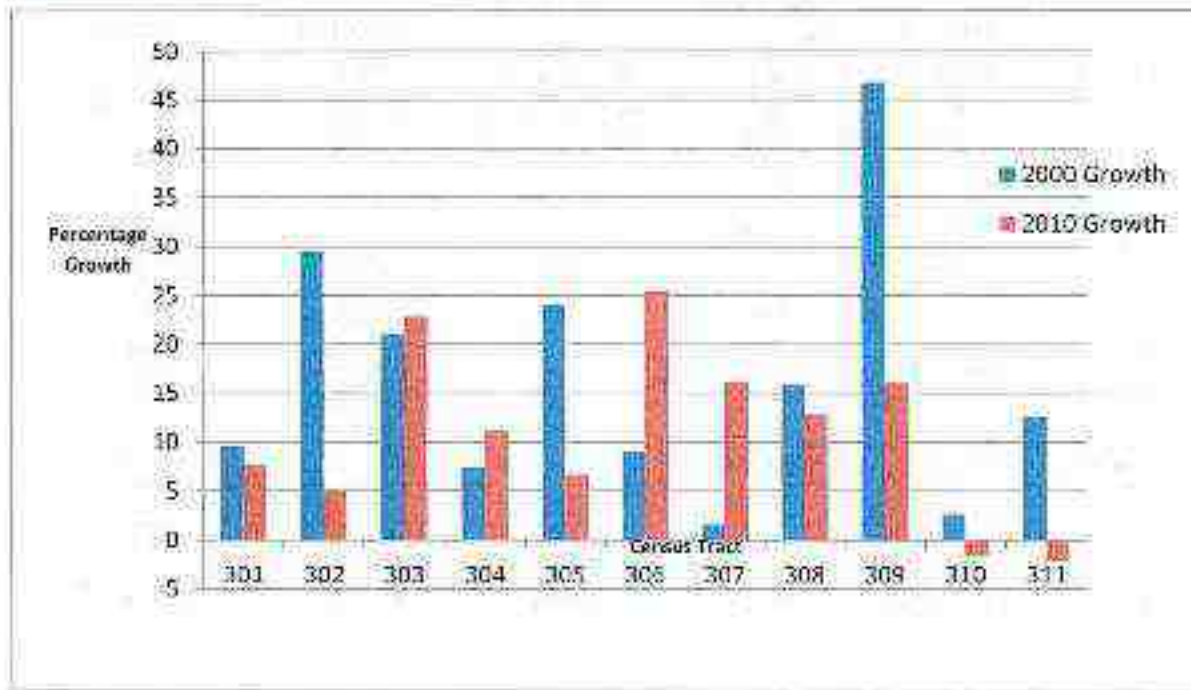


Figure P-4 illustrates the percentage of growth experienced by the areas within each census tract between 1990-2000 and 2000-2010.

Figure P-4



By comparing examining the map in Figure P-3, and then looking over to the chart in Figure P-4 it is possible to better determine the geographic areas of the county that experienced the strongest growth between 1990-2000 and 2000-2010, as well as the decade 1990-2000. For example, Tract 309, 306, traditionally one of the County's prime agricultural areas, experienced the most intense growth at 25.4%, likely due to the conversion of farmland into residential tracts proximity of city amenities of Seneca and Clemson, and the pristine Lake Keowee. The next highest level of growth was seen in tract 305, at 22.8% growth, which is the area that is sandwiched between Walhalla and West Union to the south, and Salem to the north. It is also bordered to the east by Lake Keowee. This area is particularly attractive to retirees from other regions, with many having chosen Lake Keowee as the site of their "dream home". The 303 tract was also the most consistent growth wise in both decades shown. Tract 303 was the only tract to show growth of more than 30% for both decades. In fact, this area is now the site of a number of exclusive gated communities, although these communities are not in the majority. Also experiencing significant growth were Tracts 302, 310 and 305, 311, both located around the city of Westminster, both experienced decline in the decade 2000 to 2010, center of the county's main commercial and industrial operations.

## Projected Growth in Oconee County

Table P-4 projects Oconee County's future population based on the rates experienced between 1990-2000 and 2000-2010. It must be stressed that this table was constructed by the Oconee County Planning Community Development Department to illustrate approximate population levels if current trends continue at the rates experienced between 1990-2000 and 2000-2010.

Table P-4

Population Projections Based on Rates Experienced Between 2000 and 2010						
Census Tract	2010 Pop.	Growth Rate % (2000-2010)	Previous Projection for 2010 Pop.	Difference from Projection (Total - %)	Projected 2020 Population	Projected 2030 Population
301	4352	7.6	4434	-82	4683	5039
302	5764	5.0	7120	-1356	6052	6354
303	6145	22.8	6056	+89	7546	9266
304	8768	11.1	8476	+292	9741	10,813
305	4375	6.7	5085	-710	4668	4980
306	8890	25.4	7726	+1164	11,148	13,980
307	9819	16.1	8589	+1230	11,480	13,235
308	7214	12.8	7412	-198	8137	9178
309	9980	16.0	12,628	-2648	11,577	13,429
310	5267	-1.6	5499	-232	5183	5100
311	3699	-2.1	4256	-557	3621	3544
<b>County Total</b>	<b>74,273</b>	<b>12.17%</b>	<b>77,281</b>	<b>-3,008 -</b>	<b>83,756</b>	<b>94,918</b>

Source: U.S. Census Bureau

Extending the growth rate illustrated in Table P-4 shows that, without significant change in rates, Oconee County's population will not quite exceed 100,000 by the year 2030. It should be noted, however, that some state sources project Oconee County's rate of growth to slow from the ~~15.2~~ 12.2% seen in the last census period, to ~~13.4~~ 6.2% between ~~2000~~ 2010 and ~~2040~~ 2020; with a return to double-digit growth at roughly ~~12%~~ 13% between ~~2040~~ 2020 and ~~2020~~ 2030. ~~If such estimates prove to be accurate, Oconee's population would likely not reach 100,000 until around 2040.~~

Projecting from the first four years available at the time of this update, (at a yearly average rate of 1.1% or 11% over a decade) Oconee County's population is on pace to be 82,443 by the 2020 census.

## Long Term Population Projections

### Figure P-5

Although the accuracy of projections tend to decrease as time intervals increase, the general trends are worth considering. Oconee's population is expected to increase by as much as approximately 40-25% by 2030. If these estimations hold true, population growth will have a dramatically impact on Oconee's way of life. Such things as travel time to work will increase due to traffic congestion, while the open space that most now take for granted will significantly decrease. To avoid such outcomes, we need to be considering now how we can guide population growth in a manner that increases the effectiveness of the already existing infrastructure. ~~Also~~, Because it will be demanded by the growth, where should new infrastructure be located? How can we best exploit our "advantages" in expanding our economic prosperity? And, as this is an issue increasingly at the forefront of most land use discussions, are there areas of the County too special to be developed? These questions, and many others like them, require citizens to take part and help guide the development of any rules and standards necessary to achieve the balance desired by all.



## Population Density

Density, for our purposes, is an objective measurement of the number of people within a given geographic area. Based on the latest estimates, the current population density of Oconee County is approximately 105 persons per square mile. However, it should be noted that the County is blessed with an abundance of national forest land, an abundance of lakes, and an increasing number of areas set aside for conservation. As a result, the basic population density statistic does not take into account the portion of the County that is not available for development.

The majority of Oconee County's developable areas are located in and around the "triangle" of the larger municipalities, Weirhatta, Westminster, and Sumner. Therefore, if we wish to arrive at an accurate picture of what we are, we cannot simply look at gross acreage. Still, the trends revealed by basic density evaluations are useful for communicating the potential effects of continued growth and development. We need to remember, however, that it is very likely that levels of growth represented have often magnified by the growing amount of land that cannot be developed. Figures P-6, P-7, and P-8 illustrate the change in density since 1950.

Figure P-6

Figure P-6

Figure P-7

The Population Density maps above give us a visual representation of the growth that has been steadily moving toward and into Oconee County. This trend will continue as Atlanta and Greenville continue to expand outward. Being almost in directly in the very middle center of the I-85 Corridor (roughly 600 mile stretch of focused economic commerce along Interstate Highway from Montgomery, AL to Durham, NC) Oconee County finds itself in nicely situated to reap the suppliers and multipliers found in one of the fastest developing highly industrial megapolitan regions in the country. Development will moves out toward areas with cheaper land prices, resulting in the shift sprawl of people away from the cities outward, until the metropolitan areas begin to merge forming a larger megalopolis. In our case, many people believe it will only be a matter of time until "Atlanta meets Greenville", possibly here in Oconee County.

In 2007, the U.S. Census Bureau issued new Metropolitan Statistical Area (MSA) Maps that showed Oconee County as a 'micropolitan', an area with an urban cluster of at least 10,000 persons. Figure P-5 (below) is a portion of the 2007 latest (2013) MSA map.

Figure P-5



The population growth resulting from the continual sprawl of cities is typically different than that which we have been experiencing to date in the County. Generally, the majority of the growth up until now has been **largely** driven by retirees drawn to Lakes Hartwell and Keowee. Growth from cities, on the other hand, typically consists of those families with the economic means to move away from the congestion of city life, to an area with a more rural quality, with reasonable commutes, and a less expensive cost of living. Along with this type of growth comes an increase in demand for services focused on the young, such as schools and recreation. If so, with the main focus of retirees remaining near the lakes (primarily Lake Keowee), and the metropolitan sprawl establishing itself on the less expensive lands in the southern end of the County, it is quite possible that **over time** we will see **over time** a geographic segregation of population and their associated needs. More recently, the southern end of the County has begun to see increased interest from industry and developers due to infrastructure improvements (i.e. sewer lines) and a County industrial park (Golden Corner Commerce Park). Along with three exits or access points to Interstate 85, the area is primed for significant development. This reality has led to an increased awareness by the community and the County of the need for planning and preservation of the area and its rural character.

### Gender Division in Oconee County's Population

The gender division of Oconee County's population is approximately the same as that reported for the United States as a whole, with approximately 51% of the County's residents being female, and approximately 49% male. This was the case for the 2010 Census as well as the 2014 estimates. Interestingly, however, the gender division of the population found in the various municipalities varies by as much as several percentage points. In 2010, Walhalla had almost 50% more females than males. As of the 2014 estimates, there are still 20% more females than males within Walhalla city limits, similar to Seneca which had 19% more females in both 2010 and 2014 numbers. See Table P-5 (below).

Table P-5

Gender in Oconee Municipalities in 2010/2014

Municipality	Male 2010		Female 2010		Male 2014		Female 2014	
	Total	%	Total	%	Total	%	Total	%
Salem	106	54%	91	46%	67	53%	59	47%
Seneca	3706	46%	4318	54%	3719	46%	4428	54%
Walhalla	1712	41%	2484	59%	1919	45%	2312	55%
West Union	163	57%	123	43%	162	50%	139	50%
Westminster	1113	47%	1257	53%	1222	48%	1317	52%
Oconee (total)	33,967	49%	37,668	51%	36,772	49%	37,884	51%

Source: U.S. Census Bureau

### Age Ranges in Oconee County's Population

The median age of Oconee's population (the age at which half of the population is older and half is younger) is increasing. This is consistent with a nationwide trend reflecting the impact of the aging of the "baby boomers" born in the years following World War II (between 1946 and 1964). In fact, the 2000 Census revealed that the median age of the United States is the highest that it has ever been, rising 2.4 1.9 years over the previous decade to ~~35.3~~ 37.2 years of age. The median age of Oconee's population, however, surpasses this, ~~for it rose~~ rising from ~~35.6~~ 39.5 years in 1990 2000 to ~~39.5~~ 43.4 years in 2000

2010. This change was perhaps spurred on in large part by a combination of the influx of retirees from other regions, and the effects of the overall improvements in health care, nutrition and working conditions enjoyed by "transplants" and natives alike. ~~Estimates indicate that the U.S. Census Bureau expects the median age to continue to increase throughout the nation at least through the year 2015.~~ (Source: U.S. Census Bureau; South Carolina State Data Center)

The number of "senior citizens" residing in Oconee County has dramatically increased during the last several decades. In fact, the number of Oconee residents over 65 years of age increased over 250% between 1950 and 1990. By the time of the ~~2000~~ 2010 Census, this group accounted for ~~10,211~~ 13,219 Oconee County residents, or ~~15.6%~~ 18.1% of the total population. At the same time, in the neighboring counties of Anderson, Greenville, and Pickens, those 65 years and older represented ~~only 13.7~~ 16.1%, ~~11.7~~ 13.5%, and ~~11.4~~ 14.3%, respectively; and statewide the same age group represented only ~~12.1~~ 14.7%. This strong, ~~continued~~ shift toward an aging population in Oconee County becomes even more obvious when looking at historical trends, particularly in the older age groups. In 1950, there were only 77 Oconee residents over 85 years of age. By ~~2000~~ 2010, the number had grown to ~~849~~ 1,241 and 1,269 according to 2014 estimates.

(Source: U.S. Census Bureau; South Carolina Office of Research and Statistics)

Table P-6 (below) presents a profile of various age groups in Oconee County. Please note that data for some groups was unavailable.

Table P-6

Profile of Age Groups in Oconee County in 2000 and 2010					
Age Group (years)	2000		2010		Percent Change from 2000
	Number	Percent of Population	Number	Percent of Population	
Under 5	3906	6.0	4168	5.6	-0.4
5-9	4247	6.4	4240	5.7	-0.7
10-14	4338	6.6	4498	6.1	-0.5
15-19	4090	6.2	4798	6.5	0.3
20-24	3752	5.7	4228	5.7	SAME
25-29	4188	6.3	3826	5.2	-1.1
30-34	4299	6.5	3903	5.3	-1.2
35-39	4684	7.1	4390	5.9	-1.2
40-44	4941	7.5	4566	6.1	-1.4
45-49	4741	7.2	5079	6.8	-0.4
50-54	4369	6.9	5556	7.5	0.6
55-59	4254	6.4	5327	7.2	0.8
60-64	3805	5.7	5588	7.5	0.8
65-69	3570	5.4	4828	6.5	1.1
70-74	2667	4.0	3619	4.9	0.9
75-79	2005	3.0	2760	3.7	0.7
80-84	1220	1.8	1604	2.2	0.4
85 and over	849	1.3	1295	1.8	0.5
Total population	66,215	100	74,273	100	---

Table P-6 shows that in 2000, nearly half (47.9) of the population of Oconee County could be accounted for between the ages of 25 to 59, a three and a half decade span. Ten years later, in 2010, the age group from 35 to 69 represented nearly 50% (47.5) of the County's population. The seemingly evident correlation likely means that the County is literally getting older. Young adults are not replenishing the population. Another way to look at it is that the largest five year age group in 2000 was the 40 to 44 year group. 10 years later, it was 10 years older at the 50 to 54 year group. ~~those between 35 and 44 years of age constituted the largest age group and those 85 and older made up the smallest.~~ The table also shows that those age groups 45-50 years and older in each instance saw increases in their portion of the population. Whereas, for age groups under 50 years old (ten groups), only one (15-19, 0.3%) could account for any increase in their portion of the population. ~~accounted for a larger percentage of Oconee County's population in 2000 than was the case in 1990. Even without easily comparable data for younger groups.~~ It is ~~possible~~ certainly plausible to ~~determine~~ conclude that the County's population is "growing older". The number of citizens 65 years and older living in Oconee County's municipalities is shown in Table P-7.

Table P-7

Citizens 65 and Older in Oconee County Municipalities in 2010				
Municipality	Total Population	Number of Individuals 65 and Older	Percent of Total Population 65 and Older 2010	Percent of Total Population 65 and Older 2000
Salem	126	28	22.2	22.2
Seneca	8147	1483	18.2	16.0
Walhalla	4231	634	15.0	15.7
Westminster	2539	487	19.2	15.3
West Union	821	56	17.4	16.5
Oconee County	73,035	13,219	18.1	15.6

Table P-7 reveals that only 22.5 ~~20.3%~~ (2,319 ~~2688~~ out of ~~40,341~~ 13,219) of Oconee County residents 65 years and older live in a municipality. While the population of those people 65 and older increased overall in municipalities, from 2000, the percentage dropped more than 2%.

## Racial Composition of Oconee County's Population

Table P-8 (below) illustrates the racial makeup of Oconee County's population.

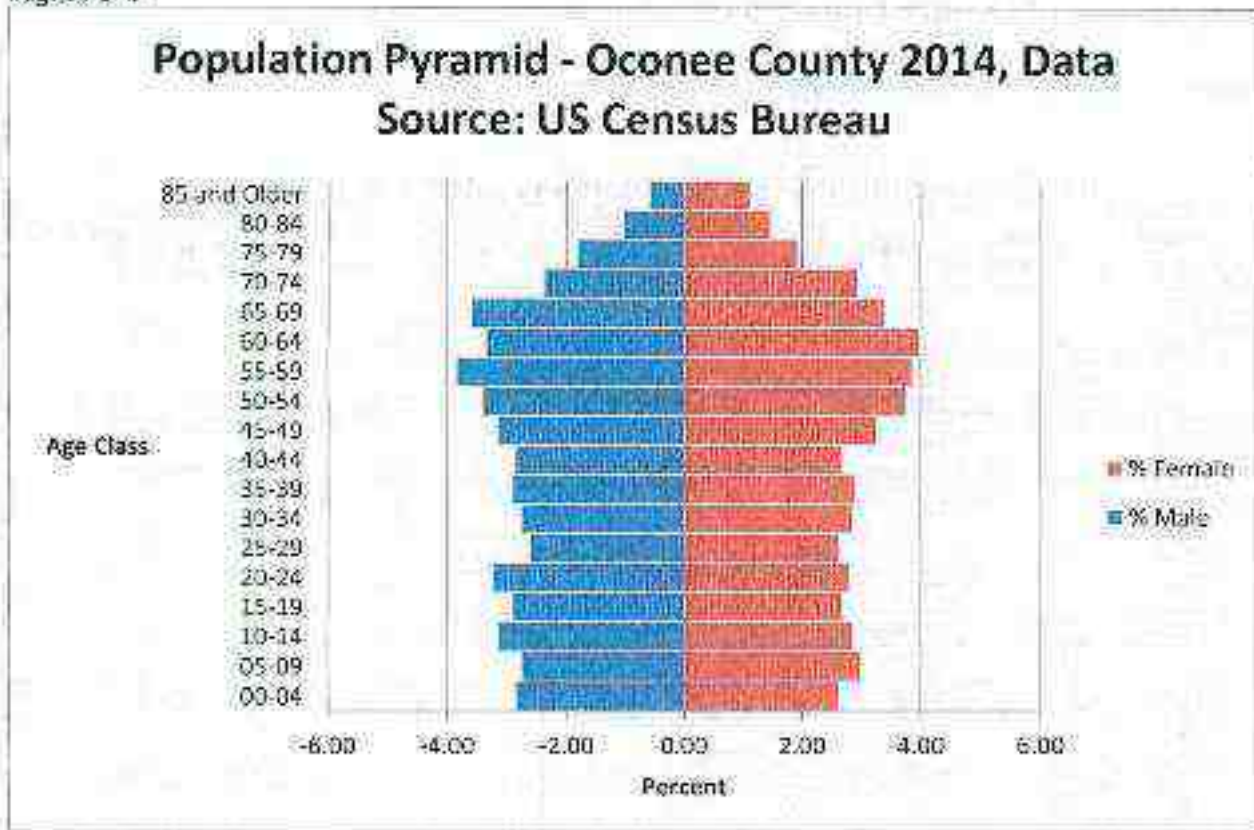
Table P-8

Racial Composition of Oconee County's Population in 2010									
Area (Census Tract)	Total Pop.	Single Race Pop.	*White	*Black	*American Indian/Alaskan	*Asian	Pacific Islander	*Other	Multi-Race Population
301	3923	3871	3837	0	0	0	0	34	52
302	6319	6263	6262	0	21	0	0	0	36
303	6409	6301	6255	39	0	0	0	7	108
304.01	6841	6718	5801	590	22	0	0	305	123
304.02	1518	1518	1518	0	0	0	0	0	0
305	4671	4515	4392	47	0	0	0	36	126
306.01	3755	3672	3576	84	12	0	0	0	83
306.02	3943	3922	3497	314	0	151	0	0	21
307.01	3754	3720	2383	1316	21	0	0	0	34
307.02	5805	5751	4479	1153	32	87	0	0	55
308	7104	7097	5223	1622	0	74	0	178	7
309.01	2696	2696	2655	0	0	41	0	0	0
309.02	7422	2273	6945	306	31	0	0	0	150
310	6073	5901	4686	270	0	0	0	45	74
311	3819	3806	3751	55	0	0	0	0	13
<b>Total County</b>	<b>73169</b>	<b>72137 (98.5%)</b>	<b>65058 (90.2%)</b>	<b>3796 (5.3%)</b>	<b>129 (&lt;1%)</b>	<b>357 (&lt;1%)</b>	<b>0</b>	<b>643 (&lt;1%)</b>	<b>362 (1.2%)</b>

\*One racial group \*\*Two or more racial groups

Table P-8 shows that while ~~89.4~~ 90.7% percent of Oconeeans were counted in the white racial group in the ~~2000~~ 2010 Census (~~an decrease~~ increase from 90.5 89.1% in 1990 2000), statewide the percentage is still much lower at just over 67%. Almost all non-white racial groups, ~~however, increased~~ population decreased in Oconee County during the census period ~~per-capita~~. The only exception noted was ~~a slight decrease~~ a roughly 60% increase in the percentage of ~~African American/Black~~ Asian population, which ~~dropped~~ increased to 8.4 to a little over 1%. ~~At the same time, Oconee's Hispanic population showed strong growth between 1990 and 2000, coming to represent almost 2.5% of the county's total population. (Source: U.S. Census Bureau) It should be pointed out that, although there is currently no data available to either confirm or deny the belief, many believe that the Hispanic population was significantly undercounted during by 2000 Census.~~ Another aspect of population growth that typically provides insight for decision makers is the breakdown of population by age. If, for example, a large segment of toddlers will be moving through the educational system over the next few years, consideration of the adequacy of facilities to handle the increase in students or additional early childhood programs may be in order. On the other hand, if the number of toddlers is decreasing, officials need to be looking toward the reallocation of funds to other areas. One of the best ways of examining the population is to look at a population pyramid, which depicts the age structure of the region. Oconee's population pyramid is ballooning, typical of most places in the post-industrialized world. See Figure P-6 (below).

Figure P-6



Source: U.S. Census Bureau

One of the more noteworthy aspects of Figure P-6 is that the largest segment of the population is over **forty fifty-five** years of age, typically the age range when the individuals have started to reach the top of their earning potential and beginning to think about retirement. In addition, the **top of the** pyramid is relatively **top heavy large**, with the bottom relatively small. This means that the number of young people coming into the workforce will **continue to** be smaller than the number of people retiring. Under existing systems of social security and other similar programs, the burden of supporting more and more people will be placed on the shrinking younger workforce. **Further, the chart shows the amount of people in the retirement age category (60 +) is also growing.** Typically, one finds population decreasing rapidly in the upper age categories; however, with the current life expectancy in the United States at **77.8 78.8** (according to the government agency, the Center for Disease Control, the leading national public health institute of the United States) years of age, the percentage of people 75 and older is increasing. This trend is expected to continue. **What This means two things for Oconee County: ~~so~~ one, that** services to the elderly population will last longer and as a result cost more; **two, Oconee County has a unique opportunity with its natural assets and low cost of living to increase its capacity to cater to an ever growing and lucrative market for retiree services.** Oconee should continue to plan for incentivizing the growth of the types of resources necessary to better enhance its service and retirement economies, thereby increasing opportunities for young entrepreneurs and job seekers. Gigabit internet services are created in some municipalities to help support and recruit tech industry. The County should look at capitalizing on infrastructure that does the same for the retiree economy, in addition to the agricultural, industrial, and tourism economies.

A report produced by the U.S. Department of Labor, "Issues in Labor Statistics (August, 2000)," examined spending patterns for three general age groupings: under 35, aged 35 to 64, and 65 and over.

The report indicates that the "under 35" age group spent approximately \$30,291 per consumer unit, with the highest expenditures in the categories of average annual expenditures going for food away from home, alcoholic beverages, housing, shelter, rented dwellings, apparel and services, transportation, and education. In general, this age group is finishing school, getting their first jobs, and starting out on their own. The report also indicated that this age group is also the least likely to be homeowners. Of course, this is not surprising because this age group has just joined the workforce, may be trying to pay off school loans with little savings, and starting families.

The 35 to 64 age group is the highest spending group with an average expenditure per consumer unit of \$42,236; in fact, spending more than the other two groups on everything except alcoholic beverages (Under 35), health care (65 and over), and cash contributions (65 and over). At the height of their spending potential, they are typically settled into their careers, their children are in school, and the demands on their income are at their highest levels. Because it has been shown that healthy economies require a significant proportion of the population be comprised of persons in this age group, the County needs to ensure that this age group is prioritized in efforts to bring good paying jobs to the area, and to provide those elements required to retain them.

The final age group mentioned in this report is those persons 65 and over. A 2012 finding from the Federal Interagency Forum found that the number of senior citizens living in poverty declined from 15 percent to 9 percent since the mid-1970s. Additionally, the proportion of older Americans enjoying a "high income" increased from 18 to 31 percent. This population segment is increasingly wealthier, meaning more expendable means with which to spur the economy in which they live. Retirees also benefit communities with many hours of volunteer and part time work among other things. Oconee is the 4<sup>th</sup> oldest county in South Carolina, behind McCormick (51), Georgetown (47), and Calhoun (45) counties. ~~With one of the greatest median age in South Carolina, Oconee County is currently the "oldest" county in the state.~~ Table P-9 (below) shows how Oconee compares with some of its neighboring counties.

Table P-9

County	Median Age
Anderson	40.3
Greenville	37.6
Habersham (GA)	38.9
Jackson (NC)	36.2
Macon (NC)	48.6
Oconee	43.8
Pickens	35.2
Rabun (GA)	47.3
Stephens (GA)	40.9
Transylvania (NC)	49.9

*Source - South Carolina counties*

Being one of the oldest counties in the state, and the oldest in the Upstate, has a variety of implications. Most notably, an older population will need to have greater access to medical services and assisted living, particularly as many persons retiring and moving to the area do not bring their family with them. Other impacts, though not as apparent on the surface, also have a tremendous effect on many aspects of life in Oconee County. One of these is the fact that a large, well-educated retired population with sufficient income brings significant political pressure on local government. Currently, Oconee County has several active political and conservation organizations made up of many members of this age group. Their ideals

and beliefs have already begun to impact political decisions, and will likely continue to do so in the coming years.

## Education in Oconee County

In ~~2009~~ 2015, the School District of Oconee County operated 21 schools that served ~~over~~ approximately ~~40,327~~ 10,525 students. Among these facilities were 11 elementary schools, 3 middle schools, and 4 high schools, as well as an alternative school, an adult education facility, and a career center. Supporting the schools were ~~994 certified~~ 997 teachers ~~employees~~, and ~~429~~ over 600 classified employees, which included classroom aides, maintenance and grounds personnel, and clerical and transportation workers. The student teacher ratios at the various school levels were as follows:

**Elementary School-** 14:1  
**Middle School-** 14:1  
**High School-** 15:1

Sixty four percent (64%) of all professional employees possessed Master's Degrees or higher. (Source: School District of Oconee County)

Table P-10 (below) compares the average Scholastic Assessment Test (SAT) scores of the ~~239~~ 205 Oconee County high school students that took the test in ~~2008~~ 2015 with state and national averages.

Table P-10

	SAT Performance			
	Critical Reading	Math	Writing	Composite
Oconee	508	508	482	1498
South Carolina	488	499	465	1443
National	497	513	487	1497

Oconee County students surpassed ~~both~~ the state SAT averages and ~~virtually~~ mirrored the national averages in 2015.

## Overall Educational Attainment of Oconee County's Population

According to information from the South Carolina Office of Research and Statistics, ~~44.4~~ 16% of Oconee adults older than 25 years of age had less than a 9<sup>th</sup> grade education in ~~2000~~ 2010. In addition, another 15% of this age group had attended high school but failed to attain a diploma. Of the rest of those 25 years of age and up, 16.2% had some college; 6.3% had an Associate's Degree; 11.0% had a Bachelor's Degree, and 7.1% had a graduate or professional degree. Table P-11 (below) compares Oconee County high school enrollment information that from other nearby South Carolina counties.



Table P-11

High School Attendance Data from Upstate South Carolina Counties: 2012-2013							
County	Total Enrollment (Grades 9-12)	Dropouts (Grades 9-12)		Graduates (Spring 2013)			
		Number	Percent	Number	% Entering Postsecondary	% Entering Gainful Employ.	% Joining Armed Forces
Oconee	3017	118	3.9	675	73.2	14.5	5.5
Abbeville	873	26	3.0	125	88.0	4.8	6.4
Anderson	9097	199	2.2	1888	68.6	11.7	3.4
Cherokee	2515	56	2.2	512	77.1	9.2	2.0
Greenville	21,265	598	2.8	3712	79.5	10.2	2.7
Greenwood	3354	79	2.4	460	60.2	17.6	2.0
Laurens	2486	86	3.5	196	75.5	19.9	1.5
Pickens	4858	192	4.0	818	71.1	13.9	3.4
Spartanburg	13576	302	2.2	2798	73.2	11.2	2.9
Union	1205	33	2.7	216	68.1	0.0	1.4

*Although a majority of schools in each County provided records, information was unavailable for some schools.*

Table P-11 also shows that in ~~2000~~ 2013, only ~~three~~ one other regional county (Pickens, 4.0%) had a higher dropout rate than Oconee (3.9%) ~~surpassed the 3.8% drop-out rate reported by Oconee County.~~ Three counties were tied at 2.2% dropout rates (Anderson, Cherokee, and Spartanburg). Oconee County tied with ~~Cherokee~~ Spartanburg County for ~~6<sup>th</sup>~~ 5<sup>th</sup> place in the region with ~~65.2~~ 73.2% of high school graduates entering some form of post-secondary education program. Interestingly, in ~~1999~~, Oconee would have been second at that rate. This is an indication of the increase in availability for postsecondary education in the last 15 years in addition to the need for some sort of technical degree for many industrial jobs. The county average for students entering postsecondary education in ~~1999~~ was 65.4%, whereas, with the most recent data in 2013, the average was 73.4%, or a full 12% increase. Finally, of the remaining graduates in ~~2000~~ 2013, Oconee County ranked ~~fourth~~ second highest in the number entering students joining some form branch of ~~gainful employment in the fall~~ the Armed Forces at 5.5%. ~~The 2010 Census will provide an update to this data.~~

## Income in Oconee County

Table P-12 (below) illustrates the rise of per capita personal income in Oconee County since 1980.

Table P-12

Per Capita Personal Income in Oconee County: 1990-2010				
Year	Per Capita Income (\$)	State Rank	Percent of National Average	Percent of State Average
1990	16,508	8	84	103
2000	24,978	7	84	103
2010	24,055	10	88	103

Though the income amounts are not adjusted for inflation, the table clearly shows that Oconee County's per capita personal income has ~~steadily risen~~ gone flat ~~over the last two decades~~ since the turn of the century. In fact, by ~~2000~~ 2010 Oconee was ranked 7<sup>th</sup> 10<sup>th</sup> in the state. ~~Oconee dropped three spots from 7<sup>th</sup> highest per capita income in the state in 2000 having moved up 10 places in 20 years.~~

## Retirement Income

Because Oconee County is home to a growing population of retirees, Social Security benefits and pensions are increasingly important to Oconee County's economic standing. Table P-13 (below) illustrates the percentage of Oconee's population receiving retirement benefits from Social Security, and the way that this compares to the rest of upstate South Carolina.

Table P-13

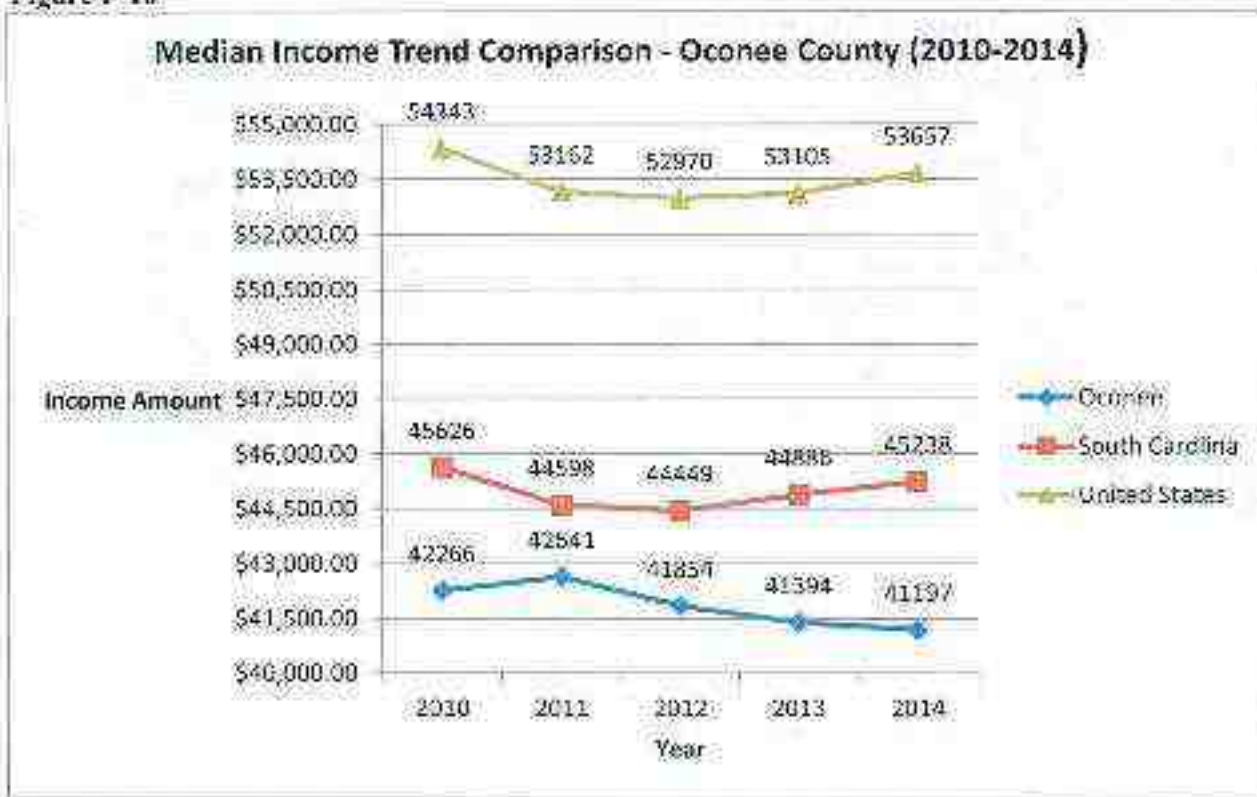
Retired Workers Receiving Social Security Benefits in Upstate South Carolina					
County	Population	2014		1999	
		Number Receiving Benefits	Percent of Total Population	Percent of Total Population	Percent Change from 1999 to 2013
Oconee	74,656	14,915	20.0	14.0	43%
Abbeville	25,100	4,135	16.5	12.0	38%
Anderson	189,563	30,675	16.2	12.2	33%
Cherokee	55,707	7,875	14.1	10.5	34%
Greenville	467,087	62,253	13.3	10.0	33%
Greenwood	69,798	10,850	15.6	12.5	25%
Laurens	66,390	10,470	15.8	10.5	50%
Pickens	119,577	17,110	14.3	10.2	40%
Spartanburg	288,728	40,315	14.0	10.6	32%
Union	28,329	4,770	17.0	13.6	25%

Oconee County continues to ~~led~~ lead the upstate with ~~14.0~~ 20% of its citizens receiving Social Security benefits as retired workers, while percentages in adjoining counties Pickens and Anderson trailed behind at ~~10.2~~ 14.3% and ~~12.2~~ 16.2%, respectively. Oconee County's percentage is also significantly higher than the state average (~~9.9~~ 14.4%). Overall, the Upstate has seen large double digit increases in retirees receiving Social Security since the turn of the century with the average increase per county being 35%. The average total "Percent of Total Population" being retired receiving benefits for each county increased from 11.6% in 1999 to 15.7% in 2014. This is consistent with projections based on the "Baby Boomers" generation reaching retirement and a longer life expectancy in general, nationally. In the Upstate, 15.34 percent of its more than 1.3 million people are retired and receiving Social Security.

## Median Income

Median income figures divide a population into two categories, one with an income below that of the median figure and one group with income above the median figure. Generally, the median income is considered a better measurement of wealth in a region than a simple average because it is less susceptible to extreme numbers on either end of the spectrum. The higher the median income is in an area, the greater the presence of wealth throughout the region. With that said, having a high median income figure in an area does not exclude the area from pockets of poverty and economic distress. The Chart below (Figure P-10) shows the changes in median income of Oconee County since the ~~2000~~ 2010 Census. ~~It should be noted that, although the estimations show an overall increase in median income during the period, the current economic situation is most likely to result in at least some negative impacts on future members.~~ The median income peaked in 2011 and has steadily declined since. Comparing with state and national averages, Oconee is more than \$12,000 below the national average and more than \$4000 below the state in median household income; and the gap is currently widening with Oconee on a downward trend. Both the United States and South Carolina have been seeing yearly increases since 2013.

Figure P-10



Source: U.S. Census Bureau

### Poverty Rate in Oconee County

According to the South Carolina Office of Research and Statistics, Oconee County's poverty rate in 1979 (family of four persons earning less than \$7,412) ranked 3rd highest in the upstate, with 14.0% of its residents falling below the poverty line. By 1989, however, the number of Oconeeans living below the poverty line (family of four persons earning less than \$12,674) had significantly decreased, for the County's 11.4% rate was second lowest in the region, trailing only Greenville County. In fact, Oconee County was one of only four upstate counties that experienced a decrease in its poverty rate during the period. This decline continued throughout the next decade. Information from the Appalachian Regional Commission showed that Oconee County's poverty rate in 2000 (family of four persons earning less than \$17,603) had fallen to 10.8%, again only second to Greenville County's rate (10.5%). In 2010, Oconee's poverty rate jumped to 16.6%. Estimates for 2014 show another increase, to 18.8%, as shown in the table below.

Table P-14

Upstate Poverty Rate Rankings			
County	Rate 2010	County	Rate 2014
1. Greenville	14.1	1. Greenville	15.8
2. Spartanburg	14.8	2. Anderson	16.8
3. Anderson	15.8	3. Spartanburg	18.3
4. Oconee	16.6	4. Oconee	18.8
tie. Pickens	16.6	5. Union	19.0
6. Greenwood	17.6	6. Pickens	19.4
7. Laurens	19.2	7. Laurens	21.0
8. Cherokee	19.5	8. Abbeville	23.1
9. Union	20.1	9. Cherokee	23.5
10. Abbeville	20.7	10. Greenwood	24.5
South Carolina	16.4	South Carolina	18.3
United States	13.8	United States	15.6

Only one county (Union) saw a decrease in poverty, equal to a 5% total decrease. The average poverty rate for the Upstate Counties was 20 percent in 2014, equivalent to nearly 10 percent more poverty than the rest of the state. Compared to the national average, the Upstate is 28% more impoverished than the rest of the country. Oconee has had the fourth lowest rate in the Upstate in both 2010 and 2014; even with a 13.25 percent increase in poverty, Greenwood County saw the biggest increase per capita in poverty; a 39% jump explained their change in the rankings from middle of the pack to dead last with nearly 1 in 4 residents below the poverty line. Almost one in five Oconeeans live below the poverty line. This corresponds with earlier references to a continued decrease in median income in Oconee County.

## Analysis

Both positive and negative changes have resulted from the strong growth in population experienced by Oconee County over the last several decades. Some of these changes are no different from those experienced all across the South; others, however, are unique to Oconee. The in-migration from other areas of the country, for example, is being seen throughout much of the southern United States as the "sunbelt" economy has expanded. Indeed, a significant portion of Oconee County's increase in population has apparently stemmed from this migration. Not all of those coming to the County, however, have been drawn by the relocated industry and commercial activity.

To uncover the factors that initiated much of Oconee's surge in population growth, it is necessary to look at what was occurring in the County at the time the changes began. As this element has shown, Oconee County's population "boom" began in earnest during the 1970's. At the time, Oconee and neighboring counties were undergoing dramatic economic changes, for the textile industry, after many decades of dominating the local employment scene, was beginning to wane. In addition, family farms, having traditionally played a vital role in the local economy, began to disappear at an increasing rate. As a result, a new attitude toward the recruitment of business began to take hold on both the state and local level. The active pursuit of economic development began to be taken seriously.

Oconee County, with its mild climate, pristine natural resources, and hard-working population, soon began to enjoy the benefits of these efforts. Increasingly, newcomers began to call Oconee home. Along with the new business and industry locating in and around the area came individuals seeking to take

advantage of the growing economy. In addition, it was also during this period that one of the most significant economic events in the history of Oconee County took place. The Duke Power Corporation, seeking to expand their electrical generating capacity, made a decision that eventually led to the investment of billions of dollars in the County. The lakes and electrical generating facilities that resulted from this decision forever changed Oconee, bringing jobs and opportunities that otherwise would not have been available. Now, more than ever before, Oconee became a magnet for not only jobseekers, but also those that had finished their careers.

The Duke Power Project, unlike the Corps of Engineers' project that resulted in the creation of Lake Hartwell in the early 1960's, significantly altered the economic course of Oconee County. Not only was the construction project a boon to the local economy, but, once completed, the new facilities provided a tremendous increase to the local tax base. As the lakes developed, thousands of people and millions of dollars were drawn into the region. This single decision, therefore, not only initiated significant development, but also acted as a catalyst that sparked the ancillary growth of talent and wealth from across the nation. As a result, the lives of all but very few Oconee County residents have been significantly impacted by the changes from this period. The development of the lakes has in turn brought new residents to the area and increased volunteerism in the schools, hospital, and civic organizations. Oconee's population has grown by 88% since 1969, outpacing the U.S. average of 58.4%, almost doubling its population. Interestingly, the population shift share (a standard regional analysis used to determine growth in a given sector, in this case population) from Oconee to South Carolina was 0%. This means Oconee County shared an identical portion of the state population (1.56%) in 2014 as it did in 1969; this despite almost doubling its population. This is because Oconee had an identical growth rate with the state (88%).

Of course, not all of the changes have been positive. Perhaps the most obvious problems arising from a dramatic increase in population are associated with population density and overcrowding. Formerly plentiful resources are suddenly overwhelmed, and those that are of sufficient quantity suffer in quality. Pollution from increased traffic, litter, sewage, noise, lights, and any number of other sources drastically increases as people are forced closer together. Incompatible land use, an issue that was practically unheard of a few decades ago, has become a daily complaint. Long-time residents, looking for an explanation for the apparently new issues plaguing them, blame the newcomers. The new residents, suddenly realizing that life in their new home comes with unexpected problems, blame the "locals" for not having regulated the County better. "Us versus Them", therefore, is a population issue that must be dealt with in an on-going manner if the bigger problems are to be successfully eradicated mitigated.

There is also the looming issue of a different type of growth that may become apparent in the next few years, for already, there are signs that the metropolitan areas to the north and south are converging on our the area. A number of people live in Oconee County and work within the boundaries of the Atlanta metropolitan area. Due to our relatively low taxes, abundant acreage, and rural lifestyle, we should expect to attract attention from a number of developers seeking to create large numbers of homes for those seeking to escape the sprawling urban areas. Such has been the case with many other rural counties that found themselves adjacent to fast growing metro regions. Soon, of course, such formerly rural areas themselves became part of the urban landscape. If we are to avoid such a fate, we need to realize that this is a real potentiality, and begin to take steps to manage the coming changes in a way that we wish to be. Population estimates show that the number of Oconee residents will continue to grow for many years to come. Along with this growth comes many opportunities; and with the proper attention by its leaders, future life in Oconee could be without compare.

Reasonable, well-planned development that complements the area's precious natural resources will accentuate the County's growing prosperity. A successful economic development program will provide Oconee's residents with steady, high-paying jobs, maintaining the trend of a strong local economy. Still, even under the best of conditions, some problems will arise, but those problems stemming from population growth can be overcome. Thoughtful, adequate regulations that not only address each of the issues, but also preempt the future problems, are therefore not only desirable, but necessary.

Future issues requiring local government attention will include matters not even considered an Oconee County problem a few years ago. As Oconee's population gets older, for example, issues affecting the elderly will have to be dealt with by the local governments, for not every need will be met by state and federal actions. In addition, the increasing number of foreign-born individuals living in Oconee, both aliens and citizens, will raise the possibility of cultural and ideological friction. ~~All Oconeeans, regardless of origin of birth, will need to be aware that the provocation of unnecessary conflicts can threaten the peace and prosperity of everyone.~~ As Oconee County's economy moves forward into the new century, efforts will need to be made to insure that every citizen has the opportunity to move forward with it. As high-tech industries assume the dominant *workforce* position formerly held by the textile industry, for example, those individuals unprepared to deal with the new world will be left behind, increasing the burden on the rest of the population.

As this element shows, the population of Oconee County faces a bright future, but there is work to be done. The job will require close attention to issues before they develop into major problems. There is no doubt that dealing with the issues will sometimes be unpleasant, but, by utilizing the tools and resources available in Oconee County, the benefits will outweigh the objectionable moments and provide Oconee's residents with a bright future.

## Population Objectives for the Future

The following objectives are intended to address those needs and desires established within the Population Element. See the "Goals" section of this plan for specific strategies and timelines for implementation.

1. 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.
2. 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.
3. Continue support of a comprehensive planning process so as 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.
4. Develop and implement an effective Capital Projects Program that provides the highest level of service and facilities for Oconee County's citizens.
5. Create and/or update plans for specific priorities.
6. Complete and properly maintain Oconee County's Geographic Information System (GIS).
7. Continue to actively promote the recruitment of employment opportunities that provide the best lifestyle for all Oconee residents.
8. Encourage development in a way that protects and preserves our natural resources.
9. Manage development in a manner that ensures our natural resources and lifestyle enhance sustainable economic growth and job opportunities.
10. Promote and enhance access to affordable housing through both public and private cooperation.
11. 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.
12. Continue to evaluate and fund public transportation in urbanizing areas of Oconee County, expanding as needed to provide for ongoing growth and development.

13. 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.

14. Promote a countywide arts program to facilitate an appreciation for the arts and other cultural facilities found within Oconee.



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**ARTICLE I. IN GENERAL**

Sec. 32-1. Authority of Chapter Provisions.

Sec. 32-2. Jurisdiction and Purpose of Chapter.

Sec. 32-3. Existing Regulations and Standards; Conflicts.

Sec. 32-4. County Planning Commission.

Sec. 32-5. Board of Zoning Appeals.

Sec. 32-6. Appeals, Generally.

Sec. 32-7. Administration of the Performance Standards and Land Use Regulations.

Sec. 32-8. Complaints regarding violations and remedies.

Secs. 32-9—32-40. Reserved.

**Sec. 32-1. Authority of Chapter Provisions.**

These performance standards and land development regulations are adopted under authority granted by S.C. Code 1976, § 8-29-310 et seq., otherwise known as the Comprehensive Planning Enabling Act of 1984.

(Ord. No. 1999-14, § 1.1, 4-1-2000)

**Sec. 32-2. Jurisdiction and Purpose of Chapter.**

The regulations of this chapter shall apply to new development and to specified uses of land within the unincorporated areas of the County as now or hereafter established, and to municipalities within the County that have adopted the provisions of this chapter and have contracted with the County for the enforcement thereof. The purpose of this chapter is to establish regulations and standards that specify a minimum requirement or maximum limit on the impact of certain land uses and development. The standards of this chapter are based upon consideration of the impact upon adjacent land, residents and the general health, safety, and welfare of the County as a whole.

(Ord. No. 1999-14, § 1.2, 4-1-2000)

**Sec. 32-3. Existing Regulations and Standards; Conflicts.**

This chapter shall complement existing regulations addressing road standards, manufactured housing, and other design and safety regulations until such time as this chapter is amended to include specific provision for those aspects of development and land use. In the case of any conflict between the performance standards set forth herein and any other rules and regulations, the more restrictive shall apply.

(Ord. No. 1999-14, § 1.3, 4-1-2000)

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**Sec. 32-4. County Planning Commission.**

- (a) *Authority to establish.* The County Planning Commission (referred to as the "Planning Commission") is established pursuant to S.C. Code 1976, § 6-29-310 et seq.
- (b) *Functions, powers and duties.* It is the function and duty of the County Planning Commission to undertake a continuing planning program for the physical, social, and economic growth, development, and redevelopment of the county. The plans and programs must be designed to promote public health, safety, morals, convenience, prosperity, or the general welfare as well as the efficiency and economy of the County. Specific planning elements must be based upon careful and comprehensive surveys and studies of existing conditions and probable future development and include recommended means of implementation. The County Planning Commission may make, publish, and distribute maps, plans, and reports and recommendations relating to the plans and programs and the development of the County to public officials and agencies, public utility companies, civic, educational, professional, and other organizations and citizens. All public officials shall, upon request, furnish to the Planning Commission, within a reasonable time, such available information as it may require for its work. The Planning Commission, its members and employees, in the performance of its functions, may enter upon any land with consent of the property owner or after ten days' written notification to the owner of record, make examinations and surveys, and place and maintain necessary monuments and marks on them, provided, however, that the Planning Commission shall be liable for any injury or damage to property resulting therefrom. In general, the Planning Commission has the powers as may be necessary to enable it to perform its functions and promote the planning of the County.

In the discharge of its responsibilities, the County Planning Commission has the power and duty to:

- (1) Prepare and revise periodically plans and programs for the development and redevelopment of the County as provided in S.C. Code 1976, § 6-29-310 et seq.; and
- (2) Prepare and recommend for adoption to the County Council as a means for implementing the plans and programs:
  - a. Performance (performance zoning) standards and zoning ordinances to include zoning district maps and appropriate revisions thereof;
  - b. Regulations for the subdivision or development of land and appropriate revisions thereof, and to oversee the administration of the regulations that may be adopted;
  - c. An official map and appropriate revisions on it showing the exact location of existing or proposed public street, highway, and utility rights-of-way, and public building sites, together with regulations to control the erection of buildings or other structures or changes in land use within the rights-of-way, building sites, or open spaces;
  - d. A landscaping ordinance setting forth required planting, tree preservation, and other aesthetic considerations for land and structures;
  - e. A capital improvements program setting forth capital projects (as such term is defined in chapter 2, article IV, division 8, section 2-392 of this Code of Ordinances) required to implement or in conformity with plans which have been prepared and adopted, including an annual listing of priority capital projects for consideration by County Council prior to preparation of its capital budget;
  - f. Policies or procedures to facilitate implementation of planning elements; and

Appeals regarding alleged errors by the Planning Community Development Director concerning a decision on a land development plan or subdivision may be heard by the Planning

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Commission. The Planning Commission shall act on the appeal within 60 days and the action of the Planning Commission is final. An appeal from the decision of the Planning Commission may be taken to circuit court within 30 days after actual notice.

- (3) Coordinate with, and receive scored proposals for capital projects from, the Oconee County Capital Projects Advisory Committee pursuant to chapter 2, article IV, division 8 of this Code of Ordinances.

(c) *Membership.*

- (1) The membership of the County Planning Commission shall be seven in number, selected and appointed by a majority vote of the membership of the County Council voting in any meeting of County Council, duly assembled, with one member being selected from each of the five County Council Districts in existence and as delineated at the time of the adoption of this section, nominated by the respective member of County Council from each district, together with two members appointed by County Council from the County at-large. County Council may receive recommendations for the two at-large seats from the County Planning Commission, the County Soil and Water Conservation District Commission, the County School Board, and any other interested organization or agency, and County Council welcomes any such recommendations; however, County Council is not required to wait on such recommendation(s) before County Council selects and appoints one or both at-large members, nor is County Council obligated to select and appoint any person recommended. Notwithstanding any other provision hereof, the complete selection and appointing authority for the entire County Planning Commission, including, without limitation, the at-large members, rests with County Council, and the ultimate decision of whom to select and appoint for any of the membership positions is that of County Council, by a majority vote of the membership of the County Council voting in any meeting of County Council, duly assembled, with or without any recommendation.
- (2) If after an appointment of a member to represent a particular Council District of the County to the Planning Commission, such district is altered, then such Commission member shall continue to serve (he)son for the remainder of the term to which said member is appointed, regardless of his/her place of residence within the County.
- (3) In the event the County is further divided into additional County Council districts, additional appointments of members to the Commission to represent the newly created district(s) may be made by County Council through amendment of this section.
- (4) Should any member of this Commission move and establish residence outside of the County or the district where such member was residing at the time of the appointment to this Commission, such move shall constitute a resignation by the member, and a replacement member shall be appointed to fill the unexpired term of such resigned member, in the same manner as the original appointment.
- (5) No member of the Planning Commission may hold an elected public office within the boundaries of the County.

(d) *Terms of members.*

- (1) The length of the regular term served by each member shall be four (4) years, beginning on January 1 of the year of appointment.
- (2) For the purposes of implementing the standards of this section, and thereby returning the reappointment/replacement schedule of the membership of the Commission to staggered lengths in as fair and equitable manner as possible, the following shall apply:

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- a. All members appointed by County Council District shall serve for the same term as the length of the remaining term of the Council member who appointed them, after which the term of such district members shall be equal to and coincidental with the term of the Council member appointing or reappointing them, with all terms or parts thereof starting as of January 1 of the year of appointment or reappointment.
- b. The first at-large member appointed by County Council after adoption of the restatement of this section shall serve for four years and the second such at-large member shall serve for two years, after which the term of each such at-large member shall be four years following appointment/reappointment, with all terms or parts thereof starting as of January 1 of the year of appointment or reappointment.
- (3) In the event the regular term of a member in good standing expires prior to reappointment or replacement by County Council, said member shall continue to serve until his/her replacement is appointed and qualified. The date of reappointment or replacement, however, in no way alters the scheduled length of the term.
- (e) *Removal of members.* Members of the County Planning Commission may be removed at any time by a majority vote of the County Council, for cause (defined herein as dereliction of duty, as duties are defined herein, conviction of any felony or any crime of moral turpitude, or violation of the South Carolina Ethics Act, all as determined by County Council). If, or in the event, any member of the Commission shall fail to attend 50 percent or more of the regularly scheduled meetings of the Commission within any period of 12 calendar months without excuse of the Commission Chairman, such member may be replaced without notice by action of the County Council.
- (f) *Organization, meetings, procedural rules, records, and purchases.* The County Planning Commission shall organize itself, electing one of its members as Chairman and one as Vice-Chairman, whose terms must each be for one-year. The Chairman and Vice-chairman shall have the right to vote. The Commission shall appoint a secretary, who may be a member or an employee of the County Council or of the Commission. If the secretary is a member of the Commission, he/she shall also have the right to vote. The Commission shall meet at the call of the Chairman, and at such times as the Chairman or Commission may determine. Vacancies in such offices by reason of death, resignation or replacement shall be filled for the unexpired term of the officer whose position becomes vacant, in the same manner as the original election or appointment.
- The Commission shall adopt rules of organizational procedure, and maintain a record of its resolutions, findings, determinations, recommendations, and other actions as required by state and federal requirements.
- Typical operational expenses of the Commission shall be provided for in the budget of the **planning** Community Development Department; however, the Commission may from time to time employ or contract for professional services with funds appropriated by County Council.
- (g) *Powers and duties.* The County Planning Commission shall have those powers and duties provided for in Title 6, Chapter 29 of the South Carolina Code of Laws, 1976, as amended, to be exercised with respect to the total unincorporated area of Oconee County, South Carolina, and to include the function to undertake a continuing planning program for the physical, social, and economic growth and development, and redevelopment, throughout its area of responsibility. The Commission shall, within the bounds of standards established in state law, draft and periodically review a comprehensive plan for the County, which shall be the basis for a planning process consisting of those elements considered critical, necessary, and desirable to guide the development and redevelopment for the County. It shall also be the duty of the Planning Commission to provide advice to the County Council on any and all matters related to growth and development within the unincorporated areas of the County.

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- (h) *Salaries and funding.* Each member of the County Planning Commission shall be paid the sum of \$25.00 per meeting of the commission attended, or as County Council shall subsequently direct by ordinance or resolution. Additionally, members shall be compensated at the same rate, and in the same manner, as County employees for expenses incurred as a result of attending schools, seminars, meetings, and other normal activities associated with membership, provided said trips and activities are approved in advance by the Chairman of County Council.

(Ord. No. 1999-14, § 1.4, 4-4-2000; Ord. No. 2005-10, § 1.5, 4-14-2009; Ord. No. 2010-14, §§ 2(Exn. B), 3(Exn. D), 8, 11-2010; Ord. No. 2011-06, § 2, 3-15-2011)

**Cross-reference—** Boards, commissions and committees, § 2-241 et seq.

**Sec. 32-5. Board of Zoning Appeals.**

- (a) *Authority to establish.* The County Board of Zoning Appeals shall be established and shall be referred to as "the Board," as defined in S.C. Code 1976, § 6-29-780 et seq.
- (b) *Membership.* The Board shall consist of seven members, a majority of which shall constitute a quorum. Members shall be appointed by the County Council, and shall serve overlapping terms of ~~three~~ four years, except that original appointees shall serve for staggered terms. Members whose terms have expired shall continue serving until a successor has been appointed by the County Council. Members may serve an unlimited number of consecutive terms. A vacancy in membership shall be filled for the unexpired term in the same manner in which the original appointment was made. The County Council shall have the authority to remove any member of the Board for cause or for violating any of the bylaws, as adopted by the Board. The County Council shall have the authority to approve a budget for the Board and to appropriate funds for the Board's activities. Members shall serve without compensation, unless authorized by the County Council. No Board member shall hold any other public office or position in the County or a municipality in the County.
- (c) *Initial appointments.* Upon concluding the appointment of the initial seven members of the Board, members shall determine terms through a random drawing, with two members to have a term of one year, two members to have a term of two years, and three members to have a term of three years.
- (d) *Organization.* The Board shall elect one of its members as Chairman, who shall serve for one year or until reelected or until a successor is elected and qualified. The Board shall appoint a Secretary who may be an employee of the County or who may be a member of the Board. The Board shall adopt rules of procedure to be contained in bylaws. Meetings shall be held at the call of the Chairman. Public notice of meetings shall be provided by publication in a newspaper of general circulation in the County. The Chairman may administer oaths and compel the attendance of witnesses by subpoena. The Board shall keep minutes of its proceedings, showing the vote of each question.
- (e) *Public meetings and public records.* All meetings of the Board shall be open to the public, unless an executive session is declared to receive advice from legal counsel. All meeting minutes shall be public records and shall be available for inspection at the office of the designated administration official during regular office hours of the County Government.

**State law reference—** Similar provisions, S.C. Code 1976, §§ 6-29-760, 6-29-790.

- (f) *Powers, variances, special exceptions.*

(1) The Board of Zoning Appeals has the following powers:

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- a. Appeals: to hear and decide appeals (excepting actions involving the subdivision of land) where it is alleged that there is error in an order, requirement, decision, or determination made by an administrative official in the enforcement of the Performance Standards Ordinance;
  - b. Special exception: to permit uses by special exception subject to the terms and conditions for the uses set forth for such uses in the Performance Standards Ordinance;
  - c. Variance: to hear and decide requests for variance from the requirements of the Performance Standards Ordinance when strict application of the provisions of such ordinance would result in unnecessary hardship.
- (2) *General criteria for granting a special exception.* The Board shall grant a special exception only if it finds adequate evidence that any proposed development will meet all of the following general requirements as well as any specific requirements and standards listed for the proposed use. The Board shall among other things require that any proposed use and location be:
- a. In accordance with the comprehensive plan and is consistent with the spirit, purposes, and the intent and specific requirements of this chapter.
  - b. In the best interests of the County; the convenience of the community and the public welfare;
  - c. Suitable for the property in question, and designed, constructed, operated, and maintained so as to be in harmony with and appropriate in appearance to the existing or intended character of the general vicinity;
  - d. Suitable in terms of effects on highway traffic, parking and safety with adequate access arrangements to protect streets from undue congestion and hazard;

The developer shall have the burden of providing evidence to the County of compliance with the general requirements of this chapter and the specific requirements of the applicable section. The Board may impose whatever reasonable conditions it deems necessary to ensure that any proposed development will secure substantially the objectives in this chapter.

- (3) *General criteria for granting a variance.* A variance may be granted in an individual case of unnecessary hardship if the board makes and explains in writing the following findings:
- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property.
  - b. These conditions do not generally apply to other property in the vicinity.
  - c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.
  - d. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.
    - 1. The Board may not grant a variance, the effect of which would be to allow the establishment of a use not otherwise permitted or to extend physically a nonconforming use of land. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance.
    - 2. In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the

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Board may consider advisable to protect established property values in the surrounding area, or to promote the public health, safety, or general welfare.

(Ord. No. 1999-34, § 1.5, 4-4-2000)

**Cross reference**— Boards, commissions and committees, § 2-241 et seq.

**State law reference**— Similar provisions, S.C. Code 1976, § 6-29-800.

**Sec. 32-6. Appeals; Generally.**

- (a) *Time limit for appeals.* Appeals to the Board may be taken by any person aggrieved or by any officer, department, board, or bureau of the County. The appeal must be taken within a reasonable time, by filing with the **planning** Community Development Director and with the Board of Zoning Appeals notice of appeal specifying the grounds of it. The appeals must be taken within 30 days from the date the appealing party has received actual notice of the action from which the appeal is taken. The **planning** Community Development Director shall immediately transmit to the Board all the papers constituting the record upon which the action appealed from was taken.
- (b) *Appeal stays action.* An appeal stays all legal proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the Board, after the notice of appeal has been filed with him, that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life and property. In that case, proceedings may not be stayed otherwise than by a restraining order which may be granted by the Board or by a court of record on application, on notice to the officer from whom the appeal is taken, and on due cause shown.
- (c) *Hearing; advertisement.* The Board shall fix a reasonable time for the hearing of the appeal or other matter referred to it, and give at least 15 days' public notice of it in a newspaper of general circulation in the community, as well as due notice to the parties in interest, and decide the same within a reasonable time. At the hearing, any party may appear in person or by agent or by attorney.
- (c) *Notification of property owners.* A written notice containing all pertinent information related to any public hearing shall be sent by first class mail to the registered owner of each parcel adjacent to the subject property. Conspicuous notice shall be posted on or adjacent to the property affected, with at least one such notice being visible from each public thoroughfare that abuts the property at least 15 days prior to the event. For the purposes of this section, the name and address of the owner of the parcel shall be that listed on tax records maintained by the Oconee County Tax Assessor.
- (d) *Authority to reverse, affirm, modify decisions.* In exercising such power, the Board of Zoning Appeals may, in conformity with the provisions of this chapter, reverse or affirm, wholly or in part, or may modify the order, requirements, decision, or determination, and to that end shall have all the powers of the officer from whom the appeal is taken and may issue or direct the issuance of a permit. The Board in the execution of the duties specified in this chapter may subpoena witnesses and in case of contempt may certify this fact to the Circuit Court having jurisdiction.
- (e) *Decisions to be put in writing.* All final decisions and orders of the Board must be in writing and be permanently filed in the office of the Board as a public record. All findings of fact and conclusions of law must be separately stated in final decisions or orders of the BOARD, which must be delivered to parties of interest by certified mail.
- (f) *Appeals from decisions of the Board.* Any person who may have a substantial interest in any decision of the Board may appeal from any decision of the Board to the Circuit Court in and for the County by filing with the Clerk of Court a petition in writing setting forth plainly, fully and distinctly

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wherein such decision is contrary to law. Such appeal shall be filed within 30 days after the decision of the Board is rendered.

- (c) *Fees may be charged to offset the cost of the appeals process.* Reasonable fees may be established by the County Council to cover the costs of administering the appeals process. Fees shall be established by resolution by the County Council and may be adjusted by subsequent resolution.

(Ord. No. 1999-14, § 1.6, 4-4-2000)

**State law reference**— Similar provisions, S.C. Code 1978, §§ 6-29-820, 6-29-830.

**Sec. 32-7. Administration of the Performance Standards and Land Use Regulations.**

The **planning** Community Development Director is designated by the County Council as the Zoning Administrator to administer the Performance Standards and Land Development Regulations. The County Council shall employ such staff as necessary to assist the **planning** Community Development Director in his duties.

(Ord. No. 1999-14, § 1.7, 4-4-2000)

**Sec. 32-8 Complaints Regarding Violations and Remedies.**

An adjacent or neighboring property owner who would be specially damaged by the violation may file a written complaint. Such complaint, stating fully the causes and basis thereof shall be filed with the Community Development Director. The Community Development Director shall record properly such complaint, immediately investigate, and take whatever action is necessary to ensure compliance with this article and all other articles contained with Chapter 32 Unified Performance Standards.



## CHAPTER 4 | BASE ZONING DISTRICTS

### ARTICLE 4.1 GENERAL

#### §4.1.1 ESTABLISHMENT OF ZONING DISTRICTS

The following base zoning districts are hereby established:

District Name	Comprehensive Plan Land Use Designation
RM Resource Management	Resource Management (Rural)
AG-15 Agricultural Preservation	Agricultural Preservation (Rural)
AG-10 Agricultural Preservation	Agricultural Preservation (Rural)
AG-8 Agricultural Preservation	Agricultural Preservation and Rural Agriculture (Rural)
AGR Agricultural Residential	Agricultural Residential (Rural)
RR-3 Rural Residential	Rural Residential (Rural)
S-3 Special Management 3	Residential/Special Management (Urban/Suburban)
R-4 Single Family Residential 4	Suburban Residential/Residential Low Density (Urban/Suburban)
M-8 Mixed Style Residential 8	Mixed Style Residential/Residential Moderate Density (Urban/Suburban)
M-12 Mixed Style Residential 12	Mixed Style Residential/Residential Moderate Density (Urban/Suburban)
MHS Low-Density Manufactured Housing Subdivision	(Urban/Suburban)
MHP Manufactured Housing Park	Mixed Style Residential/Residential Moderate Density (Urban/Suburban)
OR Residential Office	Commercial (Urban/Suburban)
OG General Office	Commercial (Urban/Suburban)
CN Neighborhood Commercial	Commercial (Urban/Suburban)
CT Commercial Transition	Commercial (Urban/Suburban)
CR Rural Commercial	Commercial (Rural)
CC Community Commercial	Commercial (Urban/Suburban)
I Industrial	Industrial (Urban/Suburban)
PD Planned Development	Planned Development (All areas of Plan)

#### §4.1.2 ZONING DISTRICT REFERENCES

References in this Ordinance to "nonresidential" zoning districts shall be construed as references to all base zoning districts beginning with the letters "O" (Office), "C" (Commercial) or "I" (Industrial). References to "residential" zoning districts shall be construed as references to all base zoning districts beginning with the letter "S", "R" and "M". References to "agricultural" zoning districts shall be construed as references to all base zoning districts beginning with the letter "A."

[Commentary—RM, Resource Management District, AGR, Agricultural Residential District and RR-3, Rural Residential District are agricultural zoning districts.]

#### §4.1.3 ZONING DISTRICT HIERARCHY

Under the hierarchy established by this Ordinance, the RM district is the most restrictive base zoning district, while the I district is the least restrictive base zoning district. The table of Section 4.1.1 presents the districts in order, from most to least restrictive. The Planned Development, Overlay and Special Purpose zoning districts are not included in the zoning district hierarchy.

**ARTICLE 4.4 AG-15, AGRICULTURAL PRESERVATION DISTRICT****§4.4.1 PURPOSE AND INTENT**

The AG-15, Agricultural Preservation district implements the Agricultural Preservation (Rural Area) policies of the Comprehensive Plan.

**§4.4.2 USE REGULATIONS**

Uses are allowed in the AG-15 district in accordance with the Use Regulations of Chapter 6.

**§4.4.3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS****A. Density/Intensity and Dimensional Standards Table**

All residential and nonresidential development in the AG-15 district shall be subject to the following density, intensity and dimensional standards:

<b>AG-15 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS</b>	
<b>MAXIMUM DENSITY</b>	1 dwelling unit per 15 acres
<b>MINIMUM LOT AREA</b>	3 acres
<b>MINIMUM LOT WIDTH</b>	135 feet
<b>MINIMUM SETBACKS</b>	
Front/Street Side	50 feet
Interior Side	15 feet
Rear	30 feet
<b>OCRM Critical Line</b>	50 feet
<b>MAXIMUM BUILDING COVER</b>	30% of lot
<b>MAXIMUM HEIGHT</b>	35 feet

**B. Development Along Critical Line**

The area of a parcel in the AG-15 district within 1,000 feet of the OCRM Critical Line has a Maximum Density of one dwelling unit per three acres with a minimum lot area of three acres. The remaining acreage of the parcel (more than 1,000 feet from the OCRM Critical Line) maintains a density of one dwelling unit per 15 acres.

**§4.4.4 OTHER REGULATIONS**

Development in the AG-15 district shall comply with all other applicable regulations of this Ordinance, including the development standards of Chapter 9. All waterfront property subdivided after April 21, 1999, shall be subject to the provisions of the Waterfront Development Standards contained in Article 4.22 of this Chapter. Existing lots of record on the waterfront shall be subject to the provisions of Wetlands, Waterways and OCRM Critical Line contained in Article 9.7.

**§4.4.5 ONE TIME SUBDIVISION OF NONCONFORMING LOT OF RECORD EXISTING PRIOR TO APRIL 21, 1999**

A one time subdivision creating one lot from a nonconforming lot of record (lot existing prior to April 21, 1999) shall be allowed, if each lot resulting from the subdivision meets the minimum lot area requirement of the AG-15 Zoning District. An Ingress/Egress Easement may be utilized to access a proposed lot (singular) to the rear of the property. The setback from the edge of the easement will be the required side setback required for Zoning District. The side setback from the edge of the easement will only be utilized to create one (1) proposed lot from the provision of ONE TIME SUBDIVISION OF A NON-CONFORMING LOT OF RECORD EXISTING PRIOR TO APRIL 21, 1999.

## ARTICLE 4.5 AG-10, AGRICULTURAL PRESERVATION DISTRICT

### §4.5.1 PURPOSE AND INTENT

The AG-10, Agricultural Preservation district implements the Agricultural Preservation (Rural Area) policies of the *Comprehensive Plan*.

### §4.5.2 USE REGULATIONS

Uses are allowed in the AG-10 district in accordance with the Use Regulations of Chapter 6.

### §4.5.3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

All residential and nonresidential development in the AG-10 district shall be subject to the following density, intensity and dimensional standards:

AG-10 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MAXIMUM DENSITY	1 dwelling unit per 10 acres
MINIMUM LOT AREA	1 acre
MINIMUM LOT WIDTH	135 feet
MINIMUM SETBACKS	
Front/Street Side	50 feet
Interior Side	15 feet
Rear	30 feet
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVER	30% of lot
MAXIMUM HEIGHT	35 feet

### §4.5.4 OTHER REGULATIONS

Development in the AG-10 district shall comply with all other applicable regulations of this Ordinance, including the development standards of Chapter 5. All waterfront property subdivided after April 21, 1999, shall be subject to the provisions of the Waterfront Development Standards contained in Article 4.22 of this Chapter. Existing lots of record on the waterfront shall be subject to the provisions of Wetlands, Waterways and OCRM Critical Line contained in Article 9.7.

### §4.5.5 ONE TIME SUBDIVISION OF NONCONFORMING LOT OF RECORD EXISTING PRIOR TO APRIL 21, 1999

A one time subdivision creating one lot from a nonconforming lot of record (lot existing prior to April 21, 1999) shall be allowed, if each lot resulting from the subdivision meets the minimum lot area requirement of the AG-10 Zoning District. An Ingress/Egress Easement may be utilized to access a proposed lot (singular) to the rear of the property. The setback from the edge of the easement will be the required side setback required for Zoning District. The side setback from the edge of the easement will only be utilized to create one (1) proposed lot from the provision of ONE TIME SUBDIVISION OF A NON-CONFORMING LOT OF RECORD EXISTING PRIOR TO APRIL 21, 1999.

**ARTICLE 4.6 AG-8, AGRICULTURAL PRESERVATION DISTRICT****§4.6.1 PURPOSE AND INTENT**

The AG-8, Agricultural Preservation district implements the Agricultural Preservation and Rural Agriculture (Rural Area) policies of the *Comprehensive Plan*.

**§4.6.2 USE REGULATIONS**

Uses are allowed in the AG-8 district in accordance with the Use Regulations of Chapter 6.

**§4.6.3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS**

All residential and nonresidential development in the AG-8 district shall be subject to the following density, intensity and dimensional standards:

<b>AG-8 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS</b>	
<b>MAXIMUM DENSITY</b>	1 dwelling unit per 8 acres
<b>MINIMUM LOT AREA</b>	1 acre
<b>MINIMUM LOT WIDTH</b>	135 feet
<b>MINIMUM SETBACKS</b>	
Front/Street Side	50 feet
Interior Side	15 feet
Rear	30 feet
OCRM Critical Line	50 feet
<b>MAXIMUM BUILDING COVER</b>	30% of lot
<b>MAXIMUM HEIGHT</b>	35 feet

**§4.6.4 OTHER REGULATIONS**

Development in the AG-8 district shall comply with all other applicable regulations of this Ordinance, including the development standards of Chapter 9. All waterfront property subdivided after April 21, 1999, shall be subject to the provisions of the Waterfront Development Standards contained in Article 4.22 of this Chapter. Existing lots of record on the waterfront shall be subject to the provisions of Wetlands, Waterways and OCRM Critical Line contained in Article 9.7.

**§4.6.5 ONE TIME SUBDIVISION OF NONCONFORMING LOT OF RECORD EXISTING PRIOR TO APRIL 21, 1999**

A one time subdivision creating one lot from a nonconforming lot of record (lot existing prior to April 21, 1999) shall be allowed, if each lot resulting from the subdivision meets the minimum lot area requirement of the AG-8 Zoning District. An Ingress/Egress Easement may be utilized to access a proposed lot (singular) to the rear of the property. The setback from the edge of the easement will be the required side setback required for Zoning District. The side setback from the edge of the easement will only be utilized to create one (1) proposed lot from the provision of ONE TIME SUBDIVISION OF A NON-CONFORMING LOT OF RECORD EXISTING PRIOR TO APRIL 21, 1999.

## ARTICLE 4.7 AGR, AGRICULTURAL/RESIDENTIAL DISTRICT

### §4.7.1 PURPOSE AND INTENT

The AGR, Agricultural/Residential district implements the Agricultural Residential (Rural Area) policies of the *Comprehensive Plan*. The district is intended for application in all settlement areas.

### §4.7.2 USE REGULATIONS

Uses are allowed in the AGR district in accordance with the Use Regulations of Chapter 6.

### §4.7.3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

All residential and nonresidential development in the AGR district shall be subject to the following density, intensity and dimensional standards:

AGR DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MAXIMUM DENSITY	1 dwelling unit per Acre
MINIMUM LOT AREA	30,000 square feet
MINIMUM LOT WIDTH	100 feet
MINIMUM SETBACKS	
Front/Street Side	50 feet
Interior Side	15 feet
Rear	30 feet
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVER	30% of lot
MAXIMUM HEIGHT	35 feet

### §4.7.4 OTHER REGULATIONS

Development in the AGR district shall comply with all other applicable regulations of this Ordinance, including the development standards of Chapter 9. All waterfront property subdivided after April 21, 1999, shall be subject to the provisions of the Waterfront Development Standards contained in Article 4.22 of this Chapter. Existing lots of record on the waterfront shall be subject to the provisions of Wetlands, Waterways and OCRM Critical Line contained in Article 9.7.

### §4.7.5 ONE TIME SUBDIVISION OF NONCONFORMING LOT OF RECORD EXISTING PRIOR TO APRIL 21, 1999

A one time subdivision creating one lot from a nonconforming lot of record (lot existing prior to April 21, 1999) shall be allowed, if each lot resulting from the subdivision meets the minimum lot area requirement of the AGR Zoning District. An Ingress/Egress Easement may be utilized to access a proposed lot (singular) to the rear of the property. The setback from the edge of the easement will be the required side setback required for Zoning District. The side setback from the edge of the easement will only be utilized to create one (1) proposed lot from the provision of: ONE TIME SUBDIVISION OF A NON-CONFORMING LOT OF RECORD EXISTING PRIOR TO APRIL 21, 1999.

### §4.7.6 SETTLEMENT AREAS

Settlement areas include small older crossroads communities, family lands, typical suburban-style subdivisions, frontage lots along local roads, waterfront developments, and vacant land that has been subdivided for residential use but not yet built upon. The criteria for additional parcels to qualify for inclusion into a "Settlement Area" are as follows:

1. Parcel size of 30 acres or less (including highland areas and freshwater wetlands) on parcels existing prior to April 21, 1999; and
2. Parcel must be located in an AG-8, AG-10, or RM Zoning Districts or adjacent to lands currently zoned AGR; and
3. Parcel must be either within 1,000 feet of an existing AGR Zoning District or show the same obvious spatial characteristics of other existing AGR Zoning Districts in the agricultural area; and
4. Tax parcels are not located on Wadmalaw Island or Edisto Island.

TABLE 6.141	ZONING DISTRICTS																Section				
	RM	AG 10	AG 12	AG 15	AG 18	RR 1	RR 2	RR 3	MS	M 1A	M 1B	M 1C	DT	DT	GM	CR		CT	CC	I	
<b>AGRICULTURAL USES</b>																					
<b>ANIMAL PRODUCTION</b>																					
Animal Aquaculture, including Fish Farming, Fish Hatcheries, or Shrimp or Shellfish Farming (Ponds)	A	A	A	A	C	C														§ 6.2.1	
Apiculture (Bee Keeping)	A	A	A	A	A	A															
Horse or Other Animal Production	A	A	A	A	C	C	C													§ 6.2.1	
Concentrated Animal Feeding Operations	S	S	S	S																	
<b>CROP PRODUCTION</b>																					
Greenhouse Production of Food Crops (grown Under Cover)	A	A	A	A	A	A	A	C										C	C	C	§ 6.2.1
Horticultural Production of Commodities, Nursery Operations	S	A	A	A	A	A	A	S							A	A	A	A	A		
Hydroponics	A	A	A	A	A	A															
Crop Production	A	A	A	A	A	A	A	A			A										
Vineyards	S	C	C	C	C	C														C	§ 6.4.00
<b>FORESTRY AND LOGGING</b>																					
Bona Fide Forestry Operations	C	S	C	C	C	C	C														§ 6.4.20
Lumber Mills, Planing, or Saw Mills, Including Chipping or Milling	A	A	A	A	S															A	
<b>STABLE</b>																					
Stable, Commercial	C	C	C	C	C																§ 6.4.20
Stable, Private	A	A	A	A	C	C	S	S													§ 6.4.20
<b>SUPPORT ACTIVITIES FOR AGRICULTURE USES</b>																					
Agricultural Processing	C	C	C	C	S															A	§ 6.4.1
Agricultural Sales or Services	A	A	A	A	C											A		A	A		§ 6.4.1
Roadside Stands, including the sale of Sweetgrass Baskets	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.50
<b>RESIDENTIAL</b>																					
Congregate Living (not the elderly) (up to 15 residents)	S	S	S	S	S	S	S	S	S	S	S										
Duplex								S	A	A	S										
Dwelling Group	C	C	C	C	C	C	C	C	C	C	C								C		§ 6.4.7
Farm Labor Housing (up to 10 residents)	C	C	C	C	C																§ 6.4.9
Farm Labor Housing (Detached) (more than 10 residents)	S	S	S	S	S																§ 6.4.9

TABLE B.1-1	ZONING DISTRICTS																			Ordinance
	BV	OS 15	OS 10	OS 8	OR	RR 3	RS	RM	MS	MS 2	MH S	MH P	OR	OR	OR	OR	OR	OR	OR	
Child-Caring Institution (not for 21 children)	S	S	S	S	S	S	S	S	S	S	S									
Group Care Home, Residential (up to 20 children)	S	S	S	S	S	S	S	S	S	S	S									
Group Residential, including Privately-Operated Boarding Houses, Dormitories, or Residential Halls	S	S	S	S	S	S		S	S	S										
Manufactured Housing Unit	A	A	A	A	A	C	C	C	C	C	A	A								§ 5.4.24
Manufactured Housing Unit, Replacement	A	A	A	A	A	A	C	C	C	C	A	A								§ 5.4.24
Manufactured Housing Park												A								
Multi-Family, including Condominiums or Apartments									A	A									A	
Retirement Housing	S	S	S	S	S	S	S	S	A	A	S									
Retirement Housing, Limited (up to 10 residents)	S	S	S	S	S	S	S	S	A	A	S									§ 5.4.8
Single Family Attached, also known as Townhouses or Rowhouses								S	S	C	S						C	C	C	§ 5.4.2
Single Family Detached	A	A	A	A	A	A	A	A	A	A	A	C	C	C	C	C	C	C	C	§ 5.4.20
Affordable Dwelling Units	S	S	C	C	S	C	C	A	A											§ 5.4.10
Single Family Detached/Manufactured Housing (Not Joint) or Two Manufactured Housing Units (Joint)	A	A	A	A	A	C	C	C												§ 5.4.24
Transitional Housing, including Homeless and Emergency Shelters, Pre-Eviction Detention Facilities, or Halfway Houses									S	S			S	S	S		S	A		
<b>CIVIC / INSTITUTIONAL</b>																				
<b>COURTS AND PUBLIC SAFETY</b>																				
Court of Law	A	A	A	A	A	A	A	A	A	A			A	A	A	A	A	A	A	
Correctional Institutions																				A
Parole Offices or Probation Offices																				A
Safety Services, including Emergency Medical or Ambulance Services, Fire Protection, or Police Protection	S	A	A	S	A	A	A	S	S	S	S		S	A	A	A	A	A	A	
<b>DAY CARE SERVICES</b>																				
Adult Day Care Facilities		C	C	C	C	C	S	S	S	S			S	S	A	A	A	A	A	§ 5.4.28
Child Day Care Facilities, including Group Day Care Homes or Child Care Center		C	C	C	C	C	S	S	S	S			S	S	A	A	A	A	A	§ 5.4.28
Family Day Care Home	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					S



TABLE 6-1-1	ZONING DISTRICTS																Conditional		
	RW	SO 10	AO 10	AO 5	AO R	RR 2	SV	RT	MS	M 2	WJ S	MU P	OR	OG	OS	OC		UI	UC
<b>DEATH CARE SERVICES</b>																			
Cemeteries or Crematories	A	A	A	A	C	C	S	C	C	C	S		A	A	A	A	A	A	§ 64.03
Funeral Services, including Funeral Homes or Mortuaries													A	A	A	A		A	
<b>EDUCATIONAL SERVICES</b>																			
Pre-school or Educational Nursery		C	C	C	C	C	S	S	S	S	S		S	S	A	A	A	A	§ 64.06
School, Primary		S	S	S	A	A	A	A	A	A	S		A	A	A	A	A	A	
School, Secondary		S	S	S	A	A	A	A	A	A	S		A	A	A	A	A	A	
College or University Facility		S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	A	A
Business or Trade School		S	S	S	S	S							S	S	S	S	S	A	A
Personal Improvement Education, including Fine Arts Schools or Automobile Driving Schools		A	A	S	A	S							S	S	C	C	A	A	§ 64.06
<b>HEALTH CARE SERVICES</b>																			
Medical Office or Outpatient Clinic, including Psychiatrist Offices, Abortion Clinics, Diagnostic Facilities, or Ambulatory Surgical Facilities					S	S	S						A	A	A	A	A	A	
Community Residential Care Facilities					S	S			S	S			S		S		S		
Convalescent Services, including Nursing Homes					S	S	S	S	S	S	S		S	S		S		A	
Counseling Services, including Job Training or Placement Services					S	S							A	A	A	A	A	A	
Intermediate Care Facility for the Mentally Retarded					S	S			S	S			S		S		A		
Public or Community Health Care Centers					A	S	S						A	A				A	
Health Care Laboratories, including Medical Diagnostic or Dental Laboratories													A	A	A	A		A	A
Home Health Agencies					S	S							A	A	A	A	A	A	A
Hospitals, including General Hospitals, Specialized Hospitals, Chronic Hospitals, Psychiatric or Substance Abuse Hospitals, or Clinics													S	A	S	S		A	S
Outpatient Facilities for Chemically Dependent or Addicted Persons													S	S	S		A		
Rehabilitation Facilities													S	A	A	A	A	A	A
Residential Treatment Facility for Children or Adolescents (in-patient health treatment)					S	S			S	S			S		S		A		

TABLE 6-1-1	ZONING DISTRICTS																	Condition		
	RM	AG 5	AG 10	AG 5	AG 10	RR 3	SS	RA	MS	MT 12	MH 5	MH P	OR	OG	GR	CS	U		CC	
<b>MUSEUMS, HISTORICAL SITES AND SIMILAR INSTITUTIONS</b>																				
Historical Sites (Data in the Table)	C	C	C	C	C	C	C	A	A	A	A		A	A	A	A	A	A	§ 6.4.27	
Libraries or Archives		A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	A		
Museums					A	A	A	A	A	A	A		A	A	A	A	A	A		
Nature Exhibition	C	C	C	C	C												S	A	§ 6.4.10	
Botanical Gardens	A	A	A	A	A												S	A		
Zoos			S	S	S												S	S		
<b>POSTAL SERVICE</b>																				
Postal Service, United States	C	C	C	C	C	C	C	C	C	C	C		A	A	A	A	A	A	§ 6.4.28	
<b>RECREATION AND ENTERTAINMENT</b>																				
Community Recreation, including Recreation Centers	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Fishing or Hunting Guide Service (Commercial)	A	A	A	A	A								A	A	A	A	A	A		
Fishing or Hunting Lodge (Commercial)	A	A	A	A												A				
Golf Courses or Country Clubs			C	C	C	C	C	C			C								§ 6.4.30	
Parks and Recreation	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C		C	§ 6.4.11	
Recreation and Entertainment, Indoor, including Billiard Parlors, Bowling Centers, Ice or Roller Skating Rinks, Indoor Shooting Ranges, Theaters, or Video Arcades																	A	C	A	§ 6.4.30
Recreation and Entertainment, Outdoor, including Amusement Parks, Foregrounds, Miniature Golf Courses, Roller Coasters, Trains, or Skate Areas			C	C												C		C	C	§ 6.4.11
Drive-In Theaters																C		C	A	§ 6.4.11
Golf Driving Ranges			S	S	S	S	S												§ 6.4.11	
Outdoor Shooting Ranges	C	C	C	C															§ 6.4.11	
Recreation or Vacation Camps	C	C	C	C	C														§ 6.4.11	
Special Events (Commercial & Industrial)																C	C	C	C	Art. 5.7
Special Events (Residential & Rural)	S	S	S	S	S	S													Art. 5.7	
<b>RELIGIOUS, CIVIC, PROFESSIONAL AND SIMILAR ORGANIZATIONS</b>																				
Business, Professional, Labor, or Political Organizations													A	A	A	A	A	A		
Social or Civic Organizations, including Youth Organizations, Scouting, or Fraternities			S	S	S	S	S	S	S	S	S		S	S	A	A	A	A		
Religious Assembly	S	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.13
Social Club or Lodge			S	S	S	S	S	S	S	S	S		S	S	A	A	A	A		

TABLE 6.141	ZONING DISTRICTS																			District	
	RM	RD	AG	AE	AS	RR	RS	R4	MS	M	M-1	MP	OH	OU	ON	OF	OT	OS			
<b>UTILITIES AND WASTE-RELATED USES</b>																					
Utility Service, Meter	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	\$54.21 \$54.17	
Electric or Gas Power Generator Facilities	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	\$54.21 \$54.17	
Utility Substation	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	\$54.21	
Plant for Telephone Switching Facility	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	\$54.21	
Service Collector or Trunk Lines	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	\$54.21	
Service Disposal Facilities	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	\$54.17	
Utility Pumping Station	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	\$54.21	
Water Mains	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	\$54.21	
Water or Sewage Treatment Facilities	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	\$54.21	
Water Storage Tank	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	\$54.21	
Utility Service, Meter	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	C	A	A	\$64.51	
Electric or Gas Power Distribution	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	C	A	A	\$64.51	
Service Collector or Service Line	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	C	A	A	\$64.51	
Water Service Line	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	C	A	A	\$64.51	
Waste-Related Uses																				S	
Hazardous Waste Treatment or Disposal																				S	
Nonhazardous Waste Treatment or Disposal																				S	
Septic Tank Installation, Cleaning, or Related Services																			S	S	
Solid Waste Combustion or Incineration Including Co-generation Plants																				S	
Solid Waste Disposal Facility (except on Private)	C																			C \$63.51	
Waste Collection Services																				S	
Waste Transfer Facility																				S	
<b>COMMERCIAL</b>																					
<b>ACCOMMODATIONS</b>																					
Bed and Breakfast Inn	C	C	C	C	C	C	S	S	A	A	S									\$64.51	
Hotels or Motels															S	A	A		A	A	
Rooming or Boarding Houses									A	A					S	A	A	A	A		
RV (Recreational Vehicle) Parks or Campgrounds	S	A	S	S	S															\$64.12	
<b>ANIMAL SERVICES</b>																					
Kennel	A	A	A	A	A	C	S											S		\$64.51	
Pet Stores or Grooming Salons																	C	S	A	A	\$64.51

TABLE B-1(d)	ZONING DISTRICTS																	Standard									
	RM	AO	AO	AO	AO	RR	RS	RA	AO	M	M	M	M	OR	OR	OR	OR		OR								
Small Animal Hoarding (enclosed building)	A	A	A	A	C	C	C											C	S	A	A	\$0.432					
Voluntary Services	A	A	A	A	S	S												D	C	C	A	A	\$0.432				
<b>FINANCIAL SERVICES</b>																											
Banks																		D	C	C	C	A	A	\$0.432			
Financial Services																		C	C	C	C	A	A	\$0.432			
Short-term Lenders																					C	C		\$0.432			
<b>FOOD SERVICES AND DRINKING PLACES</b>																											
Bar or Lounge (Alcoholic Beverages), including Taverns, Breweries, Cocktail Lounges, or Member Exclusive Bars or Lounges																				S	S	S	S	\$0.410			
Catering Service		S	S	S	S	S	S	S	S	S	S	S	S					C	C	C	S	A	A	\$0.432			
Restaurants, Fast Food, including Snack or Beverage Beverage Bars																				C	S	D	C	\$0.432			
Restaurant, General, including Catering, Diners, Delicatessens, or Full Service Restaurants																				C	C	C	C	C	\$0.432		
Sexually Oriented Business																							C	\$0.432			
<b>INFORMATION INDUSTRIES</b>																											
Communication Services, including Radio or Television Broadcasting Facilities, News Syndicates, Film or Sound Recording Facilities, Telecommunication Service Centers, or Internet Service Offices																				E	S	S	S	A	A		
Communications Towers	C	C	C	C																C	C	C	C	\$0.432			
Data Processing Services																				A	A	A	A	A			
Printing Industries, including Newspaper, Periodical, Book, Database, or Software Publishers																				A	A	A	A	A			
<b>OFFICES</b>																											
Administrative or Business Office, including Bookkeeping Services, Couriers, Insurance Offices, Personnel Offices, Real Estate Services, Secretarial Services or Travel Arrangement Services																				C	C	C	C	A	A	A	\$0.432
Government Office																				C	C	C	C	A	A	A	\$0.432
Professional Office, including Accounting, Tax Preparation, Architectural, Engineering, or Legal Services																				C	C	C	C	A	A	A	\$0.432

TABLE 6.1-1	ZONING DISTRICTS																Condition							
	RM	AG-15	AG-1	AG-2	AG-R	PR-3	ST	IM	MB	M-D	MH-2	MH-3	CR	CG	CN	CR		CI	CC-1					
<b>OTHER NONRESIDENTIAL DEVELOPMENT</b>																								
Convention Center or Visitors Bureau														S	S	S	A	A	A	A				
Heavy Construction Services or General Contractors, including Paving Contractors, or Bridge or Building Construction																				A				
Office/Warehouse Complex																	S	A	A					
Billboard																			A	§ 6-11.6				
Special Trade Contractors (Offices/Storage)																	C	S	A	A	§ 6-4.36			
Building Equipment and/or Machinery Installation Contractors																	S	S	A	A	§ 6-4.30			
Carpenter Contractors																		C	S	A	A	§ 6-4.36		
Concrete Contractors																		C	S	A	A	§ 6-4.36		
Drywall, Plastering, Acoustical or Insulation Contractors																		C	S	A	A	§ 6-4.36		
Electrical Contractors																		C	S	A	A	§ 6-4.36		
Excavation Contractors																		C	S	A	A	§ 6-4.30		
Masonry or Stone Contractors																		C	S	A	A	§ 6-4.30		
Painting or Wall Covering Contractors																		C	S	A	A	§ 6-4.36		
Plumbing, Heating or Air-Conditioning Contractors																		S	S	A	A	§ 6-4.36		
Roofing, Siding or Sheet Metal Contractors																		B	S	A	A	§ 6-4.30		
Tile, Marble, Terrazzo or Mosaic Contractors																		C	S	A	A	§ 6-4.30		
<b>PARKING, COMMERCIAL</b>																								
Parking Lots																		A	A	A	C	A	A	§ 6-4.37
Parking Garages																		A				A	A	
<b>RENTAL AND LEASING SERVICES</b>																								
Charter Boat or other Recreational Watercraft Rental Services			C	C	C													S		A			Art. 5.8	
Commercial or Industrial Machinery or Equipment Rental or Leasing																					A	A		
Construction Tools or Equipment Rental																				A		A	A	
Consumer Goods Rental Centers																		A	A		A			

TABLE 6.1-1	ZONING DISTRICTS																	Condition						
	RM	AG 1.5	AG 2.0	AG 3.0	AG 4.0	RF 1.5	SS	RM	MR	T 12	MH 8	MH 12	OR	OG	OV	OR	OT		OC					
Consumer Goods Rental Service, including Electronics, Appliances, Formal Wear, Gasoline, Video/Disc, Home Health Equipment, Recreational Goods or other Household Items																		C	C	A	A		\$ 6.4.39	
Heavy Duty Truck or Commercial Vehicle Rental or Leasing																						A	A	
Self-Service Storage (Mini Warehouses)																		C		A	A	A	\$ 6.4.18	
Vehicle Rental or Leasing, including Automobiles, Light or Medium Duty Trucks, Motorcycles, Motor Vans, Utility Tractors, or Recreational Vehicles																			A		A	A		
<b>REPAIR AND MAINTENANCE SERVICES</b>																								
Boat Yard		C	C	C	C	S															C	C	\$ 6.4.39 A1.6.2	
Repair Service, Consumer, including Assistance, Shoe, Watch, Furniture, Jewelry, or Musical Instruments Repair Shops																		C	C		A	A	\$ 6.4.43	
Repair Service, Commercial, including Electric Motor Repair, Sewing or Professional Instrument Repair (Tee-Racks), Heavy Duty Truck or Machinery Servicing and Repair, Tire Retreading or Recapping, or Welding Shops																			S	S	A	A		
Vehicle Repair, Consumer, including Tinner Shops, Auto Repair Garages, Truck Brake Shops, or Body or Fender Shops																			S	C	A	A	\$ 6.4.22	
Vehicle Service, Limited, including Automotive Oil Change or Lube Service Shops, or Car Washes																		C	C	S	A	A	\$ 6.4.22	
<b>RETAIL SALES</b>																								
Nonstore Retailers																						A	A	
Direct Selling Experiments																						A	A	
Electronic Shopping or Mail Order Related																						A	A	
Fuel (except Licensed Petroleum Gas), Dealers, including Heating Oil Dealers																							A	
Liquor or Petroleum Gas (Bottled Gas) Dealers																						A	A	\$ 6.4.41
Welding Machine Operators																						A	A	

TABLE 6.1-1	ZONING DISTRICTS																	Condition					
	RM	AO	AO	AO	AO	OU	SV	R4	ME	M	MB	MD	OR	OS	ON	OR	OT		OO				
Building Materials or Garden Equipment and Supplies Retailers																		C	C	A	§ 6.4.12		
Hardware Stores																		C	C	C	A	§ 6.4.12	
Home Improvement Centers																					A		
Garden Supplies Centers																		C	C		A	§ 6.4.12	
Outdoor Power Equipment Stores																		C	C		A	§ 6.4.12	
Furniture, Upholstery, or Wallpaper Stores																		C	C		A	§ 6.4.12	
Food Sales, including Grocery Stores, Meat Markets or Butchers, Retail Bakeries, or Confectionery																		C	C	A	A	§ 6.4.12	
Liquor, Beer, or Wine Sales																		S	S		A		
Retail Sales or Services, General																		C	C	A	A	§ 6.4.12	
Art, Hobby, Musical Instrument, Toy, Sporting Goods, or Related Products Store																		C	C	A	A	§ 6.4.12	
Clothing, Dress Goods, Shoes, Jewelry, Luggage, Leather Goods or Related Products Store																		C	C	A	A	§ 6.4.12	
Convenience Stores																		S	A		A		
Drug Stores or Pharmacies																		C	C	A	A	§ 6.4.12	
Duplicating or Other Printing Services																	C	C	C	A	A	§ 6.4.12	
Electronics, Appliances, or Related Products Store																		C	C	A	A	§ 6.4.12	
Florist																		C	C	A	A	§ 6.4.12	
Furniture, Cabinet, Home Furnishings, or Related Products Store																		U	U	A	A	§ 6.4.12	
Pawn Shop																				A	A	A	§ 6.4.12
Private Postal or Mailing Service																	C	C	C	A	A	A	§ 6.4.12
Tabacconist																		C	C	A	A	§ 6.4.12	
Sweetgrass Basket Stands	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.12
Warehouse Clubs or Supercenters																					A	A	
Service Stations, Gasoline (with or without convenience stores)																		C	C		A	A	§ 6.4.12
Truck Stop																					A	A	
Vehicle Sales (new or used)																					A	A	
Automobiles, or Light or Medium Duty Truck Dealers																					A	A	
Heavy Duty Trucks or Commercial Vehicle Dealers																					A	A	

TABLE 6.1-3	ZONING DISTRICTS																			Condition					
	CA	AG 15	AG 10	AG 5	AG 10	RR 5	RR 10	RR 15	RR 20	RR 25	RR 30	RR 35	RR 40	RR 45	RR 50	RR 55	RR 60	RR 65	RR 70						
Manufacture (Mobile) Home Dealers																				A	A				
Motorcycle, Watercraft, or Recreational Vehicle Dealers																				A	A				
Vehicle Parts, Accessories or Tire Stores																		A		A	A				
<b>RETAIL OR PERSONAL SERVICES</b>																									
Consumer Convenience Service																				C	C	A	A	§ 6.1.08	
Automated Jersey Meter Machines																				C	C		A	§ 6.1.08	
Drycleaning or Coin-Operated Laundries																				C	C		A	§ 6.1.08	
Drycleaning or Laundry Pick-up Service Stations																				C	C		A	§ 6.1.08	
Laundromats																				C	C		A	§ 6.1.08	
One-hour Print Finishing																				C	C	A	A	§ 6.1.08	
Tanning or Steam Saunas																				C	C	A	A	§ 6.1.08	
Hair, Nail, or Skin Care Services, including Barber Shops or Beauty Salons	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	A	A	A	A	§ 6.1.08	
Personal Improvement Service, including Dance Studios, Health or Physical Fitness Studios, Photography Studios, or Bowling Studios																				C	C	C	A	A	§ 6.1.08
Tattoo Parlors																							B	C	§ 6.1.08
Services to Buildings or Swellings, including Carpet or Upholstery Cleaning, Exterminating, or Janitorial services																				C	C	C	A	A	§ 6.1.08
Landscaping and Horticultural Services in commercial, institutional or institutional buildings, and residences	C	C	C	C	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	A	A	A	A	§ 6.1.08	
<b>VEHICLE AND WATERCRAFT STORAGE</b>																									
Vehicle Storage, including Bus Bays, Boat or RV Storage																							A	A	
Impound Yard																								A	
Towing Facility																								A	
Leaf Ramps	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Art 5.1 § 2.4	
Community Dock	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	Art 5.1 § 3.2	
Commercial Dock			B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	Art 5.1 § 3.6	
Marina				B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	Art 5.1 § 3.5	



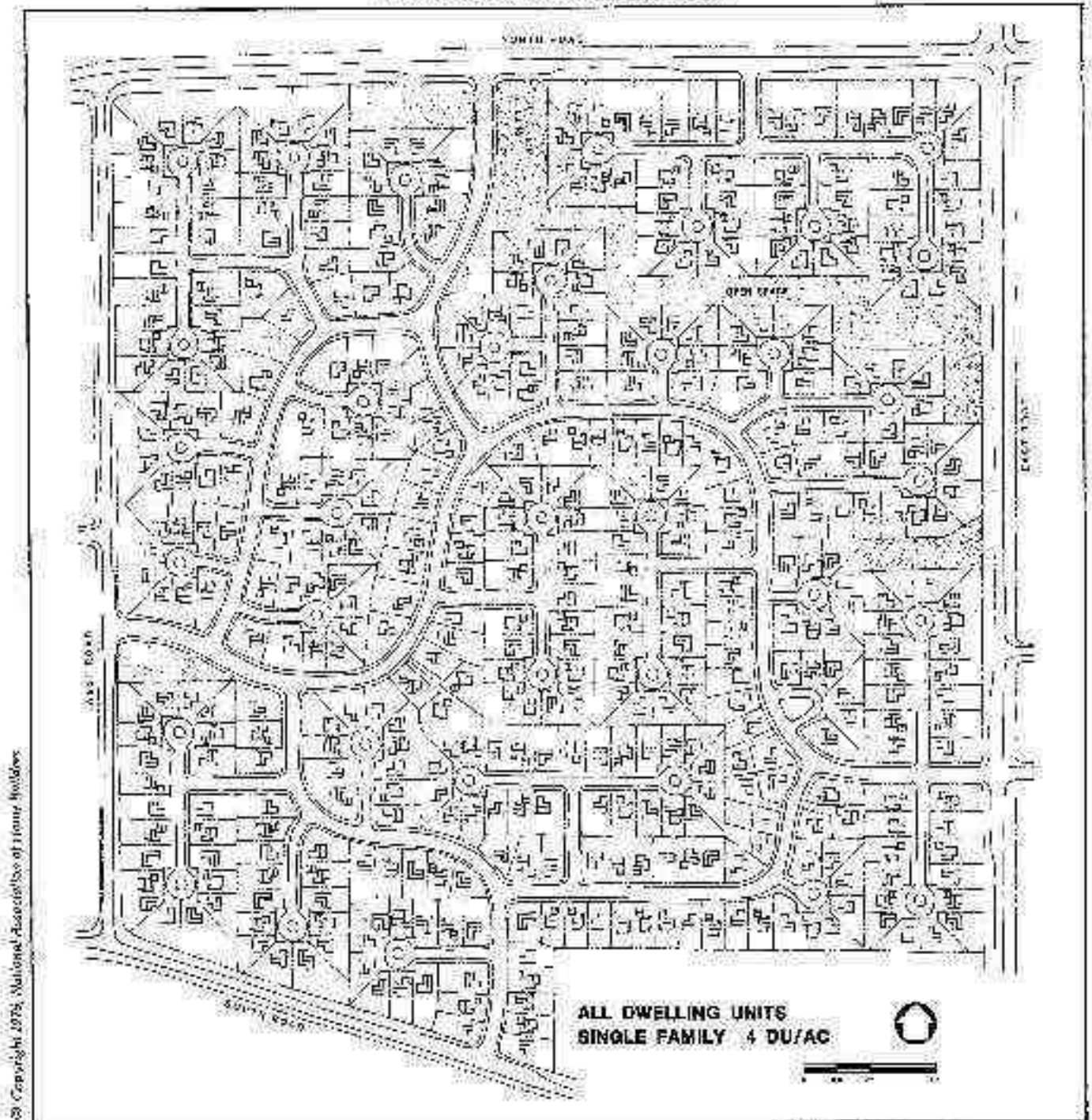
TABLE 6.1-1	ZONING DISTRICTS																	Conditional	
	197	AG 15	AG 11	AG 8	AG 7	RR 3	S2	RA	MS	M 12	GH S	MU P	DR	CG	CV	SR	OT		SP
<b>WHOLESALE SALES:</b>																			
Alcohol Wholesalers, including related parts																		A	A
Beverage or Related Products Wholesalers, including Alcohol Beverages																		A	A
Book, Periodical, or Newspaper Wholesalers																		A	A
Chemical Wholesalers (except Pharmaceutical Products, Fertilizers, or Pesticides)																		A	A
Clay or Related Products Wholesalers																S		A	A
Computers or Electronic Products Wholesalers																		A	A
Construction Material Wholesalers, including Brick, Ceramic, Concrete, Lumber, Millwork, Plywood, Steel, Stone, Wood Panel or other Related Materials																S		A	A
Electrical equipment, Appliances or Components Wholesalers																		A	A
Fabric or Apparel Wholesalers																		A	A
Farm Supplies or Equipment Wholesalers																		A	A
Flower, Nursery Stock or Plants Supplies Wholesalers	A	A	A	A												S		A	A
Food or Related Products Wholesalers																		A	A
Furniture, Cabinets, or Related Products Wholesalers																		A	A
Glass or Related Products Wholesalers																		A	A
Leather Products Wholesalers																		A	A
Machinery, Tools, or Construction Equipment Wholesalers																		A	A
Manufactured Home (Mobile Home) or other Prefabricated Structures Wholesalers																		A	A
Metal or Metal-related Products Wholesalers																		A	A
Motor Vehicles (Commercial or Passenger) or Tires Wholesalers, including Related Parts																		A	A
Paint, Varnish or Related Supplies Wholesalers																		A	A
Pen or Paper Products Wholesalers																		A	A
Perfumery Wholesalers																	S	A	A

TABLE 6-1-1	ZONING DISTRICTS																			Condition	
	UM	AG-15	AG-10	AG-5	AG-R	UR-3	R3	R4	M1	M-12	MH-5	MH-P	OR	GG	CH	CR	CT	SO	I		
Pharmaceutical Wholesalers																			A	A	
Plastic or Rubber Products Wholesalers																			A	A	
Professional or Commercial Equipment or Supplies Wholesalers, including Office, Medical, or Restaurant Equipment																			A	A	
Sign Wholesalers																			A	A	
Tobacco-Related Products Wholesalers																			A	A	
Toy or Amusement Wholesalers																			A	A	
Watercraft (Commercial or Recreational) Wholesalers, Including Boatyard																			A	A	
Wood Products Wholesalers																			A	A	
Other Miscellaneous Wholesale Sales																			B	A	
<b>INDUSTRIAL</b>																					
<b>INDUSTRIAL SERVICES</b>																					
Drycleaning or Carpet Cleaning Plants																				A	
Laundries, Commercial																				A	
Photo-Finishing Laboratories																				A	
Research and Development Laboratories																				A	
Scrap and Salvage Service, including Automotive Wrecking Yards, Junk Yards, Parts Salvage, Paper Salvage Yards, Wholesale Scrap or Waste Materials Establishments, or Materials Recovery Facilities																				S	
<b>MANUFACTURING AND PRODUCTION</b>																					
Aircraft Manufacturing, including Related Parts																				A	
Beverage or Related Products Manufacturing, including Alcoholic Beverages and excluding Microbreweries and Brewpubs																				A	
Cement or Concrete Products Manufacturing, including Concrete Batching or Asphalt Mixing																				A	
Chemical Manufacturing, including Pharmaceutical Products, Chemical Feedstocks or Plastics																				S	
Clay or Related Products Manufacturing				C	D	C										C	D	C	A	§ 6-1.57	
Computer or Electronic Products Manufacturing																			D	A	§ 6-4.67

TABLE 6.1-1	ZONING DISTRICTS																			District			
	RM	AG C	AG D	AG B	AG R	RM A	DR	R1	M1	A 12	MH S	MH P	DR	OS	CO	CR	DT	CC	T				
Electrical Equipment, Appliances or Components Manufacturing																				C	A	\$64.57	
Fabric or Apparel Manufacturing, including Textile Mills																						A	
Food or Related Products Manufacturing																						A	
Furniture, Cabinets or Related Products Manufacturing			C	C	C											C	C	C			A	\$64.57	
Glass or Related Products Manufacturing																				C	A	\$64.57	
Leather Products Manufacturing, including Saddlery																						A	
Machinery, Tools, or Construction or Construction Equipment Manufacturing, including Farm Equipment																				C	A	\$64.57	
Manufactured Home (Mobile Home) or other Prefabricated Structures Manufacturing																						A	
Metal, Petroleum, Coal, and other Mineral Products Manufacturing, including Refineries																						A	
Microbrewery																				C	C	\$64.57	
Motor Vehicle (Commercial and Passenger) or Trailer Manufacturing, including Related Parts																						A	
Paint, Varnish or Related Supplies Manufacturing																						A	
Plastics or Rubber Products Manufacturing																						A	
Printing Press Production or Lithography																				C	A	\$64.57	
Professional or Commercial Equipment or Supplies Manufacturing, including Office, Medical, Restaurant Equipment, or Specialty Items																				C	A	\$64.57	
Pulp or Paper Mills																						S	
Ranching "Meats"																						S	
Sign Manufacturing																						A	
Signs for Houses and Motel Booking																						S	
Stone or Shell Products Manufacturing																					C	S	\$64.57
Tobacco Products Manufacturing																						A	
Toy or Artwork Manufacturing			C	C	C												C	C	C			A	\$64.57
Watercraft (Commercial or Recreational) Manufacturing, including Related Parts																						A	
Wood Products Manufacturing			C	C	C											C	C	C				A	\$64.57
Other Miscellaneous Manufacturing and Production			C	C	C											C	C	C				A	\$64.57

TABLE B-1	ZONING DISTRICTS																	Condition		
	RM	AG 15	AG 18	AG 8	AG 8	RR 3	SS	R	MS	M 12	MF 8	T/H 8	DB	OE	ON	SR	CL		CC	I
<b>WAREHOUSE AND FREIGHT MOVEMENT</b>																				
Warehouse and Distribution Facilities																				A
Cold Storage Plants																				A
Pack, Container Storage Yards, excluding Fuel Storage Facilities																				C § 6-4-32
Freight Forwarding Facilities, Including Truck Terminals, Marine Terminals, or Packing and Crating Facilities																				C § 6-4-40
Fuel Storage Facilities, excluding Nuclear Plants																				A
Freight Moving Storage																				A
Grain Terminals and Elevators																				A
Parcel Services																				A
Retail Store Warehouses																				A
Stockpiling of Sand, Gravel, or other Aggregate Materials																				A
Storage of Weapons or Ammunition																				S
<b>OTHER USES</b>																				
<b>RECYCLING SERVICES</b>																				
Recycling Center																				A
Recycling Collection, Drop-Off	C	C	S	C	C	C	C	C	C	C	S		C	U	S	C	C	C	A	§ 6-4-33
<b>RESOURCE EXTRACTION/MINING</b>																				
Resource Extraction/Mining, including Borrow Pits, Mining, Oil or Gas Extraction, Quarries, or Sand or Gravel Operations	S	S	S	S	S	S														S § 6-4-14
<b>TRANSPORTATION</b>																				
Aviation, including Private Air Strips	S	S	S	S																D § 6-4-50
Railroad Facility																				A
Sightseeing Transportation, Land or Water	S	S	S	S												A		A	A	Art 5.7
Taxi or Limousine Service																A	A		A	A
Urban Transit Systems																				A
Water Transportation, including Coastal or Inland Water Passenger Transportation			S	S		S									S	A		A	S	Art 5.3

FIGURE 1. CONVENTIONAL SITE PLAN



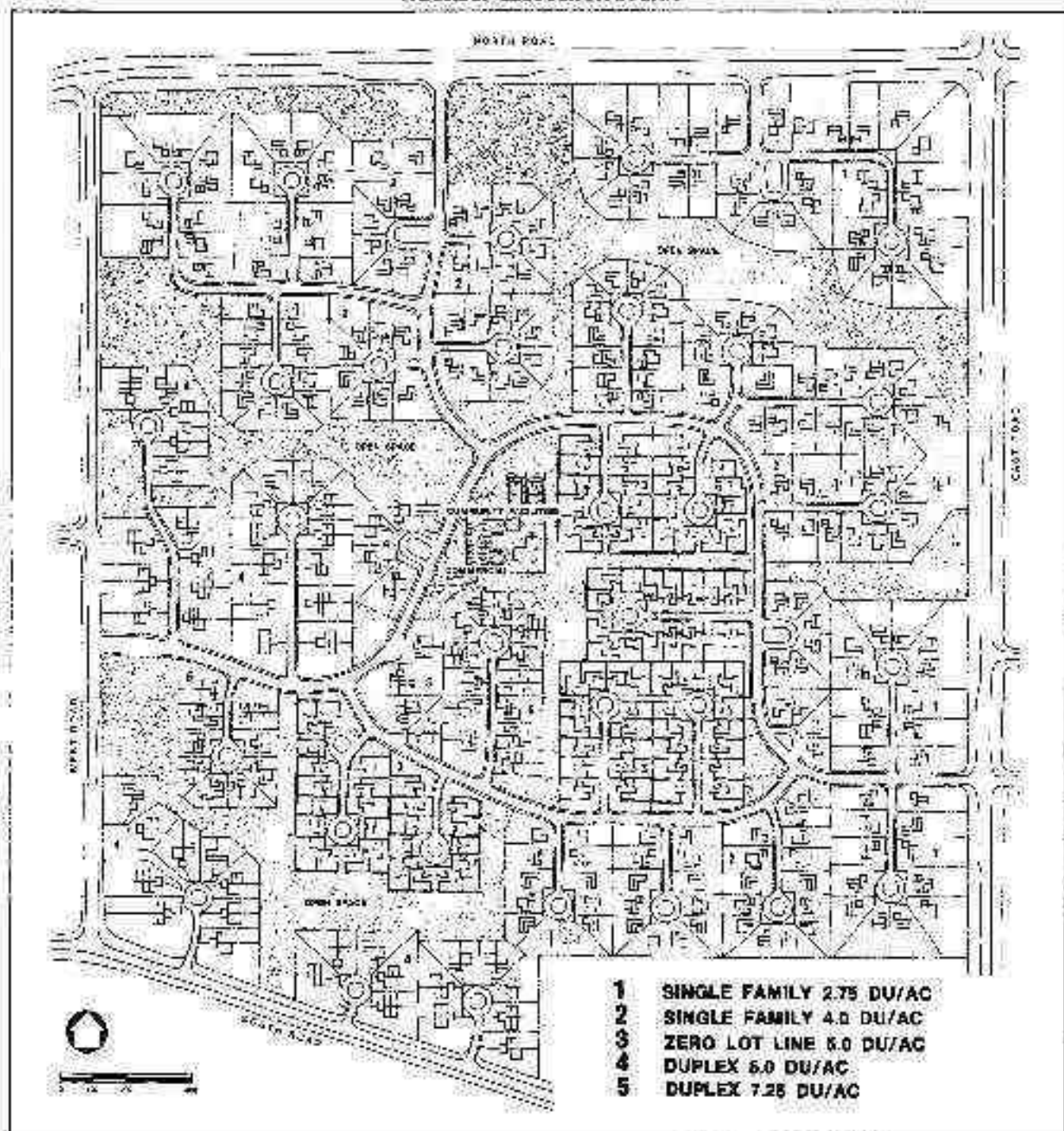
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trac cluster subdivision, examined in this report, more closely resembles conventional subdivision practice in that it complies with existing zoning in respect to overall density and use.

The cluster site design allows more economical use of the site than the conventional subdivision would. In order to yield the total number of lots permitted per acre, the conventional subdivision would have to cover the entire site with building lots. This, of course, is not

feasible, since some portion of any given parcel of land will usually be unsuited for building, or some percentage of the tract must be dedicated as open space. Clustering, however, allows a developer the maximum effective density. One planner explained, "Conventional subdivisions usually don't achieve the full number of permissible lots per acre because of site plan inefficiency. For example, one of our staff determined that existing conventional subdivisions typically net

FIGURE 2. CLUSTER SITE PLAN



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only 1.75 dwelling units per acre, in districts where two dwelling units per acre are allowed]. With a cluster plan, a developer can always plat two dwelling units per acre.<sup>2</sup>

In addition to its potential as a cost-effective concept, clustering is also an environmentally sound form of site design. The well-planned cluster concentrates dwelling

units on the most buildable portion of the tract and preserves natural drainage systems, open space, and other significant natural features that help control stormwater runoff and soil erosion. Energy is saved in clusters at the construction phase of the development by the reduction in street lengths and utility installations. Later savings in energy can be realized in street maintenance, electricity and water transmission, and in the provision of services like garbage collection. In some

2, "Cluster: An Old Formula Solves New Problems," p. 36.

TABLE 1. SITE DEVELOPMENT COSTS ASSOCIATED WITH CLUSTER AND CONVENTIONAL SITE PLANS<sup>1</sup>

	CONVENTIONAL		CLUSTER	
	Total Costs	Costs/DU	Total Costs	Costs/DU
Street Pavement	\$ 392,579	\$ 831	\$ 246,045	\$ 521
Curbs and Gutters	351,928	746	—	—
Street Trees	206,248	437	187,320	397
Driveways	330,400	700	234,940	539
Storm Drainage	310,050	659	172,950	381
Water Distribution	293,208	622	244,694	518
Sanitary Sewer	459,462	973	403,419	855
Grading	258,986	549	167,740	355
Clearing and Grubbing	116,200	250	82,800	175
Stairwalks	124,000	263	117,200	249
Subtotal	\$3,845,751	\$6,229	\$1,883,711	\$3,591
Engineering Fees	(\$5.6%) 159,362	338 (5.8%)	109,255	231
<b>TOTAL</b>	<b>\$5,005,112</b>	<b>\$8,267</b>	<b>\$1,992,966</b>	<b>\$4,222</b>

Actual differences on a per lot basis: \$2,145

Source: National Association of Home Builders, *Cost-Effective Site Planning: Single-Family Development*, p. 119.

cases, additional energy savings can be achieved by increasing the vegetation and open space, which can reduce summer air temperatures and the need for air conditioning.<sup>3</sup>

#### WHERE IT STANDS TODAY

In spite of the many advantages that use of the cluster concept of site design offers and the attention it has received in recent years, it has not replaced the increasingly expensive, large lot, conventional subdivision as the dominant form of single-family development. One possible explanation for its lack of success is that many developers and home builders are simply not convinced that there is a market for this type of development. One housing analyst explains:

Housing, lacking some of the sophisticated market research techniques utilized by other major industries, seems to base its future plans on past sales more than some other industries. Too often, builders avoid genuine innovation because their perception of the market provides little proof that it will sell. Housing concepts that are widely accepted as having potential for reducing costs—such as cluster—are rejected by developers as unacceptable to the market as they know it. Such perceptions of the market hamper not only the utilization of new ideas, but the search for them as well. As old ideas sell and new ideas seem risky, builders will avoid cost-reducing innovations.<sup>4</sup>

Local regulations have also served to discourage some developers who would otherwise choose this development option. Not too long ago, few communities al-

lowed reductions in lot size and clustering of housing under conventional land-use regulations. ASPO's 1960 PAS Report, *Cluster Subdivisions*, noted at the time:

The cluster subdivision is the exception rather than the rule. . . . In general, conventional zoning ordinances do not permit the construction of a true cluster. Many of them do permit planned developments (PUDs) or housing groups, however. . . . (P. 17) There is feeling in many quarters that under planned development provisions, the cluster must unjustly be subject to closer examination than conventional schemes when, at the same time, the cluster may represent a vast improvement. (P. 29)

Today, many communities permit non-PUD clusters or true cluster subdivisions, but most communities still view the cluster development as one that must undergo more rigorous review than conventional ones. Many of these communities require a special permit, which usually entails planning commission and/or local governing body action. Where a special permit is not required and the cluster proposal is reviewed under standard subdivision procedures, some special review requirements are usually imposed. For example, some communities that do not require a special permit require the cluster proposal to first undergo staff review to determine if the cluster option can be used. Other communities that do not treat cluster subdivisions as special permit uses have required that a site plan accompany the preliminary subdivision plat of a cluster development and/or a public hearing be held on the proposed cluster development. In communities where clustering is encouraged by local officials and allowed as a use-by-right in a manner similar to conventional subdivision practice, it has become quite popular among developers.

3. Eley, Dunbar, p. 7.

4. Dates, Joseph, p. 22.



# **Oconee** Economic Alliance

Geography of Opportunity

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# **Oconee** Economic Alliance

Geography of Opportunity

[InvestOconeeSC.com](http://InvestOconeeSC.com)

WHO WE ARE



56 Investors

Public/Private Partnership

New Brand

**WHAT WE DO**



HOW WE DO IT

# FOCUS ON

Prospecting

Recruitment

Retention

Entrepreneurial Support

Small Business Support

Industrial Real Estate Development

Workforce Development

**Collaboration**

# THE RESULTS



426  
NEW

jobs announced in 2015



\$53  
MILLION

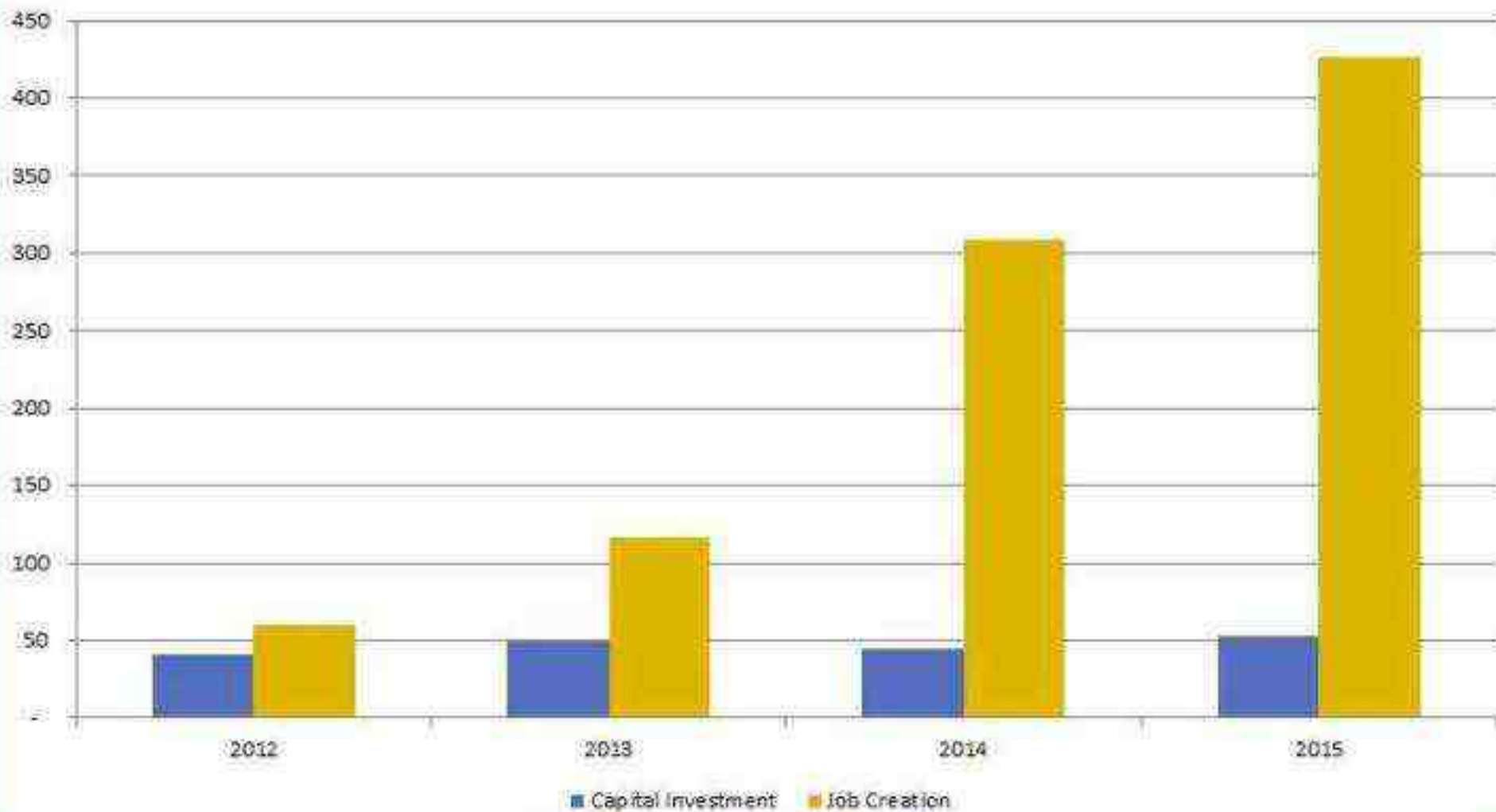
in capital investment in 2015



Over 188 Million since April 2012!



## Capital Investment & Job Creation



Through our economic development successes, a total of **317,400 sf** industrial real estate space was absorbed in the last **18 months**.

# Recent Economic Development Announcements

## July

US Building Innovations  
CRM Global

## June

Casto Development/**Hartwell Village**

## April

BorgWarner

## March

ITT  
ITECH South

# Oconee Business Center Tenants

- 1 Front Gate Landscapes, LLC
- 2 Upstate Rope, LLC
- 3 Lunatic Apparel, LLC
- 4 Moresuns Design
- 5 D&B Computer Repair
- 6 The Counseling Center, LLC
- 7 Jo Houston, LPC (Counselor)

Product Development

=

Site Readiness

# Oconee County Commerce Center



# Oconee Industry & Technology Park

✓Site Completion



Phase 1 Development



New Park Sign

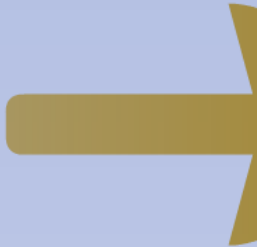


Master Plan





✓ Site Certification



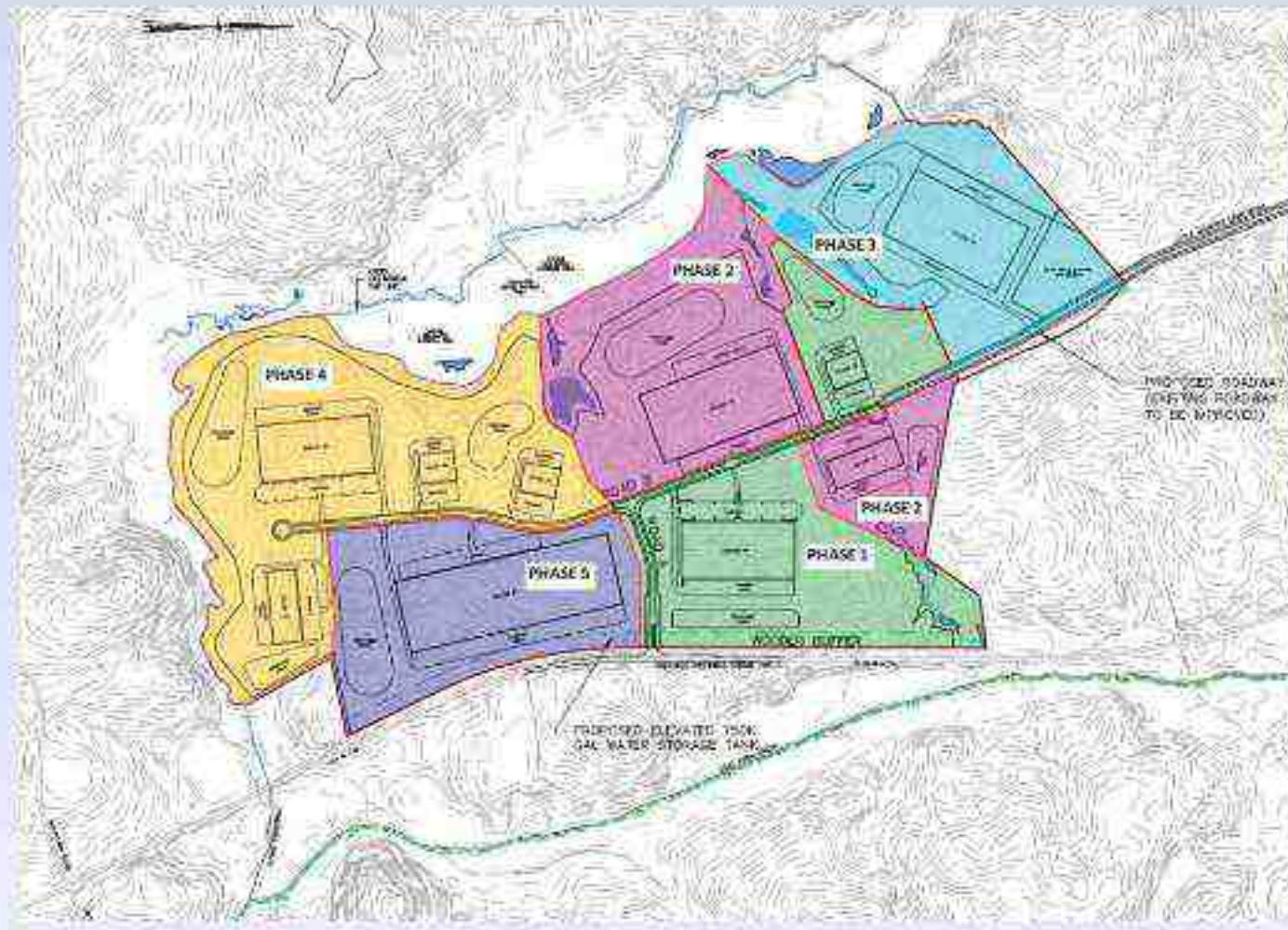
# Phase 1 Development



# New Park Sign



# Master Plan

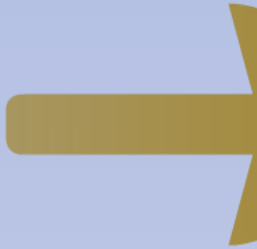


# Golden Corner Commerce Park

✓ Site Certification



✓ Site Certification



# Sewer South Project





MASTER PLAN  
 FOR  
 GOLDEN CORNER COMMERCE PARK  
 IN  
 BOONE COUNTY  
 KY

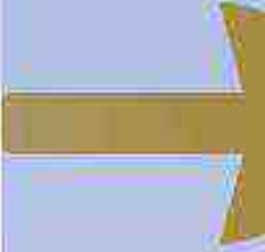
LEGEND  
 EXISTING UTILITIES  
 PROPOSED UTILITIES  
 PROPOSED PAVEMENT  
 PROPOSED LANDSCAPING





# Seneca Rail Site







✓ Site Certification

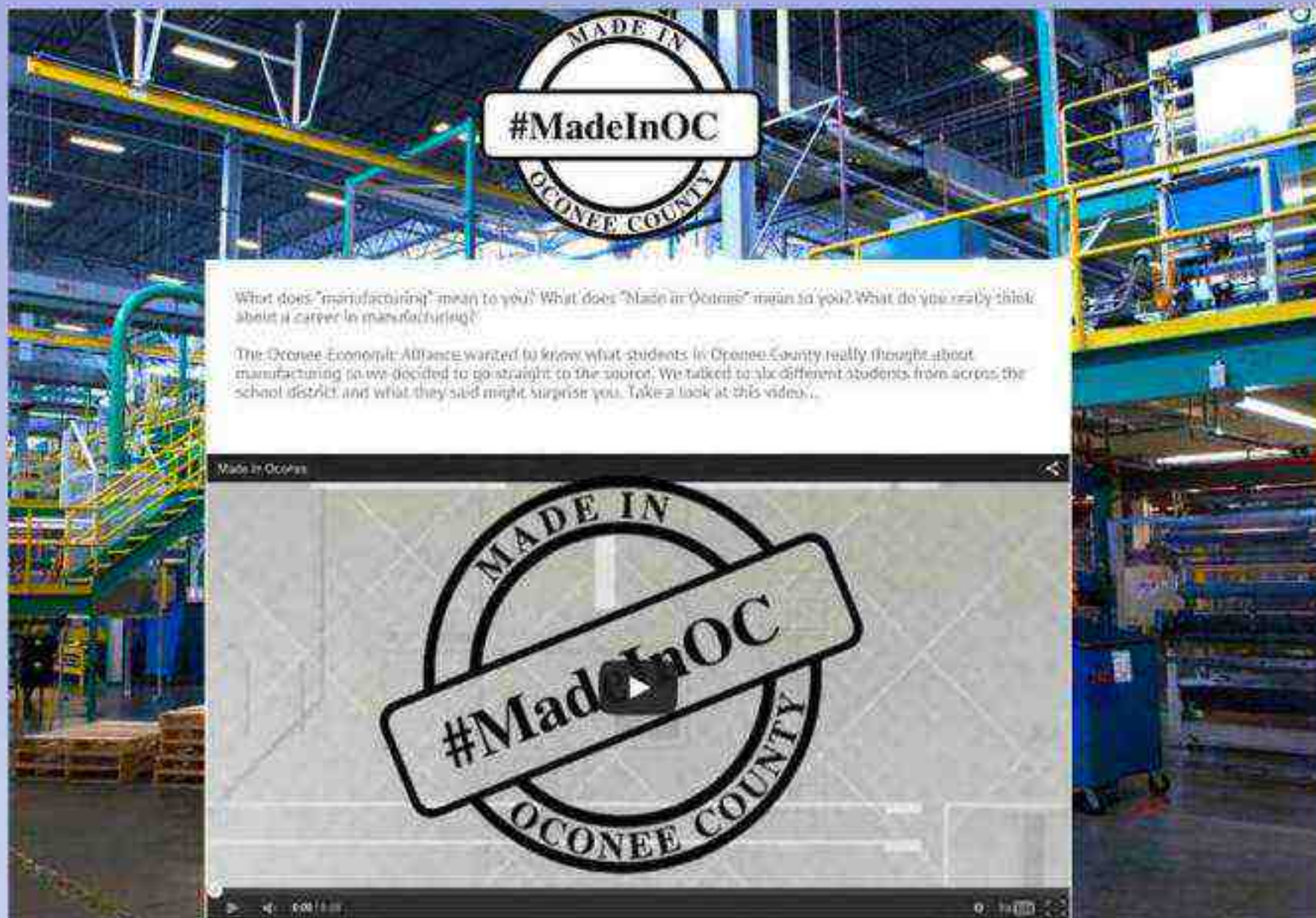
# Master Plan



# Invest Oconee Marketing Brochure



# Made In Oconee



**MADE IN OCONEE COUNTY**

**#MadeInOC**

What does "manufacturing" mean to you? What does "Made in Oconee" mean to you? What do you really think about a career in manufacturing?

The Oconee Economic Alliance wanted to know what students in Oconee County really thought about manufacturing, so we decided to go straight to the source. We talked to six different students from across the school district, and what they said might surprise you. Take a look at this video...

Made in Oconee

**MADE IN OCONEE COUNTY**

**#MadeInOC**

▶ 4:08 / 1:00

0 / 1400

Questions/Closing



# Oconee Economic Alliance

Geography of Opportunity

[InvestOconeeSC.com](http://InvestOconeeSC.com)



# Agricultural Zoning Districts: A Brief Discussion



# Overview: Oconee County's Agricultural Zoning District

- The County's zoning regulations does include an Agriculture District
- Utilized in only a few locations
- Provides limited protection for the Agricultural Sector
- Significant Non-Agricultural development is permitted by right in the current district

## A Rough Estimate:

- Around 32,000 acres are bounded by Hwy. 24, Hwy. 11, I-85, and the Anderson County boundary in Southern Oconee County
- About 900 Acres (<3%) are zoned Agricultural; the remaining land is open to development of any kind

# Agriculture District in Southern Oconee County



# Overview: How Communities Utilize Agricultural Zoning to Protect and Sustain Local Agriculture



# Surrounding Influences: The Basics of Agricultural Zoning

- Primarily established to preserve larger parcels
- Protect prime soils by limiting non-Agricultural uses on the land
- Observed in many regions across the United States
- Specific regulations vary by location and according to local climate, the fundamental concepts are the same

# Key Components

- For Ag Zoning to be an effective tool in preserving the conditions necessary to sustain Agriculture, it must be **Pro-Actively Applied**
- Once developed, Agricultural land is effectively lost forever
- The development of a parcel of Agricultural Land potentially threatens surrounding farming activities

# Benefits of Agricultural Zoning

## 1) **Minimizes Conflicts between Farming Activities and Non-Agricultural Activities**

Serves to limit complaints to regulatory agencies and/or potential lawsuits from adjoining property owners claiming noise, dust, smells, etc. interfere with their use and enjoyment of property

## 2) **Maintains Viability of Agricultural Sector by Preserving Critical Mass of Agricultural Lands**

Even small areas of non-agricultural development located in prime farming areas impose negative impacts on agricultural activities

## 3) **Protects Prime Agricultural Soils**

Prevents contamination and/or disturbance associated with development from destroying fertility or needed to support agriculture



# Agricultural Zoning Considerations



# Agricultural Zoning Considerations

- Community prioritization for Agricultural activities
- How regulations can impact future development
- Standard on minimum lot size
- Subdivisions and dwelling units allowed
- Permitted use restrictions
- Possible issues or obstacles



## Ag Zoning Requirements: Community Prioritization for Agricultural Activities

- Typical zoning programs approach agricultural activities as little more than a “place holder” until properties can be converted to what is often called a “higher and better use”.
- The implementation of Ag Zoning represents a different attitude; instead of following a strict market-based approach in establishing priorities, agriculture is recognized for intrinsic values not always immediately apparent on a spreadsheet.

# Impact of Regulations on Future Development

- Large lot sizes and setback requirements severely limit potential for 'Growth' of area and new development
- Agricultural Zoning - rules that guarantee the continuation of parcels large enough to sustain agricultural activities
- Areas with parcels smaller than the minimum size, and subdivision not possible – greatly reduces potential for significant non-agricultural development
- Limiting non-agricultural development provides an additional benefit to agriculture by stabilizing land prices in the district

# There is No General Standard for Minimum Lot Size

- Common problem in existing Ag Zoning programs - establishment of a minimum lot size too small for realistically supporting most agricultural activities.
- It is true that what is adequate (climate, market, topography, etc.) in one area may fall short elsewhere.
- Therefore - Minimum lot sizes should be established with local realities in mind. In general, most programs seem to require from between **10 to 25 acres as a minimum.**

# Constraints on Future Subdivisions of Property and Dwelling Units Allowed

- It is not uncommon to find houses located adjacent a planted field or pasture, a situation that is sometimes considered a selling point for people wishing to live in 'the country'.
- In prime agricultural areas, however, such situations are a potential threat, for with every home sold, agricultural acreage shrinks while the number of potential complaints over farming activities is increased.
- That said, it is important to allow for some residential development in the district, but it should to the extent possible be limited to what is needed to support agriculture.

# Permitted Use Restrictions

- Development of an effective Ag Zoning program must include the careful consideration of what types of other activities will be permitted in the district
- Avoid potential conflicts or nuisances between neighbors over agricultural activities.
- Even a single lawsuit or complaint to a regulatory agency has the potential to result in sanctions devastating to the farmer for what had up to that point been considered acceptable practice

# Possible Agriculture Zoning Issues

- Farmers are well known for their sense of independence (almost a required trait to succeed in agriculture).
- Agricultural Zoning limits on land use – this may be counter this independent spirit
- Without widespread support of the agricultural community – No Ag Zoning program has a realistic chance of being successful
- Include all stakeholders from the earliest stages - Those heavily invested at the forefront



# Case Study: Charleston County, SC

- Example of an Agriculture zoning program
- Zoning districts with varying degrees of regulations
- Three different Agriculture Preservation Districts
- Agricultural Residential District



## ARTICLE 4.7 AGR. AGRICULTURAL/RESIDENTIAL DISTRICT

### §4.7.1 PURPOSE AND INTENT

The AGR, Agricultural/Residential district implements the Agricultural Residential (Rural Area) policies of the *Comprehensive Plan*. The district is intended for application in all settlement areas.

### §4.7.2 USE REGULATIONS

Uses are allowed in the AGR district in accordance with the Use Regulations of Chapter 6.

### §4.7.3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

All residential and nonresidential development in the AGR district shall be subject to the following density, intensity and dimensional standards:

AGR DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MAXIMUM DENSITY	1 dwelling unit per Acre
MINIMUM LOT AREA	30,000 square feet
MINIMUM LOT WIDTH	100 feet
MINIMUM SETBACKS	
Front/Street Side	50 feet
Interior Side	15 feet
Rear	30 feet
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVER	30% of lot
MAXIMUM HEIGHT	35 feet

## ARTICLE 4.6 AG-8, AGRICULTURAL PRESERVATION DISTRICT

### §4.6.1 PURPOSE AND INTENT

The AG-8, Agricultural Preservation district implements the Agricultural Preservation and Rural Agriculture (Rural Area) policies of the *Comprehensive Plan*.

### §4.6.2 USE REGULATIONS

Uses are allowed in the AG-8 district in accordance with the Use Regulations of Chapter 6.

### §4.6.3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

All residential and nonresidential development in the AG-8 district shall be subject to the following density, intensity and dimensional standards:

<b>AG-8 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS</b>	
<b>MAXIMUM DENSITY</b>	1 dwelling unit per 8 acres
<b>MINIMUM LOT AREA</b>	1 acre
<b>MINIMUM LOT WIDTH</b>	135 feet
<b>MINIMUM SETBACKS</b>	
Front/Street Side	50 feet
Interior Side	15 feet
Rear	30 feet
<b>OCRM Critical Line</b>	50 feet
<b>MAXIMUM BUILDING COVER</b>	30% of lot
<b>MAXIMUM HEIGHT</b>	35 feet

**ARTICLE 4.5 AG-10, AGRICULTURAL PRESERVATION DISTRICT**

**§4.5.1 PURPOSE AND INTENT**

The AG-10, Agricultural Preservation district implements the Agricultural Preservation (Rural Area) policies of the *Comprehensive Plan*.

**§4.5.2 USE REGULATIONS**

Uses are allowed in the AG-10 district in accordance with the Use Regulations of Chapter 6.

**§4.5.3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS**

All residential and nonresidential development in the AG-10 district shall be subject to the following density, intensity and dimensional standards:

<b>AG-10 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS</b>	
<b>MAXIMUM DENSITY</b>	1 dwelling unit per 10 acres
<b>MINIMUM LOT AREA</b>	1 acre
<b>MINIMUM LOT WIDTH</b>	135 feet
<b>MINIMUM SETBACKS</b>	
Front/Street Side	50 feet
Interior Side	15 feet
Rear	30 feet
<b>OCRM Critical Line</b>	50 feet
<b>MAXIMUM BUILDING COVER</b>	30% of lot
<b>MAXIMUM HEIGHT</b>	35 feet

## ARTICLE 4.4 AG-15, AGRICULTURAL PRESERVATION DISTRICT

### §4.4.1 PURPOSE AND INTENT

The AG-15, Agricultural Preservation district implements the Agricultural Preservation (Rural Area) policies of the *Comprehensive Plan*.

### §4.4.2 USE REGULATIONS

Uses are allowed in the AG-15 district in accordance with the Use Regulations of Chapter 6.

### §4.4.3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

#### A. Density/Intensity and Dimensional Standards Table

All residential and nonresidential development in the AG-15 district shall be subject to the following density, intensity and dimensional standards:

AG-15 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MAXIMUM DENSITY	1 dwelling unit per 15 acres
MINIMUM LOT AREA	3 acres
MINIMUM LOT WIDTH	135 feet
MINIMUM SETBACKS	
Front/Street Side	50 feet
Interior Side	15 feet
Rear	30 feet
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVER	30% of lot
MAXIMUM HEIGHT	35 feet

#### B. Development Along Critical Line

The area of a parcel in the AG-15 district within 1,000 feet of the OCRM Critical Line has a Maximum Density of one dwelling unit per three acres with a minimum lot area of three acres. The remaining acreage of the parcel (more than 1,000 feet from the OCRM Critical Line) maintains a density of one dwelling unit per 15 acres.

# Conclusions

- What are the takeaways? What did we learn?
- How can we apply this research to Oconee County?
- What are the next steps?
- Questions from the Planning Commission?

