

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

AGENDA

6:00 pm- Monday, October 21st- 2019

Council Chambers - Oconee County administrative complex

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Public Comment for Non-Agenda Items (3 minutes per person)
5. Approval of minutes from 10/07/2019
6. Authorization of Vivian Kompier to review and sign plats on behalf of the Planning Commission
 - a. Public Comment
 - b. Discussion / Vote
7. Comprehensive Plan
 - a. Public Comment
 - b. Land-Use Element
 - i. Discussion
 - ii. Vote
 - c. Review of Goals, Objectives & Strategies for Implementation from all elements
 - i. Discussion
 - ii. Vote
 - d. Directive to Staff to compile 2020 Comprehensive Plan draft
 - i. Discussion
 - ii. Vote
8. Corridor Planning Sub-Committee
 - i. Discussion
 - ii. Vote
9. Ten At The Top Workshop / LKSWPT
10. Commissioner attendance for the balance of the year.
11. Unfinished Business
12. New Business
13. Adjourn

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

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

Draft Minutes

6:00 pm- Monday, October 7, 2019

Council Chambers - Oconee County administrative complex

Members Present

Mike Johnson

Frankie Pearson

Mike Smith

Andrew Gramling

Gwen McPhail

Alex Vassey

Stacey Lyles

Staff Present

Adam Chapman

Vivian Kompier

Media Present

Caitlin Harrington - The Journal

1. Call to Order - Mr. Pearson called the meeting to order at 6:00pm
2. Invocation by Ms. Lyles
3. Pledge of Allegiance
4. Public Comment for Non-Agenda Items (3 minutes per person)
Mr. Barnett is please with renaming of the Appalachian Rustic Elegance to Design Standards. Also, Mr. Barnett would like to see the South Carolina Right to Farm Act in the Comprehensive Plan.
5. Approval of minutes from 09/16/2019 – Mr. Smith made a motion to approve the minutes, seconded by Mr. Gramling and approved by all.
6. Public hearing related to road renaming of Osheal Drive –
 - a. Public comment – none
 - b. Applicants Request -
Mr. Brett Carton stated that the current street name reflects the previous land **owner's last name, who has passed away. Every current land owner on Osheal Drive, except one that did not reply, has requested a name change that better reflects the community and its land owners.**
 - c. Discussion/Vote – After much discussion a motion was made by Mr. Smith to accept the change of a portion of Osheal Drive to Lake Path Way, seconded by Ms. McPhail and approved 7/0.
Mr. Smith then made a motion to accept the change of the remainder of Osheal Drive to a continuation of South Shore Drive, seconded by Ms. McPhail and approved 7/0.

7. Comprehensive Plan - Agricultural Element

a. Public Comment –

Mr. Barnett wants to see the South Carolina Right to Farm Act in the Land Use Element.

Mr. Markovich mentions that existing and future Land Use data numbers are confusing. Please use data consistently. 30,000 acres of lakes came in and took away agriculture.

b. Land Use Element –

Pg. 11-1 – Last line in Existing Land Use. Mr. Chapman to reword.

Pgs. 11-6, 11-7 & the Land Use Map - There was much discussion regarding the Future Land Use Map. This map and definitions on Pgs. 11-6 & 11-7 needs to be reworked. Mr. Johnson, Ms. McPhail and Ms. Lyles agreed to rework these pieces and get the new information to Mr. Chapman by October 16th.

11.1.3.1 – Mr. Smith made a motion to change the word “needed” to “requested”. Seconded by Mr. Gramling and accepted 7/0.

11.1.4.3 – **Ms. McPhail made a motion to change the wording to “Promote development that is consistent”. Seconded by Mr. Pearson and approved 7/0.**

- At this point a motion was made by Ms. Lyles to take a break, seconded by Mr. Johnson and approved 7/0.

- A motion was made by Ms. McPhail to reconvene, seconded by Ms. Lyles and approved 7/0.

c. Executive Summary & Appendix –

Mr. Smith explained what the Executive Summary is about, how it was developed, and how it will be distributed. A motion was made by Mr. Johnson to accept the Executive Summary with the grammatical errors corrected and the Future Land Use Map may be revised, seconded by Ms. McPhail and then the motion was amended to accept the above and to change page numbers Page 11 to 16, page 12 to 15, page 13 to 11, page 14 to 12, page 15 to 13, page 16 to 14 and the motion as amended was approved 7/0.

A motion was made by Mr. Smith to make the Appendix available to the public, but no need to include it in the Comprehensive Plan, seconded by Mr. Johnson and approved 7/0.

- d. South Carolina Right to Farm Act – A motion was made by Ms. McPhail to include the South Carolina Right to Farm Act into the Comprehensive Plan. Mr. Gramling seconded and was approved 7/0.

8. Unfinished Business - None

9. New Business – Mr. Chapman informed the committee that we will be part of the 2020 US Census early awareness campaign in hopes to raise our **County's** response rate.

10. Adjourn – The meeting was unanimously adjourned at 8:05pm.

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Land is a finite resource. Planning for land use plays an essential role in balancing the demand for specific types of uses with the need to protect the community's amenities, character, and resource base. The goal of land use planning is to guide a more efficient land development pattern that maximizes community resources and enhances the overall quality of life for Oconee County residents.

The Land Use Element is the centerpiece of the Comprehensive Plan, representing a culmination of the issues, information, analyses, goals and objectives of the other eight required plan elements. These elements provide the foundation of the Land Use Element and inform the need for various types of land uses to include residential, agricultural, commercial, industrial, public and institutional, and recreational land.

Preparation of the Land Use Element is also the most challenging task in the comprehensive planning process. The Element recognizes current and historical trends while providing an opportunity to reflect on strengths, challenges, and opportunities. Because the process relies on multiple variables, crafting a future land use plan is not an exact science. While facts and data play an important role, less quantifiable factors of public opinion, beliefs, and values are equally important. Variables including market demand, land availability, population and economic trends, the environment, transportation, community character, current policies, natural disasters, and the provision of community facilities and services must also be taken into account in land use planning.

The purpose of this chapter is to profile existing land use patterns and forecast future land use. An existing land use inventory has been developed by County staff using the parcel-based land use data in the County's Geographic Information System (GIS). The Future Land Use Plan reflects the community's desire to guide and direct growth, supplemented with goals, policies and strategies that support and reflect those in the eight preceding plan elements. The Future Land Use Map in this chapter serves as a visual representation of the land use goals, policies and strategies that have been derived from community and Planning Commission input as part of the other eight planning elements. Relevant documents have been referenced and incorporated where appropriate.

A. EXISTING LAND USE

In order to plan for future development in Oconee County, it is necessary to inventory current land uses, assess development patterns and trends, identify undeveloped properties, examine the impact of existing land use regulation, and evaluate the capability of existing conditions to accommodate the future land use needs of the community. An inventory of existing land uses within the County was developed through a geographic information system (GIS) analysis of digital mapping data. The mapping of existing land uses integrates land use category definitions with Oconee County Assessor tax parcel data, as well as County staff knowledge.



Land uses in the unincorporated area of Oconee County were classified and mapped using the following ten categories as profiled in Table 11-1 and Figure 11-1 and depicted in the *Existing Land Use Map* (Map 11-1).

Table 11-1. 2019 Existing County Land Use by Area*

Existing Land Use	Acres	%
Agriculture and Forest	191,778.3	51.2%
Sumter National Forest	83,633.4	22.3%
Single-Family Residential	41,891.8	11.2%
Vacant Land	18,745.4	5.0%
Utility	11,436.6	3.1%
Public and Institutional	9,901.4	2.6%
Parks and Recreation	8,729.9	2.3%
Commercial	5,726.4	1.5%
Industrial	1,917.2	0.5%
Manufactured Home Park	422.1	0.1%
Multi-Family Residential	300.3	0.1%
Total	374,482.9	100.0%

* Acreages do not include road and rail rights-of-way

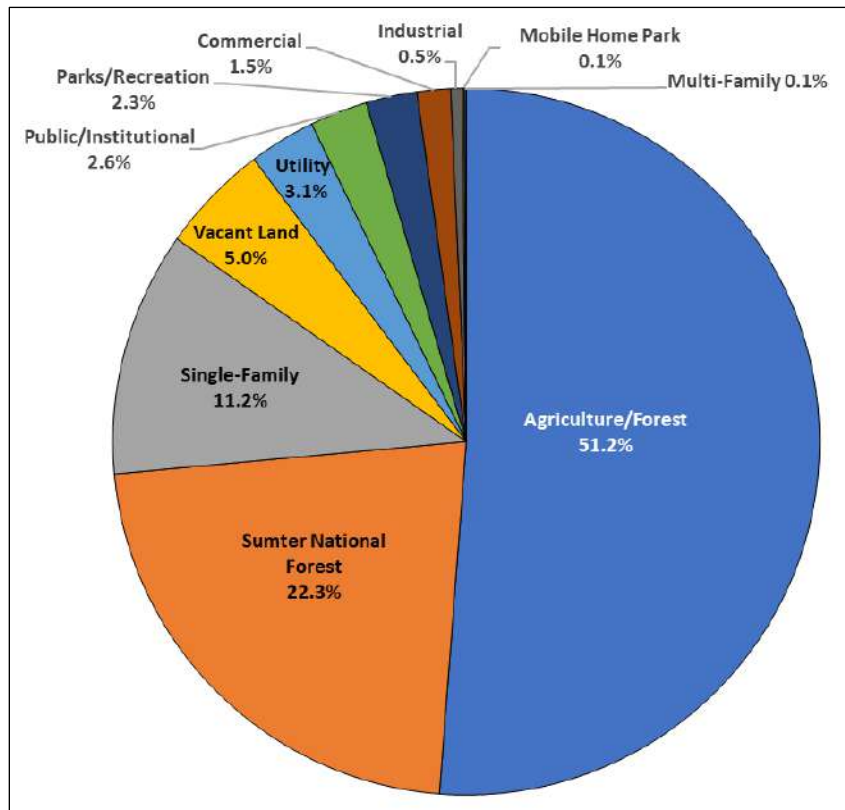
Sources: Oconee County Assessor, November 2018; Oconee County GIS Manager, May 2019

- **Agriculture and Forest** – Land used primarily for agricultural and forestry purposes, including uses accessory to agriculture or forestry such as residences for farm owners or workers and storage for equipment or crops. Properties that are less than five acres in size and are classified in the Oconee County Assessor’s database as agricultural for taxation purposes but include a residence are not included in this land use category. Land in agriculture or forestry use is the most prevalent in Oconee County, accounting for more than half or 191,778 acres of the County’s total unincorporated land area.
- **Commercial** – Land used to conduct businesses, trade activities, professional activities or services, administrative activities, or personal services. Included are establishments for wholesale or retail sale of goods and services, restaurants, entertainment facilities, administrative or professional offices, gas stations, grocery stores, personal services, furniture stores, clothing stores, car sales, hotels and motels, and nursery or garden centers. Commercial land uses comprise 1.5% or more than 5,726 acres of the County’s unincorporated land area.
- **Industrial** – Land used to manufacture, assemble, process, or fabricate goods and/or to store or transport goods. Examples include manufacturing plants, industrial parks, truck terminals, and warehouses. Industrial land use comprises 0.5% or more than 1,917 acres of the total unincorporated County land area. Much of Oconee County’s industrial development has occurred along major transportation routes including U.S. Highway 123 and S.C. Highway 28 between Seneca and Walhalla, S.C. Highway 11 from Walhalla south past U.S. Highway 123, along Wells Highway near Seneca, and near Interstate 85.

- **Single-Family Residential** – Land used for detached single-family residential structures and manufactured homes on individual properties. Properties that are less than five acres in size and are classified in the Oconee County Assessor’s database as agricultural for taxation purposes, but have residential improvements on the property, are included in this land use category. Single-family residential uses comprise 11.2% or nearly 41,892 acres of the unincorporated land area in Oconee County. While single-family residences are located throughout the County, much of the County’s single-family development is concentrated near the County’s municipalities and Lake Keowee and Lake Hartwell.
- **Manufactured Home Parks** – Land with improvements and utilities to accommodate the long-term parking of three or more manufactured homes. Eighty-six manufactured home parks have been identified, totaling more than 422 acres.
- **Multi-Family Residential** – Land used for residential structures other than those included in the Single-Family Residential land use category, including structures containing three or more dwelling units, duplexes, zero lot line developments, patio home developments, condominium developments, and townhouses. Higher density multi-family residential uses account for only 300 acres in the unincorporated area of the County.
- **Parks and Recreation** – Land used for public active and passive recreation or for open space preservation. Examples of park and recreation uses include ball fields, golf courses, tennis courts, parks, greenways, public gardens, playgrounds, conservation areas, nature preserves, state parks, wildlife management areas, and recreation centers and facilities. Residents of Oconee County have access to numerous recreational opportunities, with nearly 8,730 acres (2.3% of all unincorporated land area) classified as Parks and Recreation.
- **Public and Institutional** – Land used primarily for private, public, quasi-public, religious, philanthropic, or other activities undertaken to provide for the social, cultural, educational, health, or physical betterment of the community and public governance. Examples include schools, churches, hospitals, congregate care facilities (nursing homes), postsecondary institutions, community non-profits, libraries, cemeteries, and government offices. More than 9,901 acres of land (2.6% of all County unincorporated lands) are in Public and Institutional use in Oconee County. Uses in this category are located throughout the County, with many concentrated in the vicinity of Seneca and Walhalla and along major roads. Clemson University owns more than one-third of all public and institutional land in the unincorporated area of Oconee County. Most of this 3,314 acres is located west of Seneca near the Pickens County border and close to the University.
- **Sumter National Forest** – Lands within the Sumter National Forest. At more than 83,633 acres, these Federally-owned lands comprise the second largest land use in Oconee County, accounting for 22.3% of all unincorporated land area.
- **Utility** – Land used for utilities including electricity, natural gas, water, sewer, and communications. Utilities comprise 3.1% of all land use or almost 11,437 acres in unincorporated Oconee County. Duke energy is by far the largest single owner of land in utility use in the County at more than 4,200 acres.

- **Vacant Land** – Land area not developed for a specific use or assigned a land use classification. More than 18,745 acres (5% of all unincorporated land) is classified for land use planning purposes as vacant or undeveloped. However, much of the County's 191,778 acres currently in Agriculture and Forestry use does not include physical improvements such as buildings and could also be considered undeveloped.

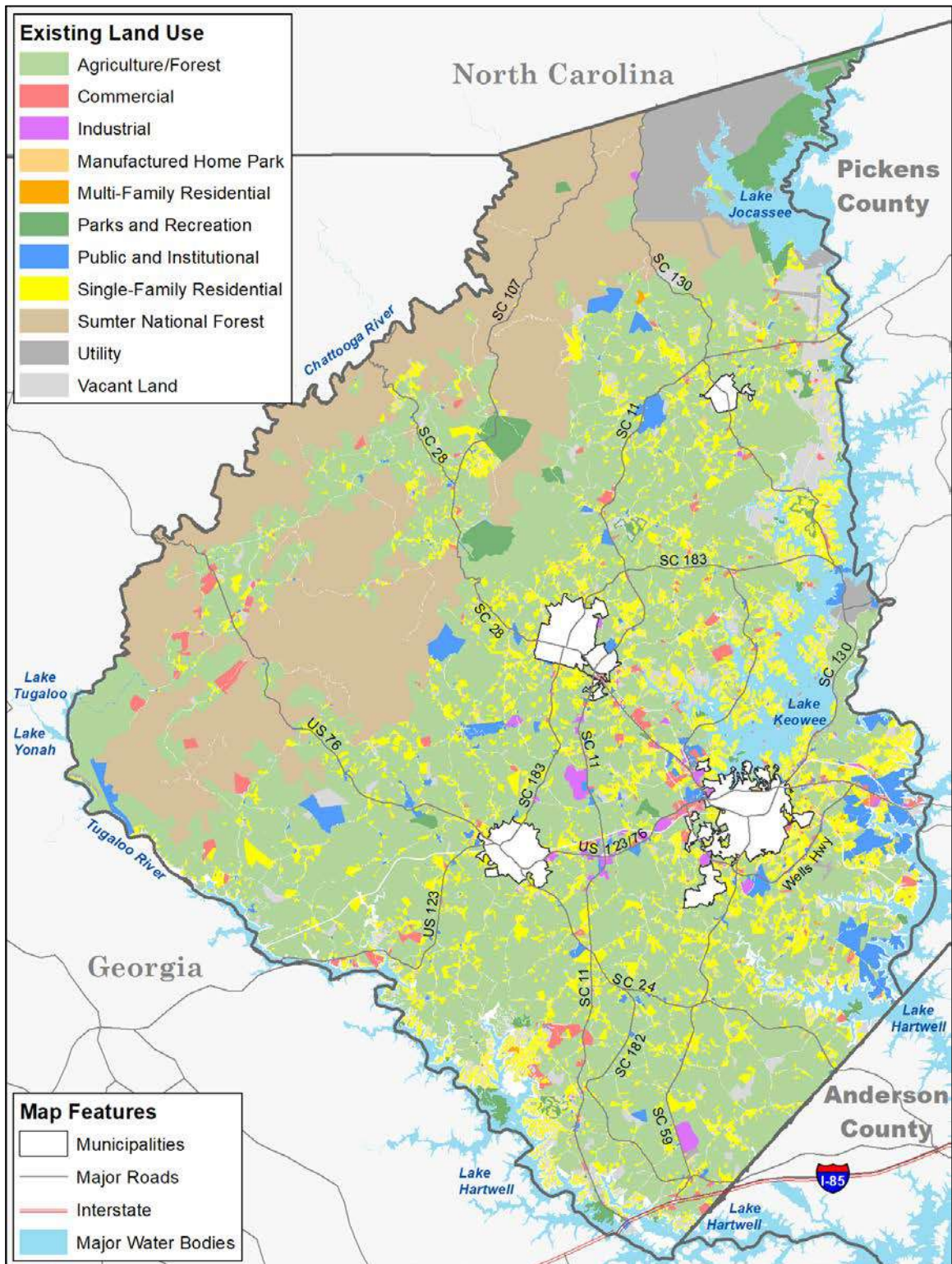
Figure 11-1. Existing Land Use Area Chart, 2019



Sources: Oconee County Assessor, November 2018; Oconee County GIS Manager, May 2019



Map 11-1. Existing Land Use Map



Sources: Oconee County Assessor, November 2018; Oconee County GIS Manager, May 2019



B. FUTURE LAND USE

The Future Land Use (FLU) Map is a blueprint for the physical development of Oconee County and sets the context and provides the vision for future growth and development in the County for the next ten years. Implementation of the Future Land Use Map will be accomplished through regulatory measures included in the County's *Zoning Enabling Ordinance* and *Land Development and Subdivision Regulations*. As detailed in the Population and Housing Elements, by 2030 the Oconee County population is projected to increase by 7,678 persons, accompanied by nearly 3,335 new dwelling units.

1. Future Land Use Map

Development of the Future Land Use Map is anchored by land use data provided by the existing land use map and supplemented by staff knowledge of current development trends and potential future development areas. As illustrated in the Existing Land Use Map, the Sumter National Forest comprises a large percentage of all unincorporated land in Oconee County and much of the remaining land is primarily rural in nature (Map 11-1). Commercial areas, industrial development, and residential areas have evolved and matured over time and have been incorporated in the Future Land Use Map. For consistency, the following future land use categories used in the *2010 Comprehensive Plan for Oconee County* have been updated for use in the *2030 Comprehensive Plan* and are depicted in Map 11-2.

- ***Agricultural Preservation*** identifies areas deemed to be prime or special agriculture lands that are vital to the continuation of agricultural enterprise in Oconee County. Because agriculture-related activities typically impact most aspects of life within such areas, uses should be limited to those that are compatible with ongoing agricultural activity and can coexist with the secondary effects commonly associated with such activities.
- ***Rural*** identifies those areas characterized by a continuing rural lifestyle and open lands. This area is generally sparsely populated, but includes pockets of commercial uses and mixed-use development that serve as hubs of activity in the area. Although not identified as a preservation area, new uses should not negatively impact existing land uses.
- ***Rural Suburban*** identifies those areas that have undergone conversion from rural lands to a mix of uses, but remain predominantly characterized by a rural landscape. Infrastructure sufficient to support additional development is reasonably accessible, and pockets of significant development exist throughout. New uses should be compatible with existing, with limited impact on the overall character of the area.
- ***Suburban Transitional*** identifies areas of densest development. These areas are well served by infrastructure and are suitable for continued development. New uses may vary in nature and intensity, but should not negatively impact existing land uses.

- **Residential** are those areas deemed to be appropriate for development primarily focused on residential uses. Such areas may contain significant clusters of existing residential developments, as well as pockets of agriculture, rural, commercial, and other land uses. Although new uses may vary, they should not detract from the overall residential character of area, and not impose negative secondary impacts on nearby properties.
- **Parks and Recreation** lands are primarily reserved for recreational use, and as such are reasonably open to the public.
- **Industrial** areas are reserved for existing, planned, and future industrial or commercial uses. This in no way imposes a limitation on the location of such uses in other future land use categories or other land uses in the industrial category, where appropriate.
- **Sumter National Forest** includes all federally-owned and managed lands within the Sumter National Forest.

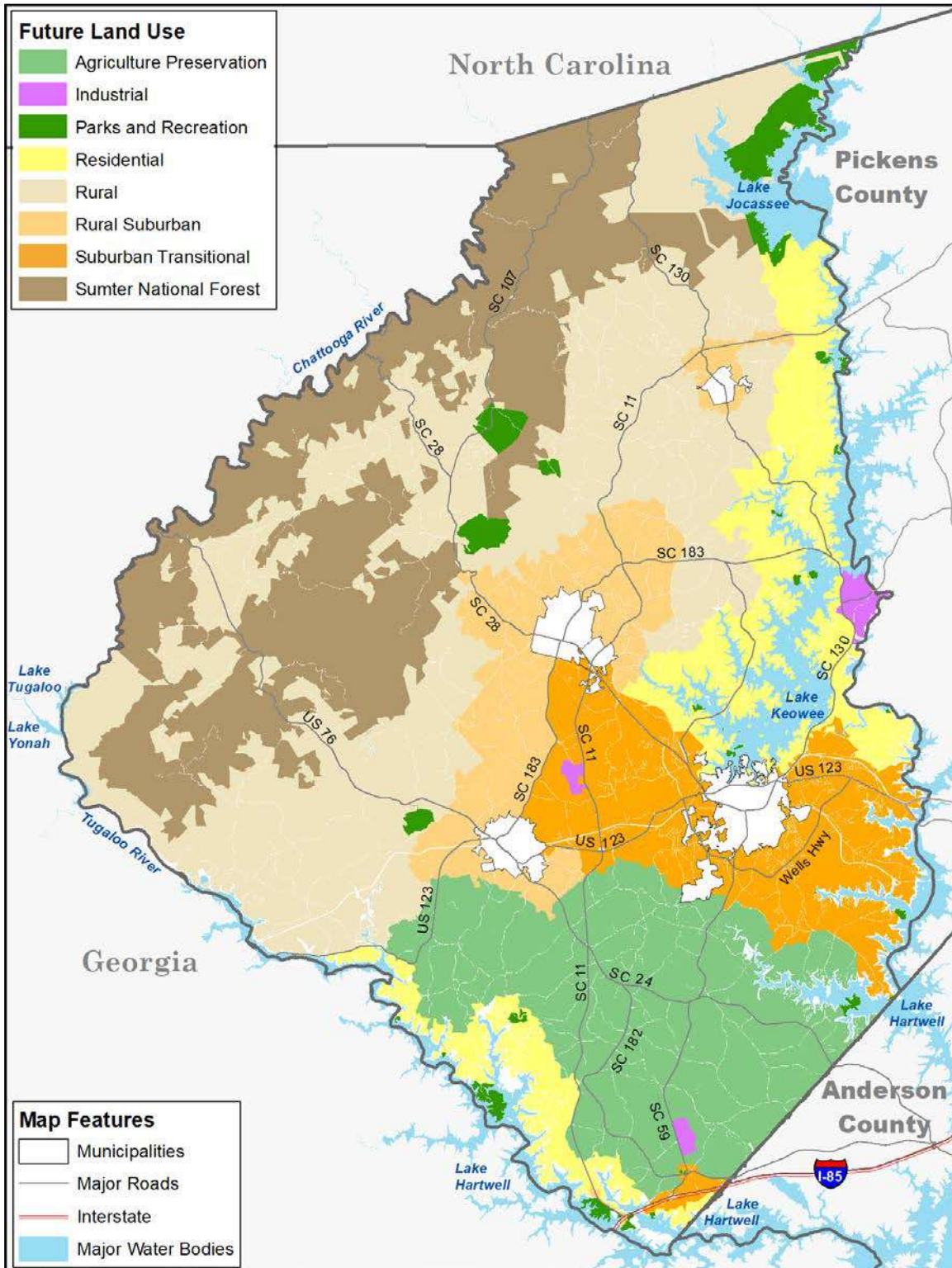
The analysis of future land use in Oconee County provided in Table 11-2 does not include land areas within the cities of Seneca, Walhalla, and Westminster and the towns of Salem and West Union because the County does not conduct land use planning and regulation within the incorporated borders. More than one-fifth of unincorporated land in Oconee County (83,633 acres) is within the *Sumter National Forest* and is not subject to local land use regulation. Nearly one-third of the total unincorporated land area in Oconee County (118,762.4 acres) is designated in the Future Land Use Map as *Rural* and 15.8% (59,183.2 acres) as *Agricultural Preservation*. Almost 10% of unincorporated Oconee County (36,892.1%) is more densely developed and designated as *Suburban Transitional*, while 9.7% is designated as *Residential* (36,437.9%) and 7.9% as *Rural Suburban* (29,587.3). Land designated as *Parks and Recreation* and *Industrial* in the Future Land Use Map comprise smaller percentages at 2.1% (8,044.3 acres) and 0.5% (1,942.3%), respectively.

Table 11-2. Future Unincorporated County Land Use by Area

Future Land Use	Acres	%
Rural	118,762.4	31.7%
Sumter National Forest	83,633.4	22.3%
Agricultural Preservation	59,183.2	15.8%
Suburban Transitional	36,892.1	9.9%
Residential	36,437.9	9.7%
Rural Suburban	29,587.3	7.9%
Parks and Recreation	8,044.3	2.1%
Industrial	1,942.3	0.5%
Total	374,482.9	100.0%

Source: Oconee County Planning and Zoning Department, 2019

Map 11-2. Future Land Use Map



Source: Oconee County Planning and Zoning Department, 2019



2. Future Development Opportunities and Challenges

Oconee County has an abundance of opportunities to support future growth and development. The County's strategic location along the busy I-85 corridor that connects the Greenville, Atlanta, and Charlotte metropolitan regions makes it attractive to prospective businesses and industries, as evidenced by the County's expanding manufacturing base. The County's location is also a draw for potential residents who are seeking a more rural or smaller town lifestyle within an easy drive of employment centers within Oconee County or in nearby Clemson, Greenville, and Anderson. Retirees are increasingly drawn to the area, whether looking for a more affordable option for lakeside or mountain living near thriving small cities and towns, a major metropolitan area, a major university, or in a quiet rural setting. The need for higher educational attainment and specialized job skills to meet the needs of existing and prospective higher wage industries and businesses is being addressed through job training programs and facilities provided at the new Oconee County campus of Tri County Technical College. The desirability of Oconee County as a place to live, work, and play is further enhanced by an abundance of natural, historic, and cultural resources and a strong sense of community.

A wide range of factors will shape this development potential including the economy, development intent of private property owners, affordability and obtainability of housing, regional growth trends, and the availability of infrastructure. As is the case in any growing community, Oconee County faces a number of challenges in the coming decade. However, each challenge also presents opportunities for positive growth and change.

A number of areas in the County are in transition in terms of character, density, and land uses. Formerly rural areas are transitioning to more suburban residential development. Student-oriented housing developments and accompanying commercial development are drawn to major corridors near Clemson University. New residents and visitors are increasingly attracted to the County's lakes, rivers, and other natural resources. Proximity to a major university and nearby metropolitan areas, coupled with its quiet rural character are also appealing. These changes boost the local economy and bring much needed commercial activity to Oconee County residents. However, increased housing density and associated commercial development will result in higher traffic volumes on key transportation routes and can increase travel times and cause congestion during peak hours. A growing and increasingly more diverse population in terms of age, income, and expectations will likely impact schools and infrastructure and can bring differing expectations for a range of issues such as public services, land use, recreation, and community appearance. The County has been proactive in addressing these issues and recently conducted a focused study of the U.S. Highway 123 corridor. Planning for growth along these corridors provides an opportunity to explore options to encourage development while ensuring traffic safety; accommodate pedestrians, cyclists, and transit; and create an attractive and functional environment for residents and visitors.

Oconee County enjoys mutually beneficial working relationships with its municipalities, adjacent jurisdictions such as the City of Clemson and Pickens County, Clemson University, Duke Power, the U.S. Army Corps of Engineers, home owners associations, and other organizations. With so many related groups and jurisdictions, it is challenging to maintain regular communication while building on established relationships and initiatives. However, the mutually dependent nature of these relationships provides opportunities to establish new and enhanced ways to share information and ideas and coordinate and cooperate where appropriate and needed. Such formal and informal lines of communication are necessary in emergency situations, but are also vital to providing reasonable and consistent land use planning and requirements in growth areas that span municipal boundaries and for planning for the provision of infrastructure, recreation, and services.

Oconee County is working with the OJRSA to expand the wastewater system to the Fair Play community in the I-85 area. This and other future infrastructure expansions will provide reliable water and sewer service to residents and businesses and enhance economic development efforts in these areas. However, as with the fast-growing major transportation corridors, opportunities for growth also present challenges in terms of increased traffic and associated transportation issues. Planning for growth in these areas provides opportunities to encourage new developments, businesses, and industries while ensuring traffic flow and safety and an attractive and productive addition to the community.

Oconee County has several ordinances in place related to land use regulation, including the *Zoning Enabling Ordinance* and *Unified Performance Standards* that regulate sexually-oriented businesses, airport height, communications towers, group residential developments, tattoo facilities, and signs, and include land development and subdivision regulations. Administration and enforcement of these regulations can pose a challenge to staff as they navigate multiple ordinances that include redundancies and contradictory requirements and definitions. However, this also presents an opportunity to consolidate land use regulations into one comprehensive document to improve clarity, remove duplication, ensure consistency, and streamline staff review and administration.

Housing affordability data in the *Housing Element* indicate that 45% of all renters and nearly 30% of all homeowners in Oconee County are cost-burdened, paying more than 30% of household income for homeowner costs or rent and associated costs such as utilities, taxes, and insurance. Local agency and community representatives indicate that it is difficult for young families, professionals, and others who would like to live and work in the County to find homes in moderate price ranges that are safe and in good condition. This presents an opportunity for the County to work with developers and public and private organizations to encourage and enable development of affordable housing options and to rehabilitate existing housing where feasible to meet this need.

Oconee County is blessed with unparalleled natural resources, as detailed in the *Natural Resources Element*. Additionally, the County has a rich agricultural tradition that continues to



thrive. Stewardship of these resources creates both challenges and opportunities. Perhaps the most critical challenge is how to balance protection of these resources with encouragement of appropriate and complimentary growth and development. Included in that challenge is the need to provide reasonable and safe access to the County's lakes and rivers for residents and visitors, while protecting the rights of private property owners. Much of the land in the County is in the Sumter National Forest, which protects many of the County's natural resources. Likewise, agricultural lands are in private ownership. However, as the County continues to grow, it has an opportunity to explore ways to incorporate procedures, guidelines, requirements, and educational programs that will protect natural resources and agriculture from incompatible or potentially harmful land uses without unduly limiting growth and development.

In addition to abundant natural resources, Oconee County residents and visitors have access to the Sumter National Forest, four State parks, three county parks, the Stumphouse Tunnel/Issaqueena Falls Park that includes a new Mountain Bike Park, and 193 miles of trails ranging in size from small spurs of less than a mile to the 77-mile Foothills Trail. Many of the trails lead hikers to nearly 150 waterfalls and other destinations as detailed in the *Natural Resources Element*. The Oconee passage of the Palmetto Trail connects Oconee State Park to the Oconee Station State Historical Site. These resources serve as the foundation of the opportunity to further incorporate trails and greenways to connect neighborhoods, parks, employment centers, essential services, and other key locations in the County and encourage travel alternatives such as biking and walking. In Walhalla, a greenway plan has been proposed that would connect the Stumphouse Tunnel Park to the City's downtown and serve as the western terminus of the Palmetto Trail. Transportation corridor studies can also accommodate pedestrians and cyclists, as was done in the County's U.S. Highway 123 Corridor Study.

The Land Use Element is the culmination of the goals, objectives, and implementation strategies developed in the other eight plan elements and provides a blueprint for the development of the community for the coming decade. The Future Land Use Map and the accompanying goals, objectives and implementation strategies provide the basis for policy decisions impacting the general location, density, and intensity of land uses. These are grounded in the overarching goals of enhancing and preserving community character; protecting natural, cultural and historic resources; reducing sprawl; ensuring adequate public services; promoting sound fiscal management and allocation of resources; and meeting long-term community needs for infrastructure, facilities, and employment opportunities.

The benefits of land use planning are many. Planning for growth enables the County to facilitate the delivery of more efficient and cost-effective services by encouraging development in areas where services already exist or can be more easily provided. The Plan also protects property values of residents and businesses, while encouraging additional investments by providing a reliable idea of how and where growth will occur. Sound planning helps balance the need for quality of life amenities and the economic activity that is necessary to sustain this quality of life for the County and its residents.

C. GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

The table of goals, objectives and implementation strategies (GOIS) summarizes the actions that will be undertaken in the coming decade to achieve the outcomes identified in the Land Use Element.

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
Goal 11.1. Establish an efficient, equitable, and mutually compatible distribution of land uses that complements Oconee County's traditionally rural lifestyle, yet supports sustainable economic development, protects the environment, and manages future growth and changes.		
Objective 11.1.1. Encourage development in a way that protects and preserves the County's natural resources.		
<u>Strategy 11.1.1.1.</u> Review and update existing land use regulations as needed to facilitate development that preserves forests, prime agricultural lands, sensitive areas, and natural resources.	• Oconee County	Annually
<u>Strategy 11.1.1.2.</u> Explore ways to incorporate procedures, guidelines, requirements, and educational programs that will protect natural resources from incompatible or potentially harmful land uses without unduly limiting growth and development.	• Oconee County	Annually
Objective 11.1.2. Manage development in a manner that ensures the County's natural resources and lifestyle enhance sustainable economic prosperity while respecting private property rights.		
<u>Strategy 11.1.2.1.</u> Utilize the zoning process to enhance development.	• Oconee County	Annually
<u>Strategy 11.1.2.2.</u> Coordinate urban/suburban development in Oconee County to ensure adequate infrastructure is in place to support balanced growth in primary growth areas, while minimizing urban sprawl and protecting natural resources, prime agricultural lands, and sensitive areas-	• Oconee County	Annually
<u>Strategy 11.1.2.3.</u> Review and consolidate land use regulations to improve clarity, remove duplication, ensure consistency, and streamline review and administration.	• Oconee County	Annually
<u>Strategy 11.1.2.4.</u> Use incentives, tools, and regulatory options for reducing and preventing conflict between incompatible land uses and reducing such issues in high growth areas.	• Oconee County	Annually
<u>Strategy 11.1.2.5.</u> Use corridor overlays, design guidelines, and performance standards to ensure the protection of the environment, community appearance, and property values while respecting private property rights.	• Oconee County	Annually
<u>Strategy 11.1.2.6.</u> Address on-premise and off-premise signs, and billboards, and their life-safety and visual impacts along roadways in the County.	• Oconee County	2025
<u>Strategy 11.1.2.7.</u> Identify the location and density of RV parks within the County to determine if additional regulation is needed to manage traffic, ensure health and safety, and address environmental impacts, with particular emphasis on waterbodies.	• Oconee County	2021
<u>Strategy 11.1.2.8.</u> Enable and promote the development of cluster subdivisions, with design features incorporating site amenities and resources such as open space, greenways, and wetland preserves.	• Oconee County	2025
<u>Strategy 11.1.2.13.</u> Consider requiring landscaping and buffer provisions for new non-residential development along specific corridors and within specific areas of the County.	• Oconee County	2022
<u>Strategy 11.1.2.14.</u> Encourage landscaping, beautification, and repair of properties through volunteer community programs.	• Oconee County	2022

Objective 11.1.3. Protect agricultural land through preservation and land use strategies designed to mitigate higher density residential and commercial development of rural farmlands.		
Strategy 11.1.3.1. Utilize the zoning process to accommodate appropriate development as requested.	<ul style="list-style-type: none"> Oconee County 	Annually
Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
Strategy 11.1.3.2. Implement as feasible the incorporation of voluntary mechanisms such as the use of conservation easements, purchase of development rights, and transfer of development rights to preserve agricultural lands and environmentally sensitive areas.	<ul style="list-style-type: none"> Oconee County 	Annually
Strategy 11.1.3.3. Map prime and functioning agricultural properties to determine areas that may need protection from incompatible uses.	<ul style="list-style-type: none"> Oconee County 	2021
Objective 11.1.4. Address the changes and emerging needs of areas transitioning to a more intensive land use.		
Strategy 11.1.4.1. Develop additional corridor plans focused on safety and design issues but with additional focus on reducing visual blight and inappropriate and incompatible development.	<ul style="list-style-type: none"> Oconee County 	2025
Strategy 11.1.4.2. Develop overlay districts, primarily along principle community entrances (highway corridors) to meet the individual needs of each district in areas such as signage, appearance, transportation needs, etc.	<ul style="list-style-type: none"> Oconee County 	2021
Strategy 11.1.4.3. Promote development that is consistent with the scenic character of S.C. Hwy. 11 through the incorporation of a corridor overlay, conditional use provisions, or other mechanisms; and explore ways to preserve and maintain tree lines and scenic vistas along S.C. Hwy. 11.	<ul style="list-style-type: none"> Oconee County 	2021
Strategy 11.1.4.4. Continue to work with the OJRSA and other infrastructure providers on expansions to serve residents and businesses and provide opportunities for economic growth.	<ul style="list-style-type: none"> Oconee County OJRSA Infrastructure providers 	Annually
Strategy 11.1.4.5. Seek resources, plan for, and implement the innovative development and redevelopment of unincorporated areas such as Fair Play, Oakway, Newry and Utica.	<ul style="list-style-type: none"> Oconee County 	Annually
Strategy 11.1.4.7. Continue to seek new opportunities to coordinate, collaborate, and cooperate with municipalities, adjacent jurisdictions, and associated agencies and organizations.	<ul style="list-style-type: none"> Oconee County Municipalities Adjacent jurisdictions Agencies and organizations 	Annually
Objective 11.1.5. Enable and promote a range of housing choices to meet the needs of residents that accommodate a variety of economic levels, age groups, and preferences.		
Strategy 11.1.5.1. Work with developers and other public and private agencies and organizations to encourage and enable development of affordable housing options to meet current and projected housing needs.	<ul style="list-style-type: none"> Oconee County Developers Public and private agencies and organizations 	Annually
Strategy 11.1.5.2. Work with developers and other public and private agencies and organizations to encourage and enable the redevelopment and revitalization of dilapidated and unsafe housing in declining residential areas.	<ul style="list-style-type: none"> Oconee County Developers Public and private agencies and organizations 	Annually
Strategy 11.1.5.3. Encourage new and innovative approaches to residential development that will expand housing options.	<ul style="list-style-type: none"> Oconee County 	Annually
Objective 11.1.6. Expand and promote opportunities for recreation and access to natural resources and greenspaces.		
Strategy 11.1.6.1. Work with the State, Sumter National Forest, Duke Energy, the Army Corps of Engineers, and other organizations to provide reasonable and safe access to the County's lakes and rivers for residents and visitors while protecting private property rights.	<ul style="list-style-type: none"> Oconee County State of South Carolina Sumter National Forest Duke Energy U.S. Army Corps of Engineers Other related organizations 	Annually
Strategy 11.1.6.2. Explore partnerships and alternative methods of connecting residential, employment, recreation, other essential services, and communities such as greenways and trails.	<ul style="list-style-type: none"> Oconee County Municipalities 	Annually
Strategy 11.1.6.3. Continue to seek and utilize resources and partnerships to connect to regional trail and park systems.	<ul style="list-style-type: none"> Oconee County State of South Carolina Park and trail providers 	Annually



<p><u>Strategy 11.1.6.4.</u> Continue to cultivate eco-tourism opportunities in key areas such as near the new mountain bike facility at Stumphouse Tunnel and planned expansions of County parks.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • State of South Carolina • Sumter National Forest 	<p>Annually</p>
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Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
<p><u>Strategy 11.1.6.5.</u> Seek opportunities to increase greenspaces, to include exploring requiring open space/greenspace as a component of new development.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>Annually</p>
<p>Objective 11.1.7. Continue support of a comprehensive planning process to ensure that the citizens of Oconee County possess accurate inventories and analyses of existing county conditions and the opportunity to better manage future conditions.</p>		
<p><u>Strategy 11.1.7.1.</u> Review and update the components of the Oconee County Comprehensive Plan as needed, not restricted to the minimum time periods established in the S.C. Comprehensive Planning Enabling Act, as amended.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>Annually</p>
<p><u>Strategy 11.1.7.2.</u> Expand public access to the County's geographic information system (GIS), emphasizing the accuracy and maintenance of data collected and the usability of the GIS website.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>Annually</p>
<p><u>Strategy 11.1.7.3.</u> Utilize Assessor's data and GIS technology to better track development trends for use in planning for future growth and change.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>Annually</p>



G. GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

The goals, objectives and strategies for implementation (GOIS) table summarizes the actions that will be undertaken in the coming decade to achieve the goals and objectives identified in the Population element.

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
Goal 2.1. Improve the quality of life for existing and future residents of Oconee County.		
Objective 2.1.1. Increase understanding of the County's population composition and characteristics.		
<u>Strategy 2.1.1.1.</u> Monitor demographic patterns in the County and its municipalities in order to respond to growth and the changing needs of residents, especially special populations.	<ul style="list-style-type: none"> • Oconee County • Service Providers 	2023
<u>Strategy 2.1.1.2.</u> Coordinate and collaborate with regional agencies and neighboring jurisdictions to share demographic data and update population projection data and methodologies.	<ul style="list-style-type: none"> • Oconee County • ACOG • Neighboring Jurisdictions 	Annually
Objective 2.1.2. Encourage and attract young adults and families to remain in Oconee County.		
<u>Strategy 2.1.2.1.</u> Create economic opportunities for residents and potential residents through recruitment and retention of industries and businesses.	<ul style="list-style-type: none"> • Oconee County • Oconee Economic Alliance • Upstate SC Alliance • Chamber of Commerce • Clemson University 	Annually



<p><u>Strategy 2.1.2.2.</u> Develop and promote policies and programs that improve economic opportunity for residents and potential residents.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities 	<p>Annually</p>
<p><u>Strategy 2.1.2.3.</u> Develop opportunities to provide or encourage entertainment and recreation options that are attractive to young adults and families.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities 	<p>Annually</p>
<p><u>Strategy 2.1.2.4.</u> Interface with the Oconee County School District, private schools, Clemson University, and Tri-County Technical College to optimize educational quality and access to advanced training opportunities.</p>	<ul style="list-style-type: none"> • Oconee County • School District of Oconee County (School District) • Private Schools • Tri-County Technical College • Clemson University • Inter-regional Education Center representative 	<p>2023</p>
<p>Objective 2.1.3. Assess and seek to address the needs of the County's alternative populations.</p>		
<p><u>Strategy 2.1.3.1.</u> Seek partnerships to assess the unmet needs of alternative populations and develop strategies and leverage resources to address these needs.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • State and Local Agencies • Non-profits • Interfaith Ministries 	<p>Annually</p>
<p><u>Strategy 2.1.3.2.</u> Provide opportunities for local service agencies and organizations to explore efforts to prevent and eliminate homelessness and provide needed services for the County's homeless population.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • Oconee County United Way • Local Service 	<p>Annually</p>

ELEMENT GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

	<ul style="list-style-type: none"> Agencies and Organizations Faith-based Organizations 	
<p><u>Strategy 2.1.3.3.</u> Reduce language barriers in the provision of health care, public safety, and other public services to all Oconee County residents.</p>	<ul style="list-style-type: none"> Oconee County Municipalities Health Providers Other Public Service Providers 	2025
<p><u>Strategy 2.1.3.4.</u> Assess measures to accommodate the needs of the County's aging population in areas such as signage, lighting, and transportation options.</p>	<ul style="list-style-type: none"> Oconee County Municipalities CAT Bus Service 	2025

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
<p>Goal 2.2. Promote a livable community in which County residents are healthy, supported, and productive.</p>		
<p>Objective 2.2.1. Ensure access to adequate health care and preventative services.</p>		
<p><u>Strategy 2.2.1.1.</u> Coordinate the provision of a continuum of supportive services, home repair programs, and infrastructure that enable elderly residents to <i>age in place</i> to the extent possible.</p>	<ul style="list-style-type: none"> Oconee County Municipalities Council on Aging Faith-based Organizations Oconee County 	2025

	<ul style="list-style-type: none"> DSS • Oconee County DSNB • YMCA • County School Board 	
<p><u>Strategy 2.2.1.2.</u> Support access to adequate health care facilities and services for all segments of the population to reduce the incidence and high costs associated with chronic health conditions for local residents, especially geriatric care and accessible care for veterans</p>	<ul style="list-style-type: none"> • Oconee Memorial Hospital • County Health Department • Oconee County DSNB • Rosa Clark Free Medical Clinic • YMCA • County School Board • Not-for-Profits 	Annually
	•	
<p><u>Strategy 2.2.1.3.</u> Provide a range of fitness and recreational opportunities that encourage health and well-being and that also safely accommodate residents with disabilities, older adults, youth, families, and other special needs populations.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • School District 	2025
<p>Objective 2.2.2. Promote educational attainment and job readiness among County residents.</p>		
<p><u>Strategy 2.2.2.1.</u> Create a safe and healthy environment for education and socialization for students at all levels.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • School District • Tri-County Technical College 	2023

<p><u>Strategy 2.2.2.2.</u> Support and promote workforce development programs that address the skilled labor needs of current and potential employers in the County in trades, high tech, and high demand pathways.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • Worklink WIA • School District • Tri-County Technical College • Oconee Adult Education • Local Employers 	<p>2021</p>
<p><u>Strategy 2.2.2.3.</u> Support local efforts to raise literacy levels of County residents through afterschool programs, family and early literacy efforts, and church-based programs.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • School District • Oconee County Adult Education/Literacy Program • Faith-based Providers • Library 	<p>2026</p>
<p>Goal 2.3. Foster a high level of efficiency, coordination, and cooperation among County and municipal services.</p>		
<p>Objective 2.3.1. Coordinate planning efforts among the County, municipalities, and neighboring jurisdictions.</p>		
<p><u>Strategy 2.3.1.1.</u> Review and/or update the County's Population Element at least once every five years.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>2023</p>
<p><u>Strategy 2.3.1.2.</u> Coordinate service delivery planning among the County, municipalities, and neighboring jurisdictions to eliminate duplication of effort and address long-term needs of residents.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • Utilities • Neighboring Jurisdictions • ACOG 	<p>2025</p>

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
<p><u>Strategy 2.3.1.3.</u> Foster on-going coordination and communication among Oconee County, municipalities, and neighboring jurisdictions on a wide range of issues including land use planning and regulation, facilities planning, transportation, and the extension and upgrade of utilities.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • ACOG • Neighboring Jurisdictions • Utility Providers • Not-for-profits 	<p>Annually</p>
<p><u>Strategy 2.3.1.4.</u> Review current land use planning, building codes, zoning and development regulations, and other County ordinances for potential impact on population growth and special populations.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities 	<p>2022</p>

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HOUSING

The goals, objectives and strategies for implementation (GOIS) table summarizes the actions that will be undertaken in the coming decade to achieve to achieve the goals and objectives identified in the Housing Element.

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
Goal 3.1. Encourage a broad range of housing opportunities and a balance of housing types to meet the current and future needs of Oconee County residents.		
Objective 3.1.1. Promote the development of a diverse housing stock to meet the needs of residents and accommodate a variety of economic levels, occupations, age groups, and lifestyle preferences.		
<u>Strategy 3.1.1.1.</u> Encourage the development of a range of housing types and densities to include single-family, site-built homes; patio homes, multi-family developments, and manufactured homes.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Residential Developers 	2021
<u>Strategy 3.1.1.2.</u> Encourage housing development that will accommodate residents of all ages and stages of life.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Residential Developers 	2025
<u>Strategy 3.1.1.3.</u> Review and amend land use plans and regulations, relevant policies, and proposed residential developments, to ensure compatibility between new residential developments and existing agricultural uses.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Agricultural Board 	2021
<u>Strategy 3.1.1.4.</u> Review and amend land use plans and regulations to identify and remove possible barriers to the development of a variety of housing options and residential development types.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2021
Objective 3.1.2. Encourage housing development that will enable residents to “age-in-place.”		
<u>Strategy 3.1.2.1.</u> Work with public and private	<ul style="list-style-type: none"> • Oconee County 	2023

<p>agencies and organizations to assess the housing and associated needs of senior citizens.</p>	<ul style="list-style-type: none"> • Municipalities • ACOG • Oconee County Senior Center • Senior Solutions • Other Public and Private Organizations 	
<p><u>Strategy 3.1.2.2.</u> Encourage and promote housing development that will allow the County's older residents to age in place such as higher density single-family and multi-family developments, assisted living, and nursing facilities.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • Assisted Living Providers • Residential Developers 	2023
<p>Goal 3.2. Promote and enhance access to affordable, safe, and decent housing for all Oconee residents through public and private cooperation.</p>		
<p>Objective 3.2.1. Encourage the provision of affordable, safe, and decent housing.</p>		
<p><u>Strategy 3.2.1.1.</u> Encourage and promote programs that provide assistance and education on the responsibilities and requirements of homeownership to potential homeowners.</p>	<ul style="list-style-type: none"> • USDA Rural Development • Financial Institutions • Habitat for Humanity • Oconee County • Municipalities 	2025
<p><u>Strategy 3.2.1.2.</u> Encourage and promote the development of housing options that are affordable for low and middle income families.</p>	<ul style="list-style-type: none"> • USDA Rural Development • Residential Developers • Habitat for Humanity • Community Non-profits • Oconee County • Municipalities 	Annually

ELEMENT GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

<p><u>Strategy 3.2.1.3.</u> Encourage infill housing development on vacant properties in developed residential areas already served by infrastructure.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • Residential Developers 	<p>2025</p>
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Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
<p>Objective 3.2.1. Encourage the provision of affordable, safe, and decent housing. (Continued)</p>		
<p><u>Strategy 3.2.1.4.</u> Work with the State and other organizations to identify and secure funding for housing and neighborhood rehabilitation for declining and unsafe residential areas through the public, non-profit, and private sectors.</p>	<ul style="list-style-type: none"> • Oconee County • ACOG • Financial Institutions • Community Non-Profits 	<p>2021</p>
<p><u>Strategy 3.2.1.5.</u> Work to encourage affordable housing development in Opportunity Zones identified in Oconee County.</p>	<ul style="list-style-type: none"> • S.C. State Housing Finance and Development Authority • HUD • Municipalities 	<p>2023</p>
<p><u>Strategy 3.2.1.6.</u> Protect existing neighborhoods from incompatible uses that could reduce safety and lower property values through consistent enforcement of zoning and subdivision regulations.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities 	<p>Annually</p>
<p><u>Strategy 3.2.1.7.</u> Promote and encourage development within defined Opportunity Zones featuring either mixed use or affordable housing elements.</p>	<ul style="list-style-type: none"> • Oconee County • OEA • Financial Institutions • U.S. Senators from S.C. 	<p>Annually</p>

<p>Objective 3.2.2. Work with the State, municipalities, neighboring communities, and other public and private organizations to remove barriers to, and identify solutions for, the provision of affordable housing.</p>		
<p><u>Strategy 3.2.2.1.</u> Encourage the expansion of water and sewer infrastructure and facilities to increase opportunities for new residential development and provide service for existing residential areas that are currently unserved.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • Water and Sewer Providers • S.C. Dept. of Commerce 	<p>2023</p>
<p><u>Strategy 3.2.2.2.</u> Work with local, State, and Federal agencies to identify and reduce or remove barriers to housing affordability.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • State and Federal agencies 	<p>2025</p>
<p><u>Strategy 3.2.2.3.</u> Coordinate with adjacent jurisdictions to address the provision of low and moderate income workforce housing on a regional scale.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • Neighboring Counties • ACOG 	<p>2025</p>
<p><u>Strategy 3.2.2.4.</u> Work with the State Housing Authority and other relevant agencies to assess the extent of the shortage of housing affordable for low and moderate-income residents in the County and identify potential possible solutions to alleviate the shortage.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • State Housing Authority • Clemson University 	<p>Annually</p>
<p><u>Strategy 3.2.2.5.</u> Review and amend land use and development regulations and other relevant requirements and procedures to remove potential barriers and provide incentives for the provision of safe, decent, and affordable housing options for Oconee County families.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities 	<p>Annually</p>
<p>Goal 3.3. Provide appropriate housing and associated services, assistance, and access to resources for Oconee County residents with special needs.</p>		
<p>Objective 3.3.1. Assess and address the housing and associated needs of the County’s special populations.</p>		

ELEMENT GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

<p><u>Strategy 3.3.1.1.</u> Support and encourage participation in the annual Point-in-Time Homeless count to determine the extent of homelessness in Oconee County in the effort to prevent and eliminate homelessness.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • United Housing Connections • Local Service Providers 	<p>Annually</p>
<p><u>Strategy 3.3.1.2.</u> Work with local agencies and service providers to explore options for providing short-term and permanent housing and associated services for homeless veterans in Oconee County.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • United Housing Connections • Local Service Providers • Oconee County Veterans Affairs 	<p>2022</p>
<p><u>Strategy 3.3.1.3.</u> Encourage cooperation between agencies, non-profits, and private developers to meet the housing needs of other special populations such as individuals with special needs and victims of domestic violence.</p>	<ul style="list-style-type: none"> • State and Local Agencies • Residential Developers • Oconee County • Municipalities 	<p>Annually</p>

ECONOMIC

E. GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

The table of goals, objectives and implementation strategies (GOIS) summarizes the actions that will be undertaken in the coming decade to achieve the goals and objectives identified in the Economic Element.

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
Goal 4.1. Increase the County's tax base through a thriving and diversified economy.		
Objective 4.1.1. Strengthen Oconee County as an employment center.		
<u>Strategy 4.1.1.1.</u> Maintain economic incentives for new and expanding industry.	<ul style="list-style-type: none"> • OEA/Oconee County • Upstate SC Alliance • SC Dept. of Commerce 	2021
<u>Strategy 4.1.1.2.</u> Maintain communication with existing business and industry to assess the local business climate, public services, workforce quality, and potential areas for improvement.	<ul style="list-style-type: none"> • OEA/Oconee County • Oconee County Industrial Group (OCIG) • Oconee County Chamber of Commerce 	Annually
<u>Strategy 4.1.1.3.</u> Continue to develop the I-85 industrial corridor with associated infrastructure to support fully utilized industrial parks.	<ul style="list-style-type: none"> • OEA/Oconee County • Utility Providers • Upstate SC Alliance • SC Dept. of Commerce • 	Annually

ELEMENT GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

<p><u>Strategy 4.1.1.4.</u> Promote the inventory of industrial sites and buildings in Oconee County with an emphasis on vacant and certified industrial sites and parks.</p>	<ul style="list-style-type: none"> • OEA/Oconee County • Upstate SC Alliance • SC Dept. of Commerce • ACOG 	<p>2025</p>
<p><u>Strategy 4.1.1.5.</u> Recruit new industry to the County and assist in expansion of existing employers in the target sectors of advanced manufacturing, biosciences, automotive, and energy.</p>	<ul style="list-style-type: none"> • OEA/Oconee County • Upstate SC Alliance • SC Dept. of Commerce 	<p>Annually</p>
<p><u>Strategy 4.1.1.6.</u> Continue to support the Oconee Economic Alliance as the primary entity to represent the County and pursue industrial development with broad-based public and private representation.</p>	<ul style="list-style-type: none"> • Oconee County • Upstate SC Alliance • SC Dept. of Commerce 	<p>Annually</p>
<p>Objective 4.1.2. Balance support for retention, expansion and recruitment of businesses.</p>		
<p><u>Strategy 4.1.2.1.</u> Strengthen relationships and partnerships among the County, civic organizations, municipalities, educational institutions, service agencies, and the private sector to support economic development.</p>	<ul style="list-style-type: none"> • OEA/Oconee County • Chamber of Commerce • OCIG • School District of Oconee County (SDOC) • Tri-County Technical College (TCTC) 	<p>Annually</p>
<p><u>Strategy 4.1.2.2.</u> Maintain a formalized business and retention program (BRE) dedicated to existing employers in Oconee County.</p>	<ul style="list-style-type: none"> • OEA/Oconee County • OCIG Municipalities 	<p>2025</p>
<p><u>Strategy 4.1.2.3.</u> Conduct annual visits and tours of County industrial facilities to establish and maintain rapport and working</p>	<ul style="list-style-type: none"> • OEA/Oconee County • OCIG 	<p>Annually</p>

relationships with existing businesses.	<ul style="list-style-type: none"> • Workforce Development Partners 	
<u>Strategy 4.1.2.4.</u> Develop and coordinate positive economic and business messages and case studies and marketing for local, regional, and national media outlets.	<ul style="list-style-type: none"> • OEA/Oconee County • Upstate SC Alliance • OCIG • Employers • Media 	2025

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
Goal 4.2. Improve the skills, productivity, and economic competitiveness of the Oconee County workforce.		
Objective 4.2.1. Increase employer satisfaction with workforce readiness.		
<u>Strategy 4.2.1.1.</u> Align workforce development and training programs with economic development efforts to include targeted industries, current and projected workforce needs and provide robust apprentice and internship opportunities in a wide variety of County businesses and industries.	<ul style="list-style-type: none"> • OEA/Oconee County • SDOC/TCTC • WorkLinks • ApprenticeshipS C • Employers • Clemson University 	2023
<u>Strategy 4.2.1.2.</u> Work to improve the completion rate including alternative credit sources.	<ul style="list-style-type: none"> • SDOC 	Annually
Objective 4.2.2. Raise incomes and earnings potential of the County workforce.		
<u>Strategy 4.2.2.1.</u> Increase the number of jobs with higher than average County wages and demand outlook.	<ul style="list-style-type: none"> • OEA/Oconee County • Upstate SC 	Annually

ELEMENT GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

	<ul style="list-style-type: none"> Alliance • SC Dept. of Commerce 	
<p><u>Strategy 4.2.2.2.</u> Prepare Oconee County graduates and residents for high demand, higher wage careers and occupations, equipping them with the training and education to apply their skills in a broad and diverse economy.</p>	<ul style="list-style-type: none"> • OEA/Oconee County • SDOC • TCTC 	2021
<p><u>Strategy 4.2.2.3.</u> Increase access to local employment opportunities that can reduce overall commuting distance and costs for residents.</p>	<ul style="list-style-type: none"> • OEA/Oconee County • Upstate SC Alliance • SC Dept. of Commerce 	2021
<p><u>Strategy 4.2.2.4.</u> Support and promote the continued expansion of the consolidated Oconee County Workforce Development Center Campus at the Oconee Industrial and Technology Park to include Tri-County Technical College and the new School District Career Center.</p>	<ul style="list-style-type: none"> • OEA/Oconee County • SDOC/TCTC • Business/Industry 	2023
<p><u>Strategy 4.2.2.5.</u> Add defined career pathways for existing and projected opportunities in sectors including advanced manufacturing, automotive, healthcare, entrepreneurship, retail, hospitality, and biosciences.</p>	<ul style="list-style-type: none"> • SDOC • TCTC • Workforce Development Partners 	2025
<p><u>Strategy 4.2.2.6.</u> Leverage corporate giving by employers for academic, career, and cultural enrichment programs that raise college and work readiness of County students.</p>	<ul style="list-style-type: none"> • Corporate & Community Foundations • SDOC/TCTC 	2025
<p>Goal 4.3. Increase business and commercial activity in priority areas.</p>		
<p>Objective 4.3.1. Strengthen downtown commercial districts.</p>		
<p><u>Strategy 4.3.1.1.</u> Promote the development of downtown retail and commercial niche</p>	<ul style="list-style-type: none"> • Municipalities • OEA/Oconee 	2025

markets in Seneca, Walhalla, West Union, Westminster, and Salem.	<ul style="list-style-type: none"> County • Chamber of Commerce 	
<u>Strategy 4.3.1.2.</u> Promote policies that preserve and promote the unique nature of downtowns, key buildings, streets, and public spaces.	<ul style="list-style-type: none"> • Municipalities • Oconee County 	Annually
<u>Strategy 4.3.1.3.</u> Identify and inventory commercial and industrial infill and greyfield sites throughout the County and prioritize for reuse and redevelopment.	<ul style="list-style-type: none"> • Municipalities • Oconee County 	2023
<u>Strategy 4.3.1.4.</u> Explore local incentives for location of businesses and industries in existing properties and the use of infill properties such as tax or fee reductions or zoning incentives.	<ul style="list-style-type: none"> • Municipalities • Oconee County 	2025
<u>Strategy 4.3.1.5.</u> Establish a county-wide loan pool, in partnership with area banks, focused on downtown revitalization.	<ul style="list-style-type: none"> • Municipalities • Oconee County • Chamber of Commerce 	2023
Objective 4.3.2. Foster a climate of entrepreneurial activity and small business success.		
<u>Strategy 4.3.2.1.</u> Support small business start-up and expansion and assist in clearing key steps in the development and start-up process to include permitting and inspections, licensing, and eligibility for State and local incentives.	<ul style="list-style-type: none"> • OEA/Oconee County • Small Business Development Center (SBDC) • Chamber of Commerce • Tri-County Entrepreneurial Development Corporation (TCEDC) 	Annually

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
<u>Strategy 4.3.2.2.</u> Establish and maintain local business incubation capabilities.	<ul style="list-style-type: none"> • OEA/Oconee County • SBDC/Clemson University • Chamber of Commerce • TCEDC 	Annually
<u>Strategy 4.3.2.3.</u> Support efforts to expand the reach and economic impact of the <i>Think Oconee</i> buy local campaign throughout the County.	<ul style="list-style-type: none"> • OEA/Oconee County • Chamber of Commerce 	Annually
<u>Strategy 4.3.2.4.</u> Explore the benefits of <i>Certified Connected Community</i> status.	<ul style="list-style-type: none"> • OEA/Oconee County • Utility Providers • Telecommunication Providers 	2025
<u>Strategy 4.3.2.5.</u> Identify projects and promote Opportunity Zone incentive areas.	<ul style="list-style-type: none"> • OEA/Oconee County 	2021
Objective 4.3.3. Leverage the County’s cultural, historic, agricultural, and natural resources as economic assets.		
<u>Strategy 4.3.3.1.</u> Continue implementation of the <i>Destination Oconee</i> plan objectives.	<ul style="list-style-type: none"> • OEA/Oconee County • Municipalities 	2023
<u>Strategy 4.3.3.2.</u> Capitalize on the local traditional arts, culture, and heritage of the County as an economic opportunity for small business development, downtown revitalization, and tourism.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Chamber of Commerce • Arts and Cultural Groups • Festival and Event Organizers 	2025
<u>Strategy 4.3.3.3.</u> Support economic development activity that leverages the assets	<ul style="list-style-type: none"> • OEA/Oconee County 	2023

and strengths of the County's rural areas to include agribusiness and agritourism, outdoor recreation, heritage tourism, and eco-tourism.	<ul style="list-style-type: none">• SBDC• Chamber of Commerce• TCEDC	
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Cultural Resources

D. GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

Cultural resources, activities, and opportunities are prominent and essential elements of community life, contributing to the vibrancy, place, and identity of the County and the quality of life and well-being of its residents. Rural communities with attractive cultural, scenic, and historical resources are among the fastest growing heritage tourism destinations. A concerted effort to preserve and enhance the community’s rich cultural resources base will continue to contribute to the appeal of Oconee County as a desirable place to work and live and as a tourism and retirement destination.

The goals, objectives and strategies for implementation (GOIS) table summarizes the actions that will be undertaken in the coming decade to achieve the goals and objectives identified in the *Cultural element*.

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
Goal 5.1. Protect the historic and cultural heritage of Oconee County, as embodied and reflected in its historic structures, sites, and districts.		
Objective 5.1.1. Emphasize the importance of historic and cultural resources in the policies, plans, and ordinances of local governments to ensure that the unique character of the County is preserved and enhanced.		
Strategy 5.1.1.1. Identify and address the protection of historical and cultural resources through County and municipal land use plans and regulations.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2025
Strategy 5.1.1.2. Enhance the visual and aesthetic character of the County and its municipalities using codes enforcement, architectural review boards, and other	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2021

measures as appropriate.		
<u>Strategy 5.1.1.3.</u> Survey, list, and record the County's archaeological and historical assets, and inventory and add potential sites within the County that have historical and cultural significance.	<ul style="list-style-type: none"> • Oconee County • Municipalities • SC Archives & History • Property Owners 	2020
<p>Objective 5.1.2. Protect local sites, structures and districts which represent or reflect elements of cultural, social, economic, political, and architectural history at the community, County, regional and state levels.</p>		
<u>Strategy 5.1.2.1.</u> Promote the on-going improvement and maintenance of property condition and appearance of historic structures and districts.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Nonprofits • Property Owners/Businesses • Neighborhood Associations 	2021
<u>Strategy 5.1.2.2.</u> Encourage the adaptive reuse of historic or architecturally significant buildings that connect the County and its communities with their histories.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Property Owners 	2025
<u>Strategy 5.1.2.4.</u> Explore the purchase and adaptive reuse of the Utica Mill site.	<ul style="list-style-type: none"> • Oconee County • City of Seneca • Private Businesses/Nonprofits 	2021

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
<p><u>Strategy 5.1.2.5.</u> Educate the public and businesses on the economic and cultural benefits of historic preservation and available incentives.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2025
<p><u>Strategy 5.1.2.6.</u> Work with the School District of Oconee County School and private schools to establish and deliver programs on historic preservation and community history.</p>	<ul style="list-style-type: none"> • School District of Oconee County • Private and Home Schools <ul style="list-style-type: none"> • Oconee County Library 	2030
<p>Goal 5.2. Strengthen countywide access, involvement, and appreciation of the arts.</p>		
<p>Objective 5.2.1. Strengthen the creative capacity of the community by providing all County residents with diverse opportunities for arts participation.</p>		
<p><u>Strategy 5.2.1.1.</u> Encourage residents to connect with one another and their communities through a strong awareness of and commitment to local history and historic places, as well as a deep appreciation for the arts.</p>	<ul style="list-style-type: none"> • Oconee County • Oconee County Library System • Oconee County Schools • Museums and Historic Sites 	Annually
<p><u>Strategy 5.2.1.2.</u> Increase the awareness of Oconee County residents of all ages and income levels in visual, performing, and literary arts, and cultural programming.</p>	<ul style="list-style-type: none"> • Fine/Performing Arts Centers • Oconee County Library • School District of Oconee County • Other Cultural and Arts Groups 	Annually

ELEMENT GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

<p><u>Strategy 5.2.1.3.</u> Support the School District of Oconee County and community arts groups in maintaining a comprehensive arts program in local schools, including the Arts-in-Education programs to expose students to a lifetime of visual and performing arts, music, and creative writing.</p>	<ul style="list-style-type: none"> • School District of Oconee County • Oconee County • Artists and Arts Groups • Employers 	<p>2025</p>
<p><u>Strategy 5.2.1.4.</u> Enable residents of all ages to acquire knowledge and skills in the arts by supporting arts projects that address lifelong learning.</p>	<ul style="list-style-type: none"> • School District of Oconee County • Cultural and Arts Groups 	<p>Annually</p>
<p><u>Strategy 5.2.1.5.</u> Promote opportunities for volunteerism and sponsorships of tourism, cultural, and recreational offerings.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • Cultural Organizations • Businesses/Employers 	<p>Annually</p>
<p>Objective 5.2.2. Strengthen the creative and operational capacity of existing community arts and cultural organizations.</p>		
<p><u>Strategy 5.2.2.1.</u> Increase local arts funding by supporting arts organizations in federal and state grants applications, as well as corporate and private funding.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • Private Businesses/Nonprofits 	<p>2030</p>
<p><u>Strategy 5.2.2.2.</u> Maximize funding from sources including the National Endowment for the Arts, the S.C. Arts Commission, the S.C. Humanities Council and the S.C. Department of Parks, Recreation and Tourism.</p>	<ul style="list-style-type: none"> • Oconee County • Cultural and Arts Groups 	<p>2030</p>
<p><u>Strategy 5.2.2.3.</u> Continue to support cultural and arts venues through annual appropriation of accommodations tax revenues.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities 	<p>2030</p>
<p><u>Strategy 5.2.2.4.</u> Encourage volunteer involvement in cultural programming, organizations and events by community, faith-based, and civic groups, as well as businesses.</p>	<ul style="list-style-type: none"> • Arts & Historical Commission • Cultural and Arts Groups • Faith-based Organizations 	<p>Annually</p>

	<ul style="list-style-type: none"> • Oconee County Public/Private Schools • Civic and Community groups 	
<p>Goal 5.3. Leverage the County’s historic and cultural assets as an economic development resource.</p>		
<p>Objective 5.3.1. Integrate the County’s heritage into the overall economic development process, especially as it relates to building a cultural tourism industry.</p>		
<p><u>Strategy 5.3.1.1.</u> Maintain and communicate a shared vision and guiding principles for tourism and recreation development in Oconee County among the public and private sectors.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • Museums/Arts Organizations • Business Owners/Chamber 	2021
<p><u>Strategy 5.3.1.2.</u> Increase awareness of the rich genealogical resources in Oconee County as a means to attract additional heritage tourists.</p>	<ul style="list-style-type: none"> • Oconee County Museums • Oconee County Library 	2030
<p>Goals/Objectives/Strategies</p>	<p>Accountable Agencies</p>	<p>Time Frame for Completion</p>
<p><u>Strategy 5.3.1.3.</u> Ensure the County’s visibility in the regional tourism market to support sustainable tourism development and make the County a destination for cultural enrichment, leisure, entertainment, and the arts.</p>	<ul style="list-style-type: none"> • Upcountry SC Tourism Association • Visit Oconee SC • Oconee Chamber of Commerce • Oconee County 	Annually
<p><u>Strategy 5.3.1.4.</u> Recognize, build upon and promote the County’s historic and cultural assets with agricultural, Colonial and Civil</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • Museums/Arts 	2025

<p>War, African-American, Native American (Cherokee), and Appalachian themes through local historical and arts institutions and programming.</p>	<p>Organizations <ul style="list-style-type: none"> • Business Owners • Upcountry SC/Visit Oconee SC </p>	
<p>Objective 5.3.2. Support employers engaged in the cultural and heritage tourism, agritourism, and nature-based tourism sectors.</p>		
<p><u>Strategy 5.3.2.1.</u> Pursue additional SCPRT and other grants for local governments and non-profits to supplement promotional efforts in tourism marketing for festivals, attractions, and events.</p>	<ul style="list-style-type: none"> • Municipalities • Oconee County • Cultural Organizations 	2030
<p><u>Strategy 5.3.2.2.</u> Launch hospitality and tourism sector training and workforce development to support excellence in quality of services.</p>	<ul style="list-style-type: none"> • School District of Oconee County • Tri-County Technical College • Oconee Chamber of Commerce • Employers • Oconee Economic Alliance 	2025
<p><u>Strategy 5.3.2.3.</u> Collaborate with the private sector to expand local shopping, dining, and lodging amenities as an important means of capturing tourist dollars.</p>	<ul style="list-style-type: none"> • Oconee Chamber of Commerce • Oconee County • Municipalities • Business Owners 	2021
<p><u>Strategy 5.3.2.4.</u> Preserve the culture and identity tied to agriculture and the landscape of the County's rural communities.</p>	<ul style="list-style-type: none"> • Oconee County • Farms and Agribusinesses • Land Conservation Groups 	2023

Natural

G. GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

The goals, objectives and strategies for implementation (GOIS) table summarizes the actions that will be undertaken in the coming decade to achieve to achieve the goals and objectives identified in the Natural Resources Element.

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
Goal 6.1. Protect and improve air quality in Oconee County.		
Objective 6.1.1. Continue to support local, regional, and state plans and initiatives related to air quality.		
<u>Strategy 6.1.1.1.</u> Continue coordination and partnership in the S.C. Early Action Ozone Reduction Compact with other jurisdictions in the Appalachian COG Region, adopting and maintaining ozone-reducing reduction strategies as necessary.	<ul style="list-style-type: none"> • Oconee County • Appalachian COG (ACOG) • ACOG Counties • SCDHEC and EPA 	2030
Goal 6.2. Preserve, protect, and enhance Oconee County's land resources.		
Objective 6.2.1. Promote partnerships and voluntary conservation easements to preserve significant lands, habitats, and scenic areas under development pressure.		
<u>Strategy 6.2.1.1.</u> Support existing land conservation organizations in their efforts to preserve and protect rural lands, sensitive areas, and significant natural resources and transfer of development rights and conservation easements to protect rural lands, sensitive areas, and significant natural resources.	<ul style="list-style-type: none"> • Oconee County • Oconee County Soil and Water Conservation District • Land Trusts and Conservation Organizations 	2030

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
<p><u>Strategy 6.2.1.2.</u> Provide appropriate assistance from County departments and agencies in efforts to identify and preserve significant lands, and scenic areas.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>2021</p>
<p><u>Strategy 6.2.1.3.</u> Support efforts of public and private organizations to protect critical habitats in Oconee County through conservation easements and other measures as appropriate.</p>	<ul style="list-style-type: none"> • Oconee County • Property/Business Owners • Conservation Organizations • SCDNR • Keowee-Toxaway Habitat Enhancement Program 	<p>2025</p>
<p>Objective 6.2.3. Manage natural assets to ensure natural resources enhance the quality of life for residents and visitors and increase economic opportunities.</p>		
<p><u>Strategy 6.2.3.1.</u> Protect and preserve natural resources for recreational use and develop new opportunities for recreational access.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • SCDNR • SCPRT • USFS 	<p>Annually</p>
<p><u>Strategy 6.2.3.2.</u> Work with public conservation partners to identify additional significant natural resources including viewsheds and habitats that warrant protection.</p>	<ul style="list-style-type: none"> • Oconee County • Conservation Organizations • SCDNR • SCPRT • USFS 	<p>2021</p>
	<ul style="list-style-type: none"> • 	

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
<p><u>Strategy 6.2.3.3.</u> Promote parks and recreation facilities, both public and private, as part of a comprehensive countywide recreation system.</p>	<ul style="list-style-type: none"> • • • Oconee County • Municipalities • SCDNR • SCPRT • USFS 	<p>2023</p>
<p><u>Strategy 6.2.3.4.</u> Expand and maintain public parks and recreation spaces to a uniform standard of excellence.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • SCDNR • SCPRT • USFS 	<p>Annually</p>

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Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
Objective 6.2.4. Continue to promote reasonable access to Oconee County's public natural amenities for residents and visitors.		
<u>Strategy 6.2.4.1.</u> Encourage compatible land use adjacent to National and State Forests, wildlife management area, and County, State and municipal parks to protect such lands from incompatible uses.	<ul style="list-style-type: none"> • Oconee County 	2030
<u>Strategy 6.2.4.2.</u> Review existing regulations and policies to identify barriers and additional opportunities to protecting current natural areas and open space.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2030
<u>Strategy 6.2.4.3.</u> Encourage and support efforts by public and private organizations to provide public access when conserving open space, natural areas and scenic vistas in Oconee County.	<ul style="list-style-type: none"> • Oconee County • Property Owners • Conservation Organizations 	Annually
<u>Strategy 6.2.4.4.</u> Work with community partners to promote programs for residents of all ages to discourage littering and encourage participation in litter pickup programs and initiatives.	<ul style="list-style-type: none"> • Oconee County • Keep Oconee Beautiful Assn. • School District of Oconee County • Local Civic Groups 	2023
Goal 6.3. Preserve, protect, and enhance the quality and quantity of the water resources of Oconee County.		
Objective 6.3.1. Expand sewer service to additional areas as feasible.		
<u>Strategy 6.3.1.1.</u> Support wastewater treatment providers in the extension of sewer service to currently unserved or underserved areas to minimize the need for septic tanks	<ul style="list-style-type: none"> • Oconee County • Oconee Joint Regional Sewer Authority 	2025

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
where conditions are not suitable or water sources may be compromised.	(OJRSA) <ul style="list-style-type: none"> • Municipal Providers • Other Public and Private Providers 	
<u>Strategy 6.3.1.2.</u> Support wastewater treatment providers in the upgrade and expansion of existing treatment facilities to accommodate the expansion of sewer service.	<ul style="list-style-type: none"> • Oconee County • Oconee Joint Regional Sewer Authority (OJRSA) • Municipal Providers • Other Public and Private Providers 	2023
Objective 6.3.2. Monitor, maintain and improve water quality and quantity to meet the needs of County residents, employers, and institutions.		
<u>Strategy 6.3.2.1.</u> Partner with adjacent jurisdictions on comprehensive water studies detailing availability of all water sources, usage, and outflow.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Adjacent Jurisdictions • Oconee County Soil & Water conservation district 	2025
<u>Strategy 6.3.2.2.</u> Explore local and regional strategies to minimize non-point source pollution and institute Best Management Practices for the protection of water resources.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Utility Providers • SCDHEC • Oconee County 	Annually

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
	Soil & Water conservation district	
<p><u>Strategy 6.3.2.3.</u> Support and coordinate with SCDHEC to mitigate identified water quality impairments.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • Utility Providers • NPDES Permitted Dischargers • SCDHEC • Oconee County Soil & Water conservation district 	2021
<p><u>Strategy 6.3.2.4.</u> Utilize incentives, technical assistance, and regulations to promote sustainable environmental best practices by individuals, businesses, and developers to maintain and improve water quality.</p>	<ul style="list-style-type: none"> • Oconee County • Property Owners and Developers • Oconee County Soil & Water conservation district 	2030

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
<u>Strategy 6.3.2.5.</u> Study the potential water quality impact of higher-density residential development near the lakes and explore options for mitigating any negative impacts.	<ul style="list-style-type: none"> • Oconee County • Developers • SCDHEC • U.S. Army Corps of Engineers (USACOE) • Duke Energy 	2025
Objective 6.3.3. Encourage development practices that protect and preserve water resources.		
<u>Strategy 6.3.3.1.</u> Establish strategies and adopt measures necessary to create a framework for the efficient implementation of erosion and sediment control regulations.	<ul style="list-style-type: none"> • Oconee County • Oconee County Soil & Water conservation district 	2030
<u>Strategy 6.3.3.2.</u> Develop a County stormwater management program to prepare for efficient and cost-effective implementation in the event of Federal designation.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2025
Objective 6.3.4. Manage water quantity and quality to ensure efficient utilization and appropriate conservation of the County's water resources.		
<u>Strategy 6.3.4.1.</u> Participate in and support regional efforts to protect watersheds.	<ul style="list-style-type: none"> • Oconee County • SCDHEC • Public and Non-profit Organizations • Oconee County Soil & Water conservation district 	Annually
<u>Strategy 6.3.4.2.</u> Explore partnerships to develop a master plan for preserving the	<ul style="list-style-type: none"> • Oconee County • U.S. Army Corps 	2021

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
watershed areas surrounding our lakes including Keowee , Jocassee, and Hartwell.	<ul style="list-style-type: none"> of Engineers • SCDHEC 	
<u>Strategy 6.3.4.3.</u> Identify and explore ways to protect the water quality of lesser known waterways and “hidden gems” such as the Little River in Salem.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2022
<u>Strategy 6.3.4.4.</u> Explore and promote best practices to protect waterways in agricultural and developing areas.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Oconee County Soil & Water conservation district 	2021
<u>Strategy 6.3.4.5.</u> Support regulatory authorities in their efforts to preserve water quality and habitat through shoreline management policies and regulation.	<ul style="list-style-type: none"> • Oconee County • Duke Energy • USCOE • USFS 	2030
<u>Strategy 6.3.4.6.</u> Work with community partners to provide educational materials on best practices for septic tank maintenance.	<ul style="list-style-type: none"> • Oconee County • SCDHEC • Public and Non-profit organizations 	2025
<u>Strategy 6.3.4.7.</u> Explore options for establishing and protecting riparian buffers and identify waterbodies in need of such protection.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Oconee County Soil & Water conservation district 	2023

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
Objective 6.3.5. Minimize flooding risk to County residents and business owners through the protection of floodplains and floodways.		
<u>Strategy 6.3.5.1.</u> Periodically review floodplain regulations and procedures to ensure protection per FEMA requirements and to evaluate conditions that may require more stringent standards.	<ul style="list-style-type: none"> • Oconee County 	Annually
<u>Strategy 6.3.5.2.</u> Review and update the Oconee County Flood Damage Prevention Ordinance as needed.	<ul style="list-style-type: none"> • Oconee County 	Annually
Goal 6.4. Enhance and promote access to natural resources and associated recreational activities for residents and visitors.		
Objective 6.4.1. Encourage coordination among County and municipal recreation and natural resource managers.		
<u>Strategy 6.4.1.1.</u> Explore opportunities for coordination and cooperation in Oconee County to include planning for and implementing public and private recreation and natural resource programs and activities.	<ul style="list-style-type: none"> • Oconee County • Municipalities • SCDNR • SCPRT • Duke Energy • USFS • USCOE 	2030

H. GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

The goals, objectives and strategies for implementation (GOIS) table summarizes the actions that will be undertaken in the coming decade to achieve to achieve the goals and objectives identified in the Community Facilities Element.

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
Goal 7.1. Provide adequate, safe, and efficient infrastructure to support current and projected needs.		
Objective 7.1.1. Work to guarantee adequate water distribution systems for present and future development in Oconee County.		
<u>Strategy 7.1.1.1.</u> Work to facilitate the establishment of a partnership with water providers aimed at expanding service into underserved unincorporated areas of the County and to encourage service providers to share resources where possible.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Other Water Providers 	2025-2030
<u>Strategy 7.1.1.2.</u> Partner with municipalities and other providers to inventory the current condition of their water infrastructure systems to determine ability to accommodate future growth.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Other Water Providers 	2025-2030
<u>Strategy 7.1.1.3.</u> Partner with adjacent jurisdictions on comprehensive water studies detailing availability from all sources and usages/outflows.	<ul style="list-style-type: none"> • Oconee County • Adjacent Jurisdictions 	2023
Objective 7.1.2. Improve and expand wastewater treatment within Oconee County.		
<u>Strategy 7.1.2.1.</u> Expand sewer service throughout areas identified by the Land Use Element as potential areas of development, while implementing appropriate measures to avoid negative impacts on sensitive areas.	<ul style="list-style-type: none"> • Oconee County • Oconee County Joint Regional Sewer Authority (OJRSA) • Other Sewer Providers 	2021
<u>Strategy 7.1.2.2.</u> Work with neighboring jurisdictions when possible to establish regional efforts to expand sewer service into prime commercial and industrial locations.	<ul style="list-style-type: none"> • Oconee County • Neighboring Jurisdictions 	2020-2030
<u>Strategy 7.1.2.3.</u> Partner with municipalities and the Joint Regional Sewer Authority to coordinate efforts to provide sewer throughout high growth corridors.	<ul style="list-style-type: none"> • Oconee County • Municipalities • OJRSA • Other Sewer Providers 	2020-2030
<u>Strategy 7.1.2.4.</u> Establish partnerships with regional, state, and federal agencies to seek and secure funding for wastewater treatment facility upgrade and expansion needs.	<ul style="list-style-type: none"> • Oconee County • OJRSA • Other Sewer Providers • Relevant Regional, State and Federal Agencies 	2020-2030
<u>Strategy 7.1.2.5.</u> Encourage septic tank and leach field education.	<ul style="list-style-type: none"> • Oconee County • Duke Energy • U.S. Army Corps of Engineers • SCDNR • SCDHEC • Other Potential Partners 	2025

ELEMENT GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
Objective 7.1.3. Implement the goals, objectives, and implementation strategies of the Community Facilities Element.		
Strategy 7.1.3.1. Determine staff, facility and resource needs and partnerships to implement the Comprehensive Plan.	<ul style="list-style-type: none"> • Oconee County 	2020
Strategy 7.1.3.2. Regularly update and utilize the County Capital Improvements Plan to systematically construct and upgrade facilities identified in the Community Facilities Plan.	<ul style="list-style-type: none"> • Oconee County 	2020-2030
Strategy 7.1.3.3. Seek alternative funding sources to taxpayer financing of projects such as private partnerships and user-based fees.	<ul style="list-style-type: none"> • Oconee County 	2020-2030
Goal 7.2. Manage community facilities, infrastructure, and public resources in a manner that ensures both current residents and businesses and future generations can enjoy the benefits and opportunities that make Oconee County an attractive and affordable place to live.		
Objective 7.2.1. Seek local, state, federal, and community funding support in efforts to expand and enhance educational opportunities for Oconee County residents.		
Strategy 7.2.1.1. Continue to support and enhance advanced job training and work readiness of residents through state-of-the-art training centers.	<ul style="list-style-type: none"> • Oconee County • School District of Oconee County (SDOC) • TCTC 	2020-2030
Strategy 7.2.1.2. Provide appropriate assistance to the School District of Oconee County in efforts to enhance and upgrade education and educational facilities.	<ul style="list-style-type: none"> • Oconee County • SDOC 	2030
Strategy 7.2.1.3. Prioritize expansion and upgrades of libraries through the capital improvements plan and coordinate their location with available infrastructure.	<ul style="list-style-type: none"> • Oconee County • Oconee County Library 	2025
Strategy 7.2.1.4. Continue cooperative efforts with the School District that optimize resources and result in savings for both.	<ul style="list-style-type: none"> • Oconee County • SDOC 	2020-2030
Objective 7.2.2. Upgrade solid waste facilities to improve services and allow for needed upgrades and expansion to provide for anticipated growth.		
Strategy 7.2.2.1. Work to reduce the volume of solid waste through increased recycling and composting.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2023
Strategy 7.2.2.2. Seek out innovative and alternative technologies that provide a long-term solution to current and projected solid waste needs and may also be used in the future to mitigate and reclaim closed facilities.	<ul style="list-style-type: none"> • Oconee County 	2025
Objective 7.2.3. Regularly review public safety needs and enhance facilities as required and needed.		
Strategy 7.2.3.1. Review and upgrade existing emergency facilities plans on a regular basis, implementing established goals in a systematic manner.	<ul style="list-style-type: none"> • Oconee County • Emergency Services Commission 	Annual
Strategy 7.2.3.2. Provide local public safety agencies appropriate assistance in obtaining funding to expand and upgrade operations.	<ul style="list-style-type: none"> • Oconee County • Emergency Services Commission 	2020-2030

ELEMENT GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
Strategy 7.2.3.3. Partner with private entities in the development of emergency satellite facilities and specialized response equipment.	<ul style="list-style-type: none"> • Oconee County • Emergency Services Commission 	2025-2030
Strategy 7.2.3.4. Continue to conduct regular updates to the County Disaster Preparedness Plan.	<ul style="list-style-type: none"> • Oconee County • Other Relevant Local Agencies 	Annual
Strategy 7.2.3.5. Work closely with local energy and utility providers and emergency management agencies to ensure coordination in the event of major natural or man-made events.	<ul style="list-style-type: none"> • Oconee County • Emergency Services Commission • Energy Providers • Utilities 	Annual
Strategy 7.2.3.6. Work with communications providers to ensure optimum communications access and speed for emergency services, local governments, businesses, residents, and visitors.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Communications Providers 	2025-2030
Strategy 7.2.3.7. Communicate frequently with citizens of County about emergency plans.	<ul style="list-style-type: none"> • Oconee County 	2020-2030
Objective 7.2.4. Ensure access to quality and timely health care for all residents and visitors.		
Strategy 7.2.4.1. Review and upgrade County-owned medical and other healthcare facilities as needed.	<ul style="list-style-type: none"> • Oconee County 	2020-2030
Strategy 7.2.4.2. Continue to explore ways to increase the efficiency of emergency medical services throughout the County.	<ul style="list-style-type: none"> • Oconee County • Emergency Services Commission • Oconee EMS 	2020-2030
Objective 7.2.5. Strengthen coordination among the County, municipalities, neighboring counties, regional and State agencies, and other public and private organizations.		
Strategy 7.2.5.1. Continue coordination with municipalities, neighboring jurisdictions and the State on matters relating to public safety, homeland security, emergency preparedness, and other matters of regional or statewide importance.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Neighboring Jurisdictions • State Agencies 	2020-2030
Strategy 7.2.5.2. Continue coordination of the provision of water, sewer, and electricity with municipalities and other public and private providers.	<ul style="list-style-type: none"> • Oconee County • Municipal Utility Providers • Public & Private Utilities 	2020-2030
Strategy 7.2.5.3. Continue coordination with public and private organizations for the provision of services, programs, and facilities such as those for the elderly, for recreation, and for transportation.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Other Public and Private Organizations • ACOG 	2020-2030
		Time Frame

ELEMENT GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

Goals/Objectives/Strategies	Accountable Agencies	for Completion
Objective 7.2.6. Ensure access to quality, lifelong educational opportunities for all residents.		
<u>Strategy 7.2.6.1.</u> Reduce the high school dropout rate.	<ul style="list-style-type: none"> • SDOC • SC Dept. of Education • SC Dept. of Social Services 	2020-2030
Goal 7.3. Preserve, maintain, expand, and promote opportunities for recreation.		
Objective 7.3.1. Provide passive and active recreational opportunities to meet the diverse needs of County residents and visitors.		
<u>Strategy 7.3.1.1.</u> Partner with public and private entities to develop a countywide greenway system that will offer opportunities for nature-based recreation in areas where few currently exist and to connect existing parks to enable safe cycling routes.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Other Recreation Providers 	2025
<u>Strategy 7.3.1.2.</u> Upgrade and maintain County parks and recreation facilities to encourage and promote ecotourism opportunities.	<ul style="list-style-type: none"> • Oconee County • 	2025
<u>Strategy 7.3.1.3.</u> Evaluate, amend, and implement recreation plans, as necessary.	<ul style="list-style-type: none"> • Parks, Recreation and Tourism Commission • Recreation Task Force 	2020-2030
<u>Strategy 7.3.1.4.</u> Seek partnerships to explore ways to increase recreational opportunities for children and families throughout the County, such as access to sports venues and programs.	<ul style="list-style-type: none"> • Oconee County • Parks, Recreation and Tourism Commission • Municipalities • Other Parks and Recreation Providers 	2025-2030
<u>Strategy 7.3.1.5.</u> Continue cooperative efforts and seek additional opportunities with the YMCA to provide recreational programs for County residents of all ages.	<ul style="list-style-type: none"> • Oconee County • School District of Oconee County • YMCA 	2025

L. GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

The goals, objectives and strategies for implementation (GOIS) table summarizes the actions that will be undertaken in the coming decade to achieve to achieve the goals and objectives identified in the Transportation Element.

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
Goal 9.1. Plan the location and development of transportation infrastructure to accommodate present and future needs.		
Objective 9.1.1. Develop and implement plans to guide decision-making on transportation issues.		
Strategy 9.1.1.1. Continue regional coordination with the Appalachian COG, municipalities and neighboring counties, and other public and private agencies in matters related to transportation, transit planning, and prioritization.	<ul style="list-style-type: none"> • Oconee County • Municipalities • ACOG • Neighboring 	2020-2030
Strategy 9.1.1.2. Assign Oconee County planning staff to attend regional transportation planning meetings coordinated by ACOG to provide input from the County’s future land use perspective into the process.	<ul style="list-style-type: none"> • Oconee County • ACOG 	2025
Strategy 9.1.1.3. Commission studies for transportation corridors to examine conditions, seek multi-modal options, increase safety, optimize travel times and access to residential, commercial, recreation, and other essential services.	<ul style="list-style-type: none"> • Oconee County • Municipalities • ACOG • SCDOT • County 	2025
Strategy 9.1.1.4. Implement commissioned and in-house studies, in-part or completely. (For example: make CATbus stops safer)	<ul style="list-style-type: none"> • Oconee County • Relevant stakeholders 	2025
Goal 9.2. Upgrade and maintain the County road system in a manner that meets the needs of the growing population and provides safe and efficient routes through the County.		
Objective 9.2.1. Meet current and future need for quality transportation facilities throughout the County.		
Strategy 9.2.1.1. Acquire and allocate C-funds and leverage in-kind resources to maintain and enhance the County road network and supporting infrastructure.	<ul style="list-style-type: none"> • Oconee County • SCDOT • County Transportation 	2025
Strategy 9.2.1.2. Develop an ongoing systematic road maintenance and upgrade program based on steady revenue	<ul style="list-style-type: none"> • Oconee County 	2021
Strategy 9.2.1.3. Maintain a priority road upgrade list that addresses existing traffic “bottlenecks” and other traffic issues and reasonably anticipates issues expected to emerge in the coming decade.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2020-2030

ELEMENT GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
<u>Strategy 9.2.1.4.</u> Explore and adopt appropriate traffic management tools and techniques available through land use regulation that utilize concepts such as limiting the number of curb cuts in high traffic areas.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2021
<u>Strategy 9.2.1.5.</u> Prioritize evaluation of all roads within identified potential development areas.	<ul style="list-style-type: none"> • Oconee County • Municipalities • County Transportation Committee 	2021
<u>Strategy 9.2.1.6.</u> Continue to require developers to provide traffic studies to determine if a road must be upgraded to safely handle increased traffic loads and to cover the cost of such road upgrades.	<ul style="list-style-type: none"> • Oconee County 	2020
<u>Strategy 9.2.1.7.</u> Enhance communication with local and State departments of transportation on current and proposed projects.	<ul style="list-style-type: none"> • Oconee County • ACOG 	2025
<u>Strategy 9.2.1.8.</u> Upgrade County roads that were built prior to current standards and align roads that pose safety hazards, if feasible.	<ul style="list-style-type: none"> • Oconee County 	2020-2030
Goal 9.3. Provide a safe, efficient, and accessible multi-modal transportation system.		
Objective 9.3.1. Provide and maintain a safe, efficient, and interconnected roadway network.		
<u>Strategy 9.3.1.1.</u> Encourage connected street systems within new developments and between new and existing developments.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2023
<u>Strategy 9.3.1.2.</u> Explore incentives or requirements that increase the connectivity of local, connector, and arterial components of the County's roadway network.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Developers 	2023
<u>Strategy 9.3.1.3.</u> Examine the need and feasibility of providing alternative-fuel stations at relevant County-owned properties.	<ul style="list-style-type: none"> • Oconee County • ACOG 	2030
Objective 9.3.2. Provide and maintain adequate, safe, and accessible trails, sidewalks and bicycle lanes in appropriate areas to promote alternative modes of travel by residents and visitors and to promote ecotourism opportunities.		
<u>Strategy 9.3.2.1.</u> Provide and encourage pedestrian and bicycle connectivity between existing and planned residential, park and recreation areas, trails, public facilities, and commercial and industrial uses that will enable alternative transportation opportunities.	<ul style="list-style-type: none"> • Oconee County • Developers • Municipalities • Trail and Park Providers 	2023
<u>Strategy 9.3.2.2.</u> Develop standards that encourage developers to incorporate sidewalks and bicycle trails and lanes into residential developments.	<ul style="list-style-type: none"> • Oconee County 	2021

ELEMENT GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
Strategy 9.3.2.3. Seek funding opportunities to create nature trails, sidewalks, bicycle lanes, and other facilities designed to make communities more walkable, reduce vehicular traffic, and improve safety for pedestrians and cyclists.	<ul style="list-style-type: none"> • Oconee County • Municipalities • SCPRT • Community Partners 	2020-2030
Strategy 9.3.2.4. Find and repair any conflicts that exist within the current code of ordinances to provide and maintain adequate, safe, and accessible trails.	<ul style="list-style-type: none"> • Oconee County 	2020
Objective 9.3.3. Continue to evaluate and fund public transportation in urbanizing areas of Oconee County, expanding as needed to provide for ongoing growth and development.		
Strategy 9.3.3.1. Promote and assist in the establishment of commuter parking lots to encourage ride sharing and decrease traffic congestion.	<ul style="list-style-type: none"> • Oconee County 	2025
Strategy 9.3.3.2. Continue to partner with Clemson Area Transit to provide existing service levels, while exploring opportunities to expand modes of public transportation such as van services and other non-traditional forms of mass transit.	<ul style="list-style-type: none"> • Oconee County • Clemson Area Transit • Community Partners 	2025
Strategy 9.3.3.3. Seek and secure methods of expanding public transportation in remote areas for clients of facilities such as SCDSS, hospitals, medical complexes, government facilities, and parks and recreation facilities.	<ul style="list-style-type: none"> • Oconee County • Clemson Area Transit • Community Partners 	2025
Strategy 9.3.3.4. Evaluate environmental and economic impacts and explore efforts to establish high-speed rail through the County, including rail stops in Clemson, SC and Toccoa, Georgia.	<ul style="list-style-type: none"> • Oconee County • Neighboring Counties 	2025
Strategy 9.3.3.5. Seek and establish appropriate methods of mass transit that will promote and enhance tourism such as water taxis, tour boats, and other modes that allow tourists and residents to enjoy natural resources without substantial traffic increases.	<ul style="list-style-type: none"> • Visit Oconee SC • Parks, Recreation and Tourism Commission • Oconee County 	2025
Strategy 9.3.3.6. Support municipalities in their efforts to establish public transportation, while seeking options to expand service into unincorporated areas of the County as appropriate.	<ul style="list-style-type: none"> • Oconee County • Clemson Area Transit • Municipalities • Community Partners 	2025
Strategy 9.3.3.7. Work with public transportation providers to increase their rideshare and coverage to impact as many potential riders as possible.	<ul style="list-style-type: none"> • Oconee County • City of Seneca • Clemson Area Transit 	2023

ELEMENT GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
Goal 9.4. Provide a state-of-the-art regional airport for residents, businesses and industries, and visitors to the County and region.		
Objective 9.4.1. Continue upgrades to the Oconee County Regional Airport in a manner that serves existing clientele and establishes the facility as one of the premier small airports in the nation.		
<u>Strategy 9.4.1.1.</u> Complete planned upgrades, including relocation of roads, strengthening of runway, and other necessary improvements as funding becomes available.	<ul style="list-style-type: none"> • Aeronautics Commission • Oconee County • Public/Private partnerships 	2025
<u>Strategy 9.4.1.2.</u> Develop an on-going capital improvements program aimed at upgrading the Airport facilities to attract use by additional employers and potential occupants of the business parks in the County.	<ul style="list-style-type: none"> • Aeronautics Commission • Oconee County 	2025-2030
<u>Strategy 9.4.1.3.</u> Seek and establish ways to utilize the Airport to foster partnerships with Clemson University in areas such as hangar lease agreements and facility use agreements.	<ul style="list-style-type: none"> • Aeronautics Commission • Oconee County 	2025-2030
<u>Strategy 9.4.1.4.</u> Identify Federal and State funds for investment in airport enhancements, including additional hangar space.	<ul style="list-style-type: none"> • Aeronautics Commission • Oconee County 	2025-2030
<u>Strategy 9.4.1.5.</u> Seek public/private partnerships to fund airport operations and expansions, including additional hangar space.	<ul style="list-style-type: none"> • Aeronautics Commission • Oconee County • Public Private Partnerships 	2025-2030

Agricultural

E. GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

The table of goals, objectives and implementation strategies (GOIS) summarizes the actions that will be undertaken in the coming decade to achieve the goals and objectives identified in the Agriculture Element.

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
Goal 8.1. Support and Protect the Agricultural Industry in Oconee County.		
Objective 8.1.1. Recognize important agricultural land as a valuable natural resource to protect for future generations.		
<p><u>Strategy 8.1.1.1.</u> Advocate use of “Best Management Practices” in farmland and forest operations.</p>	<ul style="list-style-type: none"> • Planning Commission • Soil & Water Conservation Commissions • Oconee County • • Clemson Cooperative Extension (CCE) • State Forestry Commission 	2025
<p><u>Strategy 8.1.1.2.</u> Encourage and support collaboration between landowners and public and private agencies in the development of ecologically and economically sound plans for preservation and restoration of farmland and forests.</p>	<ul style="list-style-type: none"> • Oconee County • CCE • Conservation groups 	2025
<p><u>Strategy 8.1.1.3.</u> Work with SCDOT and other state and regional agencies to ensure projects for infrastructure facility maintenance and</p>	<ul style="list-style-type: none"> • Oconee County • SCDOT • Oconee County 	2021

ELEMENT GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

<p>expansion will not be detrimental to the continuation of agriculture and silviculture.</p>	<p>Chamber of Commerce</p> <ul style="list-style-type: none"> • Municipalities • Oconee Economic Alliance(OEA) 	
<p><u>Strategy 8.1.1.4.</u> Limit non-agricultural development in productive and prime agricultural areas to densities and development patterns that are consistent with the continuation of economically viable agriculture.</p>	<ul style="list-style-type: none"> • Oconee County • OEA 	<p>2021</p>
<p><u>Strategy 8.1.1.5.</u> Support state legislation that links incentives to continue farming (such as state income tax credits or differential assessment for property taxes and affirmative supports for the business of agriculture) with controls preventing conversion of the recipient's agricultural land to non-farm uses.</p>	<ul style="list-style-type: none"> • Oconee County • Oconee County Chamber of Commerce 	<p>2025</p>
<p><u>Strategy 8.1.1.6.</u> Seek grants and take advantage of state and federal programs to assist with the purchase of development rights and agricultural easements on prime agricultural land.</p>	<ul style="list-style-type: none"> • Oconee County • Oconee County Cooperative Extension Service • Oconee County Chamber of Commerce • Conservation groups 	<p>2023</p>
<p><u>Strategy 8.1.1.7.</u> Ensure that the impacts to adjacent farms and forest land is part of the deliberation and decision making for proposed public projects.</p>	<ul style="list-style-type: none"> • Oconee County • Oconee County Cooperative Extension Service • Oconee County Chamber of Commerce • 	<p>2021</p>

<p><u>Strategy 8.1.1.8.</u> Work with the state Real Estate Licensensing commission to add an “Agricultural Disclosure Act” to ensure that potential home/land/business purchasers are made aware that agricultural activity is occurring on land adjacent to the purchaser’s property of interest.</p>	<ul style="list-style-type: none"> • Oconee County • State Real Estate Licensing Commission 	<p>2023</p>
<p><u>Strategy 8.1.1.9.</u> Activate vacant and underutilized County owned property to facilitate a program that invites entrepreneurs, non-profits, residents, and other groups to begin entry-level agricultural businesses, community gardens, and pilot programs for engaging residents in the agricultural processes. (A motion was made but no second and no vote occurred)</p>	<ul style="list-style-type: none"> • Oconee County • NGO • Not-for-Profit organizations • CCE • Municipalities • Ag. organizations • School Board 	<p>2023</p>
<p><u>Strategy 8.1.1.10.</u> Create a staff position of Agricultural communication and coordination to coordinate and communicate with farmers, foresters, local governments, agricultural groups, and the public on agricultural and forestry matters. Worded slightly differently than voted upon motion</p>	<ul style="list-style-type: none"> • Oconee County 	<p>2023</p>
<p>Objective 8.1.2. Enhance agricultural operations and opportunities.</p>		
<p><u>Strategy 8.1.2.1.</u> Work with state and federal agencies to attract agribusiness-related grants and revenue sources and support efforts to establish pilot programs related to new agricultural technologies and products.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>2021</p>
<p><u>Strategy 8.1.2.2.</u> Provide appropriate assistance to expand non- traditional and specialty agribusiness opportunities.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>2021</p>
<p><u>Strategy 8.1.2.3.</u> Ensure the ability of a farm to have a farm-related business onsite.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>2021</p>

ELEMENT GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

<p><u>Strategy 8.1.2.4.</u> Promote the establishment of new farm enterprises through support of training for interested persons.</p>	<ul style="list-style-type: none"> • Oconee County • Oconee County Cooperative Extension Service 	<p>2023</p>
<p>Goals/Objectives/Strategies</p>	<p>Accountable Agencies</p>	<p>Time Frame for Completion</p>
<p><u>Strategy 8.1.2.5.</u> Allow agricultural products processing facilities to locate in areas with convenient access to farms, but ensure that they do not negatively impact rural character or scenic vistas.</p>	<ul style="list-style-type: none"> • Oconee County 	
<p><u>Strategy 8.1.2.6.</u> Support South Carolina right-to-farm laws and consider adopting a county right-to-farm policy.</p>	<ul style="list-style-type: none"> • Oconee County • Oconee County Cooperative Extension Service • Oconee County Chamber of Commerce 	<p>2021</p>
<p><u>Strategy 8.1.2.7.</u> Promote farm stands and farmers markets in rural and urban areas and local food hub(s) with adjoining counties</p>	<ul style="list-style-type: none"> • Oconee County • Oconee County Cooperative Extension Service 	<p>2023</p>
	<ul style="list-style-type: none"> • 	
<p><u>Strategy 8.1.2.9.</u> Consider adopting a Voluntary Agricultural and Forested Areas program.</p>	<ul style="list-style-type: none"> • Oconee County • Oconee County Cooperative Extension Service 	<p>2025</p>

<p><u>Strategy 8.1.2.10.</u> Encourage and support programs that educate and engage residents of all ages in aspects of farming and agriculture.</p>	<ul style="list-style-type: none"> • Oconee County • Oconee Cooperative Extension Service • Agriculture Advisory Board • Organizations such as FFA and the Oconee Cultivation Project 	2023
<p>Goal 8.2. Protect Oconee County's Forest Resources.</p>		
<p><u>Strategy 8.2.1.1.</u> Maintain an accurate inventory of important forestland.</p>	<ul style="list-style-type: none"> • Oconee County • SC Forestry Commission • US Forest Service • 	2025
<p><u>Strategy 8.2.1.2.</u> Coordinate and plan infrastructure and development to protect forestland.</p>	<ul style="list-style-type: none"> • Oconee County • SC Forestry Commission • SCDOT • US Forestry Commission • Conservation groups 	2025
<p><u>Strategy 8.2.1.3.</u> Support efforts to permanently preserve important forestland.</p>	<ul style="list-style-type: none"> • Oconee County • SC Forestry Commission • US Forestry Commission • Conservation groups 	2021

<p><u>Strategy 8.2.1.4.</u> Work with the Forestry Commission to educate citizens about wildfire hazards.</p>	<ul style="list-style-type: none"> • Oconee County • SC Forestry Commission • Rural fire departments • US Forestry Commission • CCE 	<p>2025</p>
<p><u>Strategy 8.2.1.5.</u> Consider adopting the International Wildland-Urban Interface Code, or relevant portions, to help mitigate wildfire risk.</p>	<ul style="list-style-type: none"> • Oconee County • Rural fire departments 	<p>2030</p>
<p>Goal 8.3. Ensure continuing access to healthy, fresh food.</p>		
<p>Objective 8.3.1. Eliminate food deserts and ensure access to healthy food.</p>		
<p><u>Strategy 8.3.1.1.</u> Integrate food system policies and planning into County land use, transportation, and capital improvement plans.</p>	<ul style="list-style-type: none"> • Oconee County • Local food banks • Oconee County Cooperative Extension Service • Oconee County School Board 	<p>2025</p>
<p><u>Strategy 8.3.1.2.</u> Encourage residents to supplement personal food sources with gardening and fresh food preservation.</p>	<ul style="list-style-type: none"> • Oconee County • Oconee County Cooperative Extension Service • Oconee County School Board 	<p>2025</p>

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
<u>Strategy 8.3.1.3.</u> Recruit, support, and incentivize businesses that provide healthy food choices in all areas of the County.	<ul style="list-style-type: none"> • Oconee County • Oconee County Chamber of Commerce • CCE 	2023
<u>Strategy 8.3.1.4.</u> Revise land use policies to require healthy food access as a part of development standards, prohibit private restrictions that limit gardens, and community gardens, in residential areas when economic incentives are offered by the County to a developer.	<ul style="list-style-type: none"> • Oconee County • Municipalities • OEA 	2023
<u>Strategy 8.3.1.5.</u> Work collaboratively with non-profits and other entities to address the needs of vulnerable populations (e.g. elderly, children, homeless).	<ul style="list-style-type: none"> • Oconee County • Municipalities • Local non-profits • Faith-based community • Farmers' markets 	2023
<u>Strategy 8.3.1.6.</u> Support new opportunities for distribution of locally and regionally produced food.	<ul style="list-style-type: none"> • Oconee County 	2023
<u>Strategy 8.3.1.7.</u> Revise the zoning code to require healthy food access as a part of development standards.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2023
<u>Strategy 8.3.1.8.</u> Work collaboratively to ensure that regional emergency preparedness programs include food access and distribution and are working toward the goal of establishing regional capacity for feeding the population for 2-3 months in an emergency.	<ul style="list-style-type: none"> • Oconee County • Municipalities • SC Emergency Management • Private organizations • NFPO 	2023

	<ul style="list-style-type: none"> • Disaster relief organizations 	
<p><u>Strategy 8.3.1.9. Educate and assist in mitigating the harmful effects of Climate Change in Oconee County through agricultural means</u></p>	<ul style="list-style-type: none"> • Oconee County • School Board • CCE • Agricultural groups • Private organizations • Municipalities • Conservation groups • Local non-profits • Faith-based community • Farmers' markets • Oconee County Chamber of Commerce • Local food banks • SC Forestry Commission • 	<p>2023</p>

Priority Investment

L. GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

The goals, objectives and strategies for implementation (GOIS) table summarizes the actions that will be undertaken in the coming decade to achieve to achieve the goals and objectives identified in the Priority Investment Element.

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
Goal 10.1. Identify and prioritize long range public infrastructure and facilities needs.		
Objective 10.1.1. Continue to plan for and prioritize public infrastructure and facilities needs.		
<u>Strategy 10.1.1.1.</u> Continue to update the County's Five-Year Capital Plan as part of the annual budget process to provide the highest level of service and facilities for Oconee County citizens.	• Oconee County	2025
<u>Strategy 10.1.1.2.</u> Review, update, and adopt the Infrastructure Master Plan.	• Oconee County	Annually
<u>Strategy 10.1.1.3.</u> Utilize the County's Five-Year Capital Plan to systematically construct and upgrade facilities identified in the Infrastructure Master Plan	• Oconee County	2030
<u>Strategy 10.1.1.4.</u> Create and update plans and cost estimates that address specific infrastructure priorities with accurate inventories and analyses of existing county conditions.	• Oconee County	Annually
<u>Strategy 10.1.1.5.</u> Establish programs to review all existing community facilities to determine needed upgrades resulting from both the aging of the facilities and the population growth of Oconee County.	• Oconee County	2030

<u>Strategy 10.1.1.6.</u> Prioritize infrastructure and facilities needs and capital investment.	• Oconee County	Annually
Objective 10.1.2. Continue a comprehensive capital projects planning and implementation process to address future conditions and needs.		
<u>Strategy 10.1.2.1.</u> Encourage development in a way that protects and preserves our natural resources.	• Oconee County	Annually
<u>Strategy 10.1.2.2.</u> Manage development in a manner that ensures our natural resources and lifestyle enhance sustainable economic growth and job opportunities.	• Oconee County	Annually
<u>Strategy 10.1.2.3.</u> Promote and enhance access to affordable housing through both public and private cooperation.	• Oconee County • Housing Developers	Annually
<u>Strategy 10.1.2.4.</u> Upgrade solid waste facilities to improve services and allow for needed upgrades and expansion to provide for anticipated growth.	• Oconee County	2030
<u>Strategy 10.1.2.5.</u> Regularly review public safety needs and enhance facilities as required and needed.	• Oconee County	Annually
<u>Strategy 10.1.2.6.</u> Work to address the age-related challenges and needs that may arise among Oconee County's aging population, particularly focusing on issues not adequately dealt with by state and federal programs.	• Oconee County • Aging Services • Faith-based Communities • Healthcare Providers	2025
<u>Strategy 10.1.2.7.</u> Upgrade and maintain the County road system in a manner that meets the needs of Oconee County's growing population and provides safe and efficient routes through the County.	• Oconee County • SCDOT • ACOG	Annually
<u>Strategy 10.1.2.8.</u> Continue to evaluate and fund public transportation in urbanizing areas of Oconee County, expanding as needed to provide for ongoing growth and development.	• Oconee County • CatBus • SCDOT • ACOG	Annually

ELEMENT GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

<p><u>Strategy 10.1.2.9.</u> Expand bicycle and pedestrian routes to allow for greater use of alternative forms of transportation and to promote ecotourism opportunities.</p>	<ul style="list-style-type: none"> • Oconee County • SCDOT • ACOG • Municipalities 	<p>2030</p>
<p><u>Strategy 10.1.2.10.</u> Continue upgrades to the Oconee County Airport in a manner that not only serves existing clientele, but establishes the facility as a premier small airport.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>2030</p>

<p>Goals/Objectives/Strategies</p>	<p>Accountable Agencies</p>	<p>Time Frame for Completion</p>
<p><u>Strategy 10.1.2.11.</u> Promote a countywide arts program to facilitate an appreciation for the arts and other cultural facilities in Oconee County.</p>	<ul style="list-style-type: none"> • Oconee County • Arts Organizations • School District of Oconee County 	<p>2030</p>
<p><u>Strategy 10.1.2.12.</u> Conserve and protect features of significant local, regional, and national interest, such as scenic highways, state parks, historic sites, and expand efforts to promote these features for tourism.</p>	<ul style="list-style-type: none"> • Oconee County • SCPRT • SCDOT • Historic Preservation Organizations 	<p>2025</p>
<p><u>Strategy 10.1.2.13.</u> Maintain and update the County's geographic information system (GIS) and related data.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>Annually</p>
<p>Objective 10.1.3. Support adjacent jurisdictions and relevant agencies in planning for future public infrastructure and facility's needs.</p>		
<p><u>Strategy 10.1.3.1.</u> Support and participate in the efforts of Oconee County municipalities in planning for future public infrastructure and facilities needs</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities 	<p>Annually</p>

<p><u>Strategy 10.1.3.2.</u> Support and participate in the efforts of adjacent and relevant jurisdictions in planning for future public infrastructure and facilities needs.</p>	<ul style="list-style-type: none"> • Oconee County • Neighboring Counties and Municipalities • State and Federal Agencies • ACOG 	<p>2025</p>
<p>Goals/Objectives/Strategies</p>	<p>Accountable Agencies</p>	<p>Time Frame for Completion</p>
<p><u>Strategy 10.1.3.3.</u> Support and participate in the efforts of relevant agencies in planning for future public infrastructure and facilities needs.</p>	<ul style="list-style-type: none"> • Oconee County • School District of Oconee County • TCTC • Cultural Organizations • Utilities • Aging and Social Services providers • Healthcare providers 	<p>2030</p>
<p>Goal 10.2. Pursue funding and partnerships to support identified public infrastructure needs.</p>		
<p>Objective 10.2.1. Explore and evaluate alternative methods of obtaining revenue and grant monies to fund capital improvement and new infrastructure.</p>		
<p><u>Strategy 10.2.1.1.</u> Identify and work to establish alternative revenue sources such as special tax districts and the local option sales tax.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>2025</p>
<p><u>Strategy 10.2.1.2.</u> Broaden utilization of grants to assist with capital projects and leverage existing resources to provide matching funds for grant opportunities.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>2030</p>

<p><u>Strategy 10.2.1.3.</u> Explore and pursue other revenue sources such as user-based fees, impact fees, and other sources to help fund infrastructure.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>Annually</p>
<p><u>Strategy 10.2.1.4.</u> Work with state and federal leaders to change formulas for state and federal funding that rely on Census figures that fail to account for the large percentage of non-resident property owners that strain public resources.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>2020 / 2030</p>
<p><u>Strategy 10.2.1.5.</u> Encourage and seek partnership opportunities to eliminate unnecessary redundancies, strengthen funding proposals, and establish public/private partnerships to meet public infrastructure and facilities needs.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • Adjacent/Relevant Jurisdictions and Agencies • Private Industry 	<p>2030</p>
<p>Goal 10.3. Coordinate with adjacent jurisdictions and relevant agencies in planning for capital improvements.</p>		
<p>Objective 10.3.1. Notify and coordinate with adjacent and relevant jurisdictions and agencies when recommending projects for the expenditure of funds for public infrastructure and facilities.</p>		
<p><u>Strategy 10.3.1.1.</u> Improve communication and cooperation between the County and municipalities, state and federal agencies, and other public and private entities.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>Annually</p>

<p>Goals/Objectives/Strategies</p>	<p>Accountable Agencies</p>	<p>Time Frame for Completion</p>
<p><u>Strategy 10.3.1.1.</u> Coordinate with adjacent and relevant jurisdictions and agencies on updates to the Oconee County <i>Priority Investment Element</i>.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • Adjacent/Relevant Jurisdictions 	<p>2030</p>

	and Agencies	
<u>Strategy 10.3.1.2.</u> Notify and coordinate with appropriate adjacent and relevant jurisdictions and agencies when recommending public infrastructure and facilities projects that require the expenditure of public funds.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Adjacent/Relevant Jurisdictions and Agencies 	2030
<u>Strategy 10.3.1.3.</u> Consider relevant existing plans from adjacent jurisdictions and relevant agencies when recommending public infrastructure and facilities projects that require the expenditure of public funds.	<ul style="list-style-type: none"> • Oconee County 	2030

DRAFT

C. GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

The table of goals, objectives and implementation strategies (GOIS) summarizes the actions that will be undertaken in the coming decade to achieve the outcomes identified in the Land Use Element.

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
<p>Goal 11.1. Establish an efficient, equitable, and mutually compatible distribution of land uses that complements Oconee County's traditionally rural lifestyle, yet supports sustainable economic development, protects the environment, and manages future growth and changes.</p>		
<p>Objective 11.1.1. Encourage development in a way that protects and preserves the County's natural resources.</p>		
<p><u>Strategy 11.1.1.1.</u> Review and update existing land use regulations as needed to facilitate development that preserves forests, prime agricultural lands, sensitive areas, and natural resources.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>Annually</p>
<p><u>Strategy 11.1.1.2.</u> Explore ways to incorporate procedures, guidelines, requirements, and educational programs that will protect natural resources from incompatible or potentially harmful land uses without unduly limiting growth and development.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>Annually</p>
<p>Objective 11.1.2. Manage development in a manner that ensures the County's natural resources and lifestyle enhance sustainable economic prosperity while respecting private property rights.</p>		
<p><u>Strategy 11.1.2.1.</u> Utilize the zoning process to enhance development.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>Annually</p>

ELEMENT GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

<p><u>Strategy 11.1.2.2.</u> Coordinate urban/suburban development in Oconee County to ensure adequate infrastructure is in place to support balanced growth in primary growth areas, while minimizing urban sprawl and protecting natural resources, prime agricultural lands, and sensitive areas-</p>	<ul style="list-style-type: none"> • Oconee County 	<p>Annually</p>
<p><u>Strategy 11.1.2.3.</u> Review and consolidate land use regulations to improve clarity, remove duplication, ensure consistency, and streamline review and administration.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>Annually</p>
<p><u>Strategy 11.1.2.4.</u> Use incentives, tools, and regulatory options for reducing and preventing conflict between incompatible land uses and reducing such issues in high growth areas.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>Annually</p>
<p><u>Strategy 11.1.2.5.</u> Use corridor overlays, design guidelines, and performance standards to ensure the protection of the environment, community appearance, and property values while respecting private property rights.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>Annually</p>
<p><u>Strategy 11.1.2.6.</u> Address on-premise and off-premise signs, and billboards, and their life-safety and visual impacts along roadways in the County.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>2025</p>
<p><u>Strategy 11.1.2.7.</u> Identify the location and density of RV parks within the County to determine if additional regulation is needed to manage traffic, ensure health and safety, and address environmental impacts, with particular emphasis on waterbodies.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>2021</p>
<p><u>Strategy 11.1.2.8.</u> Enable and promote the development of cluster subdivisions, with design features incorporating site amenities and resources such as open space, greenways, and wetland preserves.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>2025</p>
<p><u>Strategy 11.1.2.13.</u> Consider requiring landscaping and buffer provisions for new</p>	<ul style="list-style-type: none"> • Oconee County 	<p>2022</p>

non-residential development along specific corridors and within specific areas of the County.		
<u>Strategy 11.1.2.14.</u> Encourage landscaping, beautification, and repair of properties through volunteer community programs.	• Oconee County	2022
Objective 11.1.3. Protect agricultural land through preservation and land use strategies designed to mitigate higher density residential and commercial development of rural farmlands.		
<u>Strategy 11.1.3.1.</u> Utilize the zoning process to accommodate appropriate development as requested.	• Oconee County	Annually

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
<u>Strategy 11.1.3.2.</u> Implement as feasible the incorporation of voluntary mechanisms such as the use of conservation easements, purchase of development rights, and transfer of development rights to preserve agricultural lands and environmentally sensitive areas.	• Oconee County	Annually
<u>Strategy 11.1.3.3.</u> Map prime and functioning agricultural properties to determine areas that may need protection from incompatible uses.	• Oconee County	2021
Objective 11.1.4. Address the changes and emerging needs of areas transitioning to a more intensive land use.		
<u>Strategy 11.1.4.1.</u> Develop additional corridor plans focused on safety and design issues but with additional focus on reducing visual blight and inappropriate and incompatible development.	• Oconee County	2025
<u>Strategy 11.1.4.2.</u> Develop overlay districts, primarily along principle community entrances (highway corridors) to meet the individual	• Oconee County	2021

ELEMENT GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

needs of each district in areas such as signage, appearance, transportation needs, etc.		
<u>Strategy 11.1.4.3.</u> Promote development that is consistent with the scenic character of S.C. Hwy. 11 through the incorporation of a corridor overlay, conditional use provisions, or other mechanisms; and explore ways to preserve and maintain tree lines and scenic vistas along S.C. Hwy. 11.	<ul style="list-style-type: none"> • Oconee County 	2021
<u>Strategy 11.1.4.4.</u> Continue to work with the OJRSA and other infrastructure providers on expansions to serve residents and businesses and provide opportunities for economic growth.	<ul style="list-style-type: none"> • Oconee County • OJRSA • Infrastructure providers 	Annually
<u>Strategy 11.1.4.5.</u> Seek resources, plan for, and implement the innovative development and redevelopment of unincorporated areas such as Fair Play, Oakway, Newry and Utica.	<ul style="list-style-type: none"> • Oconee County 	Annually
<u>Strategy 11.1.4.7.</u> Continue to seek new opportunities to coordinate, collaborate, and cooperate with municipalities, adjacent jurisdictions, and associated agencies and organizations.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Adjacent jurisdictions • Agencies and organizations 	Annually
Objective 11.1.5. Enable and promote a range of housing choices to meet the needs of residents that accommodate a variety of economic levels, age groups, and preferences.		
<u>Strategy 11.1.5.1.</u> Work with developers and other public and private agencies and organizations to encourage and enable development of affordable housing options to meet current and projected housing needs.	<ul style="list-style-type: none"> • Oconee County • Developers • Public and private agencies and organizations 	Annually
<u>Strategy 11.1.5.2.</u> Work with developers and other public and private agencies and organizations to encourage and enable the	<ul style="list-style-type: none"> • Oconee County • Developers • Public and 	Annually

redevelopment and revitalization of dilapidated and unsafe housing in declining residential areas.	private agencies and organizations	
<u>Strategy 11.1.5.3.</u> Encourage new and innovative approaches to residential development that will expand housing options.	• Oconee County	Annually
Objective 11.1.6. Expand and promote opportunities for recreation and access to natural resources and greenspaces.		
<u>Strategy 11.1.6.1.</u> Work with the State, Sumter National Forest, Duke Energy, the Army Corps of Engineers, and other organizations to provide reasonable and safe access to the County's lakes and rivers for residents and visitors while protecting private property rights.	<ul style="list-style-type: none"> • Oconee County • State of South Carolina • Sumter National Forest • Duke Energy • U.S. Army Corps of Engineers • Other related organizations 	Annually
<u>Strategy 11.1.6.2.</u> Explore partnerships and alternative methods of connecting residential, employment, recreation, other essential services, and communities such as greenways and trails.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	Annually
<u>Strategy 11.1.6.3.</u> Continue to seek and utilize resources and partnerships to connect to regional trail and park systems.	<ul style="list-style-type: none"> • Oconee County • State of South Carolina • Park and trail providers 	Annually
<u>Strategy 11.1.6.4.</u> Continue to cultivate eco-tourism opportunities in key areas such as near the new mountain bike facility at Stumphouse Tunnel and planned expansions of County parks.	<ul style="list-style-type: none"> • Oconee County • Municipalities • State of South Carolina • Sumter National Forest 	Annually

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
<p><u>Strategy 11.1.6.5.</u> Seek opportunities to increase greenspaces, to include exploring requiring open space/greenspace as a component of new development.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>Annually</p>
<p>Objective 11.1.7. Continue support of a comprehensive planning process to ensure that the citizens of Oconee County possess accurate inventories and analyses of existing county conditions and the opportunity to better manage future conditions.</p>		
<p><u>Strategy 11.1.7.1.</u> Review and update the components of the Oconee County Comprehensive Plan as needed, not restricted to the minimum time periods established in the S.C. Comprehensive Planning Enabling Act, as amended.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>Annually</p>
<p><u>Strategy 11.1.7.2.</u> Expand public access to the County's geographic information system (GIS), emphasizing the accuracy and maintenance of data collected and the usability of the GIS website.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>Annually</p>
<p><u>Strategy 11.1.7.3.</u> Utilize Assessor's data and GIS technology to better track development trends for use in planning for future growth and change.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>Annually</p>

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

AGENDA

Noon- Monday, October 21st- 2019 Council Chambers - City of Clemson Administrative Complex 1250 Tiger Boulevard Clemson, SC 29631

1. Call to Order
2. Common opportunities and challenges
3. Adjourn

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



1. How can we best stay abreast of what is taking place on our respective "borders"?
2. What impacts - positive or negative - does an additional 4000 students have on Oconee County?
3. What impacts - positive or negative - does an additional 4000 students have on the City of Clemson?
4. What are our common transportation/traffic issues?
5. What are some projects that may affect us both?



City of Clemson Commissioners

Larry Allen

Kathy Fulmer

Mary Beth Green

Elaine Richardson

Helen D Steele

Brad White

Oconee County Commissioners

Frankie Pearson

Mike Johnson

Stacy Lyles

Gwen McPhail

Mike Smith

Alex Vassey

Andrew Gramling

Some development statistics within Oconee County

January 1 - August 15th 2019

Residential

- 30-40 new home permits issued each month
- 238 new home permits (stick-built)
- 98 manufactured home
- 82 remodels
- 54 garages
- 51 residential additions

Commercial

- 22 new construction - value \$145M
- 21 remodels

Recreational Vehicle

- 100+ electric setups

Major upcoming residential projects

- Hartwell Village student housing
- Newry Mill
- Cliffs expansion
- 1000 acres +/- "in play" for development

Major Industrial

- Horton
- Expansion for ACI plastics

Major Planning Commission projects

- Comp Plan
- Corridor Planning





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