

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

## **LIMITED IN-PERSON ATTENDANCE PERMITTED**

*Due to the Novel Coronavirus pandemic and the ongoing state of emergency, in-person attendance at this Commission meeting by members of the general public will be limited. Attendance will be limited to twenty percent of the stated maximum occupancy, which equates to thirty-four (34) persons (including Council members, other elected officials, and staff). Attendees will be required to sit in designated seats, appropriately spaced. In-person attendance will be allowed on a “first-come” basis.*

*Additionally, to ensure the meeting otherwise remains open to the public, we will continue to broadcast it live on the County’s YouTube channel, which can be found via the County’s website at [Oconeesc.com](http://Oconeesc.com). Further, the public may call in and listen by dialing **888-475-4499 OR 877-853-5257** and entering meeting ID # **828 4377 0168**. And, individuals parked in close proximity to Council Chambers may listen to the meeting on FM 92.3.*

## **PARTISAN POLITICAL ACTIVITY PROHIBITED**

*During this election season, please remain aware that engaging in partisan political activity during a County Commission meeting is prohibited. Oconee Code of Ordinances Section 2-61. “Partisan political activities” are those activities that are directed at the success or failure of a political party, candidate for political office, or political group.*

Planning Commission agenda- 5:00PM Monday, August 17th, 2020

Council Chambers - Oconee County administrative complex

Corridor planning sub-committee – 4PM – Conference Room

1. Corridor planning

Planning Commission – 5PM- Council Chambers

1. Call to Order

2. Invocation

3. Pledge of Allegiance

4. Public Comment for Non-Agenda Items (3-minutes per person)

5. Commission member comment

6. Approval of minutes from 08/03/2020

7. Affordable Housing

Citizen comment (3-minutes per person)

Discussion

Vote

8. Planning Commission priorities for 2020

A. Citizen comment (3-minutes per person)

B. Discussion

C. Vote

9. Comprehensive Plan yearly review items

A. Citizen comment (3-minutes per person)

B. Discussion

C. Vote

10. Junkyard/Scrap yard discussion

A. Citizen comment (3-minutes per person)

B. Discussion

C. Vote

11. Development standards ordinance
  - A. Citizen comment (3-minutes per person)
  - B. Discussion
  - C. Vote
12. Corridor update
  - A. Discussion
  - B. Vote
13. Letter of Appreciation
  - A. Discussion
  - B. Vote
14. 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](mailto:achapman@oconeesc.com).

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## **Minutes**

5:00 pm- Monday, August 03, 2020  
Council Chambers - Oconee County Administrative  
Complex

### **Members Present**

Frankie Pearson  
Mike Smith  
Gwen McPhail  
Alex Vassey  
Mike Johnson  
Andy Gramling  
Stacy Lyles

### **Staff Present**

Adam Chapman  
Vivian Kompier

### **Media Present**

None

- 1. Call to Order** – Ms. McPhail called the meeting to order at 5:00pm.
- 2. Invocation**
- 3. Pledge of Allegiance**
- 4. Public Comment for Non-Agenda Items** – Mr. Barnett spoke about the silent majority and property rights.

**5. Commission member comment** – None

**6. Approval of minutes from 07/06/2020** – Mr. Pearson made a motion to approve the minutes, Mr. Smith seconded and was approved 7/0.

**7. Recreational Vehicle Park draft ordinance-**

**Citizen comment** – Mr. Barnett stated that there have been more RV's sold recently than in history with the lack of affordable housing.

**Vote** –

Mr. Smith made a motion to accept the RV Park ordinance as presented and forward it to County Council for their consideration, seconded by Mr. Vassey.

Ms. Lyles amended the motion to change 32-705 item j to read "The proposed names of the RV park and internal road system as applicable." Seconded by Mr. Pearson. Approve 6/0 with Mr. Gramling abstaining.

Mr. Smith amended his original motion to accept the RV Park ordinance as presented, with the correction as noted above, and to forward it to County Council for their consideration.

Mr. Vassey seconded and the motion passed 5/2 with Mr. Gramling and Ms. Lyles voting against.

**8. Development Standards discussion -**

**Citizen comment** – Mr. Barnett went on to explain that government adds 25% to construction fees and those fees get pushed on to the buyer making buying a home more expensive.

**Discussion** – Mr. Smith asked who is to be doing the maintenance on the screens/buffer/trees? Mr. Smith also question the 3:1 ration. Mr. Pearson asked that definitions be added. Mr. Chapman will revisit these items.

**Vote** – None

**9. Junkyard/Scrap-yard discussion –**

**Citizen comment** – Mr. Barnett raised the question "Junkyard according to who?"

**Discussion** – Mr. Chapman provided the South Carolina statute on junkyards and Greenville County's statute as well to start the discussion. There was much discussion as to whether or not this is something that needs the Commission's attention. The Commission will revisit the priorities that were put in place back in January/February.

**Vote** – None

**10. U.S. Census update** – Mr. Chapman gave an update on the Census.

**11. Adjourn** – The meeting was unanimously adjourned at 6:18pm.

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Oconee County Administrative Offices  
415 S. Pine Street, Walhalla, SC 29691 / 864.638.4218 / [www.oconeesc.com](http://www.oconeesc.com)

# Homelessness in the United States

*Extracted from the 2018 Annual Homelessness Assessment Report (AHAR) to Congress*

On a single night in January 2018, there were 552,830 people experiencing homelessness in the United States. 65% were sheltered individuals and 35% were unsheltered individuals.

- Homelessness increased modestly from 2017 to 2018 for the second year in a row. However, since 2007, homelessness has declined overall by 15%.
- Homelessness nationally increased by 0.3% between 2017 and 2018, accounted for by a 2% increase in unsheltered individuals experiencing homelessness and a decrease in sheltered individuals experiencing homelessness.
- Despite recent increases in unsheltered homelessness, since 2007 24% fewer people were experiencing homelessness in unsheltered locations
- Two in three people (67%) experiencing homelessness were adults in households without children. The remaining 33% of people experiencing homelessness did so as part of a family.
- 20% (or 111,592) of those experiencing homelessness were children under the age of 18.
- 9% (53,438 individuals) were between the ages of 18 and 24.
- On a single night in 2018, about 36,000 unaccompanied youth – people under the age of 25 experiencing homelessness on their own - were experiencing homelessness. 89% of these individuals were between the ages of 18 and 24 and 51% of unaccompanied youth were unsheltered.
- Nearly 89,000 individuals experiencing homelessness on a single night in January 2018 had chronic patterns of homelessness.
- Chronic homelessness among individuals increased by 2% between 2017 and 2018 but is 26% lower since 2007.
- Two thirds of these individuals were unsheltered – staying outdoors in abandoned buildings, or other locations not suitable for human habitation rather than staying in shelters, reflecting the high degree of vulnerability of this population. \*
- Nearly 38,000 veterans were experiencing homelessness in the US.
- Since 2010, the number of veterans experiencing homelessness has decreased by 49% (36,000).

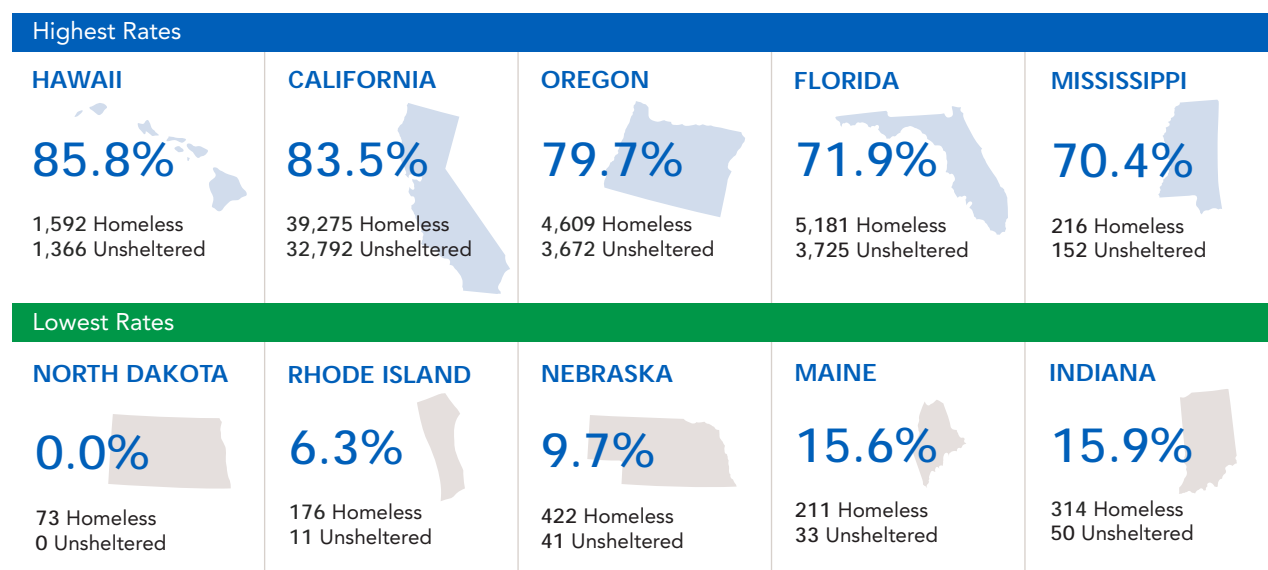
*\* Chronically homeless individuals are individuals with disabilities who have either been continuously experiencing homelessness for one year or more or who have experienced at least four episodes of homelessness in the past three years where the combined length of time homeless in those occasions is at least 12 months.*

**EXHIBIT 5.7: Largest Changes in Homeless Veterans**  
By State, 2018-2019 and 2009-2019

2018–2019		2009–2019	
<b>Largest Increases</b>			
CALIFORNIA	144 / 1.3%	OREGON	161 / 12.6%
GEORGIA	96 / 13.6%	UTAH	45 / 27.1%
KENTUCKY	78 / 21.1%	VERMONT	26 / 42.2%
OREGON	75 / 5.5%	HAWAII	6 / 1.3%
<b>SOUTH CAROLINA</b>	<b>47 / 11.3%</b>		
<b>Largest Decreases</b>			
TEXAS	-129 / -6.7%	CALIFORNIA	-6,993 / -38.9%
PENNSYLVANIA	-125 / -12.7%	FLORIDA	-4,663 / -65.4%
ILLINOIS	-114 / -14.2%	NEW YORK	-4,609 / -78.4%
MICHIGAN	-94 / -13.6%	TEXAS	-3,685 / -67.1%
MARYLAND	-84 / -14.6%	GEORGIA	-1,959 / -71.0%

Note: Figures from 2009-2019 exclude North Dakota, Colorado, South Dakota, Wyoming, and Michigan. All figures exclude Puerto Rico and the U.S. territories.

**EXHIBIT 6.4: States with the Highest and Lowest Percentages of Chronically Homeless Individuals who were Unsheltered**  
2019

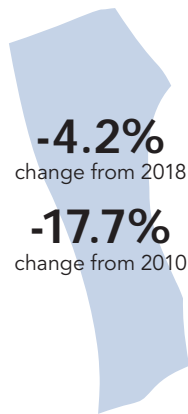


**EXHIBIT 6.5: Largest Changes in Chronically Homeless Individuals**  
By State, 2007–2019

	2018–2019	2007–2019
Largest Increases		
<b>CALIFORNIA</b>	6,607 / 20.2%	<b>WASHINGTON</b> 1,843 / 70.8%
<b>FLORIDA</b>	638 / 14.0%	<b>OREGON</b> 1,780 / 62.9%
<b>OREGON</b>	596 / 14.9%	<b>HAWAII</b> 814 / 104.6%
<b>MINNESOTA</b>	474 / 48.9%	<b>NEW MEXICO</b> 572 / 80.5%
<b>NEW MEXICO</b>	469 / 57.6%	<b>SOUTH CAROLINA</b> 324 / 56.5%
Largest Decreases		
<b>WASHINGTON</b>	-1,329 / -23.0%	<b>TEXAS</b> -4,593 / -57.9%
<b>TENNESSEE</b>	-536 / -34.4%	<b>FLORIDA</b> -2,282 / -30.6%
<b>COLORADO</b>	-465 / -18.1%	<b>TENNESSEE</b> -1,747 / -63.1%
<b>DISTRICT OF COLUMBIA</b>	-212 / -13.4%	<b>OHIO</b> -1,501 / -65.0%
<b>ALABAMA</b>	-122 / -25.8%	<b>GEORGIA</b> -1,403 / -56.5%

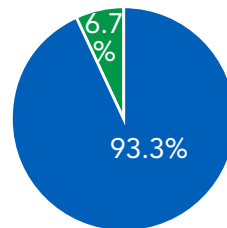


## RHODE ISLAND



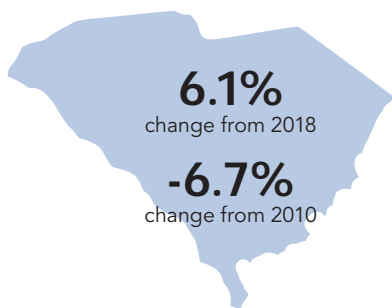
Total Homeless, 2019  
1,055

**10.0** in every **10,000**  
people were experiencing  
homelessness



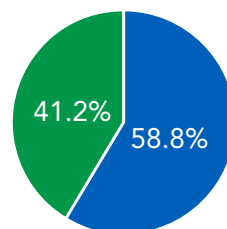
■ Unsheltered (71)  
■ Sheltered (984)

## SOUTH CAROLINA



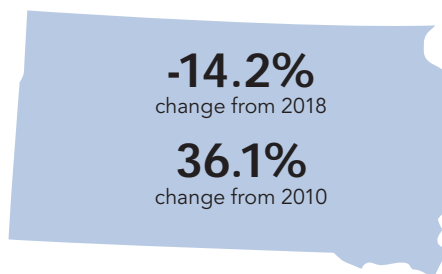
Total Homeless, 2019  
4,172

**8.3** in every **10,000**  
people were experiencing  
homelessness



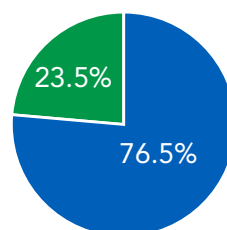
■ Unsheltered (1,717)  
■ Sheltered (2,455)

## SOUTH DAKOTA



Total Homeless, 2019  
995

**11.4** in every **10,000**  
people were experiencing  
homelessness



■ Unsheltered (234)  
■ Sheltered (761)

### Estimates of Homelessness

**730** individuals

**325** people in families  
with children

**26** unaccompanied  
homeless youth

**92** veterans

**176** chronically homeless  
individuals

### Estimates of Homelessness

**3,318** individuals

**854** people in families  
with children

**216** unaccompanied  
homeless youth

**462** veterans

**897** chronically homeless  
individuals

### Estimates of Homelessness

**725** individuals

**270** people in families  
with children

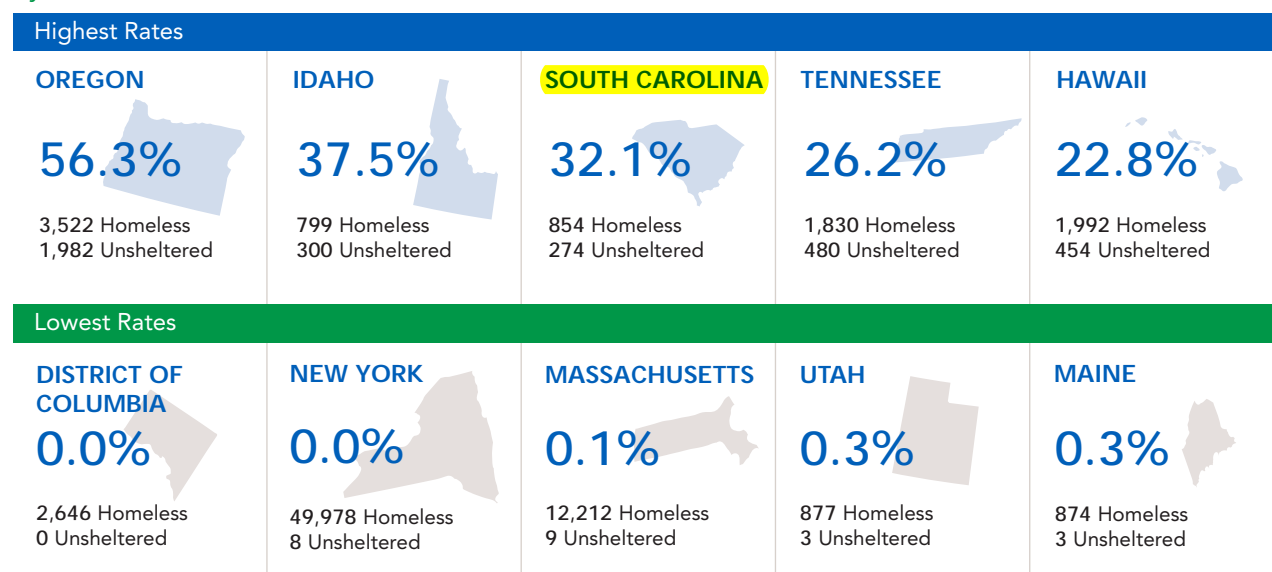
**66** unaccompanied  
homeless youth

**66** veterans

**81** chronically homeless  
individuals

### EXHIBIT 3.6: States with the Highest and Lowest Percentages of People in Families with Children who were Unsheltered

By State, 2019



### EXHIBIT 3.7: Largest Changes in Homeless People in Families

By State, 2007–2019

2018–2019		2007–2019	
Largest Increases			
<b>CALIFORNIA</b>	1,537 / 7.3%	<b>NEW YORK</b>	15,433 / 44.7%
<b>MICHIGAN</b>	221 / 7.0%	<b>MASSACHUSETTS</b>	5,377 / 78.7%
<b>INDIANA</b>	206 / 13.9%	<b>DISTRICT OF COLUMBIA</b>	1,043 / 65.1%
<b>OREGON</b>	185 / 5.5%	<b>IDAHO</b>	152 / 23.5%
<b>NEW MEXICO</b>	175 / 29.1%	<b>DELAWARE</b>	11 / 3.2%
Largest Decreases			
<b>FLORIDA</b>	-2,524 / -26.3%	<b>FLORIDA</b>	-7,966 / -53.0%
<b>NEW YORK</b>	-2,092 / -4.0%	<b>TEXAS</b>	-7,245 / -53.7%
<b>MASSACHUSETTS</b>	-1,045 / -7.9%	<b>CALIFORNIA</b>	-5,533 / -19.7%
<b>COLORADO</b>	-894 / -27.5%	<b>NEW JERSEY</b>	-5,375 / -64.4%
<b>CONNECTICUT</b>	-763 / -45.0%	<b>GEORGIA</b>	-4,588 / -64.5%

<sup>a</sup> Because of methodological changes, Michigan was excluded from the list of largest decreases from 2007-2019.

# Chapter 3. Housing Element

Adequate, safe housing is a basic human need. The American Public Health Association ranks housing as one of the top three issues affecting personal and community health. The quality, availability, and affordability of a community's housing stock weighs heavily in the decision-making process of businesses and employers when considering new locations. Newcomers to Oconee County consider a variety of factors when choosing their new homes such as quality of schools, public safety, and convenience to jobs and services, as well as other community amenities. However, the deciding factor in housing choice is typically the quality and affordability of the available homes in an area.

The purpose of the Housing Element of the Comprehensive Plan is to assess the condition, availability, and affordability of Oconee County's housing stock and to project future housing needs. The prediction of future housing needs poses a distinct challenge as homes are essentially expensive consumer products with a demand that is greatly influenced by economic conditions. Interest rates and the overall economy have dramatic effects on the housing market. When such factors make home ownership unattainable for lower income persons, many residents find themselves dependent on the rental market. This element considers both owner-occupied and rental housing needs for the next ten years in Oconee County and its municipalities.

Oconee County is faced with a myriad of possibilities and challenges in planning for future housing needs. A thorough study of current housing conditions and probable trends for the future can identify a balance of housing types to accommodate the diverse housing needs of current and future County residents.

## A. HOUSING GROWTH

Growth in housing supply is closely associated with population growth. While population growth can provide the impetus for an increase in housing supply, a housing stock that offers variety, affordability, and quality can also attract people to a community. Oconee County experienced a 12.2% increase in population from 2000 to 2010, accompanied by a 19.7% increase in housing units. Housing growth outpaced population growth by 7.5% during this period. This disparity between population and housing growth rates can be attributed in part to movement of current residents from older housing units to newer homes, resulting in no population increase, but higher housing vacancy rates – rising from 15.7% in 2000 to 21.1% in 2016.

Beyond the general counts provided in the 2000 and 2010 Census, detailed housing data is available through the American Community Survey (ACS) in single-year and multi-year compilations. The most reliable and accessible of these are the five-year ACS estimates that are based on 60 months of collected data at all geographic levels including municipalities, Census tracts, block groups, and blocks. The most recent five-year ACS is the 2012 to 2016 survey.



As detailed in Table 3-1, Oconee County has 39,139 housing units, with 7,632 (19.5%) of these units located in incorporated areas, including 4,230 units in the City of Seneca. The 19.7% growth rate in the Oconee County housing supply from 2000 to 2010 mirrors housing growth statewide at 21.9%. In contrast, housing growth among the County’s municipalities has varied widely in since 2000 as shown in Table 3-1.

**Table 3-1. Housing Unit Growth, County and Municipalities, 2010 to 2016**

Jurisdiction	2000 Census	2010 Census	# Change 2000-2010	% Change 2000-2010	2016 ACS	# Change 2010-2016	% Change 2010-2016
<b>Oconee County</b>	<b>32,383</b>	<b>38,763</b>	<b>6,380</b>	<b>19.7%</b>	<b>39,139</b>	<b>376</b>	<b>1.0%</b>
Salem	72	77	5	6.9%	72	-5	-6.5%
Seneca	3,677	4,076	399	10.9%	4,230	154	3.8%
Walhalla	1,705	1,852	147	8.6%	1,896	44	2.4%
Westminster	1,333	1,227	-106	-8.0%	1,281	54	4.4%
West Union	145	150	5	3.4%	153	3	2.0%

Sources: U.S. Census Bureau, 2010 Census and 2012-2016 ACS

Oconee County is the most rural of the ten counties in South Carolina’s Appalachian Region and ranks as the 18<sup>th</sup> most rural county statewide. More than 68% of its housing units (26,394 units) are located in rural areas outside of municipalities (Table 3-2). The percentage of rural housing units in the County is substantially higher than the 43.8% of statewide housing considered as rural. However, the County has become more urban in recent decades, Urban housing units in Oconee County increased by more than a third in both the 1990s and the 2000s.

**Table 3-2. Urban and Rural Housing Units in the County and State, 1990, 2000 and 2010**

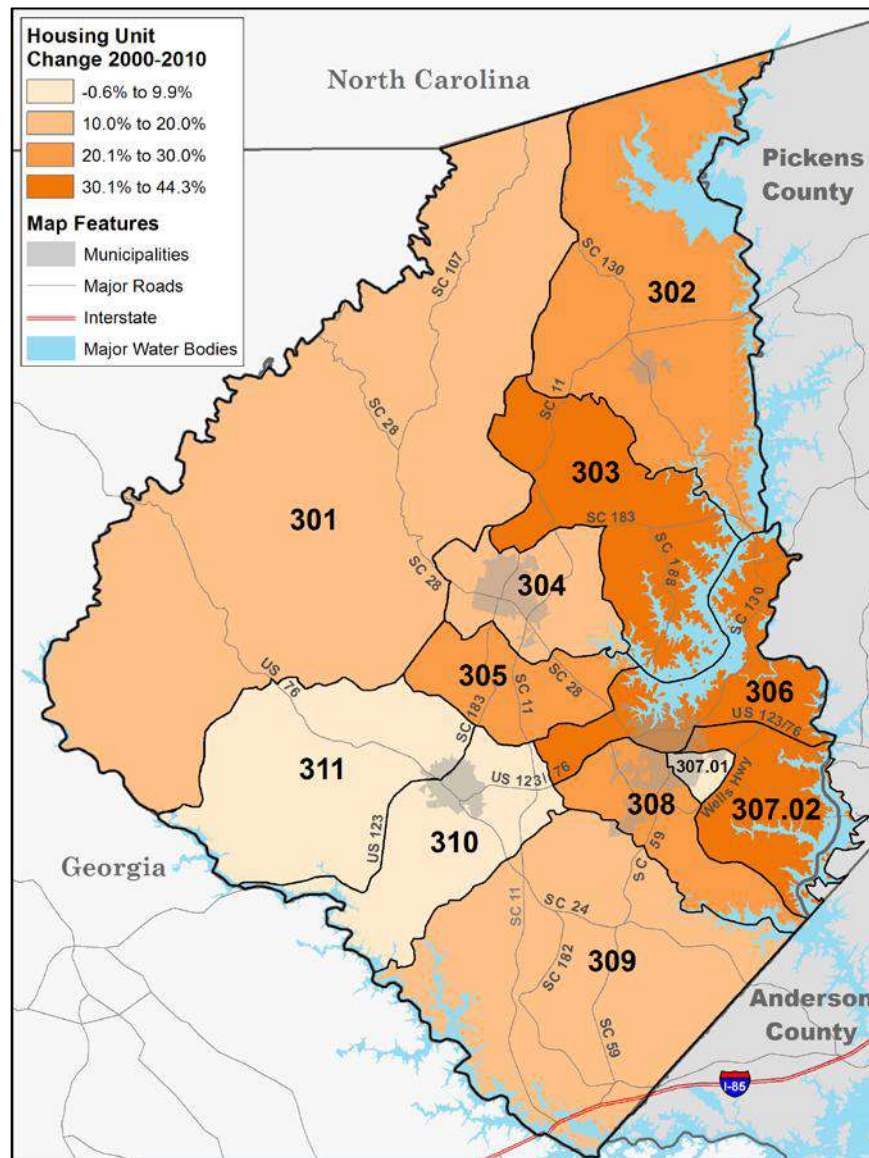
	1990		2000		2010		% change 1990-2000	% change 2000-2010
	#	%	#	%	#	%		
<b>Oconee County</b>	<b>25,983</b>	<b>100.0%</b>	<b>32,383</b>	<b>100.0%</b>	<b>38,763</b>	<b>100.0%</b>	<b>24.6%</b>	<b>19.7%</b>
Urban	6,460	24.9%	8,871	27.4%	12,369	31.9%	37.3%	39.4%
Rural	19,523	75.1%	23,512	72.6%	26,394	68.1%	20.4%	12.3%
<b>South Carolina</b>	<b>1,424,155</b>	<b>100.0%</b>	<b>1,753,670</b>	<b>100.0%</b>	<b>2,137,683</b>	<b>100.0%</b>	<b>23.1%</b>	<b>21.9%</b>
Urban	799,979	56.2%	1,073,187	61.2%	1,423,307	66.6%	34.2%	32.6%
Rural	624,176	43.8%	680,483	38.8%	714,376	33.4%	9.0%	5.0%

Sources: U.S. Census Bureau, 2000 and 2010; 1990 Census of Population and Housing: South Carolina

Housing growth by Census tract is illustrated in Map 3-1. The percentage of growth among the County’s Census tracts from 2000 to 2010 ranged from a loss of 11 units in tract 307.01 (includes the southeastern portion of Seneca) to a 44.3% growth rate in tract 303 (west of Walhalla and bordering Lake Keowee). Tracts with the highest rates of growth are bordered by Lake Keowee or Lake Hartwell.



Map 3-1. Housing Growth by Census Tract, 2000 to 2010



Source: U.S. Census Bureau, 2000 and 2010 Census

**1. Residential Building Permits**

An examination of single-family residential building permits provides additional information on housing growth trends in recent years. Single-family residential permit data for Oconee County from 2014 to November 2018 is listed in Table 3-4 and illustrated in Figure 3-1. This data includes single-family, site-built construction as well as manufactured homes that were moved into the County.

Single-family, site-built homes accounted for nearly three-fourths (73.2%) of these permits (1,539 housing units) during the period. Permits for single-family, site-built homes have



exceeded those issued for newly located manufactured homes in each of these years. County permitting for single-family residential homes peaked in 2017 at 541 permits, with the lowest number issued in 2014 at only 270 permits. While permitting for manufactured homes has remained relatively steady since 2014, permitting for site-built homes rose sharply in 2016, a trend that continued in 2017. Based on permits issued through November 2018, single-family permitting for that year is consistent with 2017 activity.

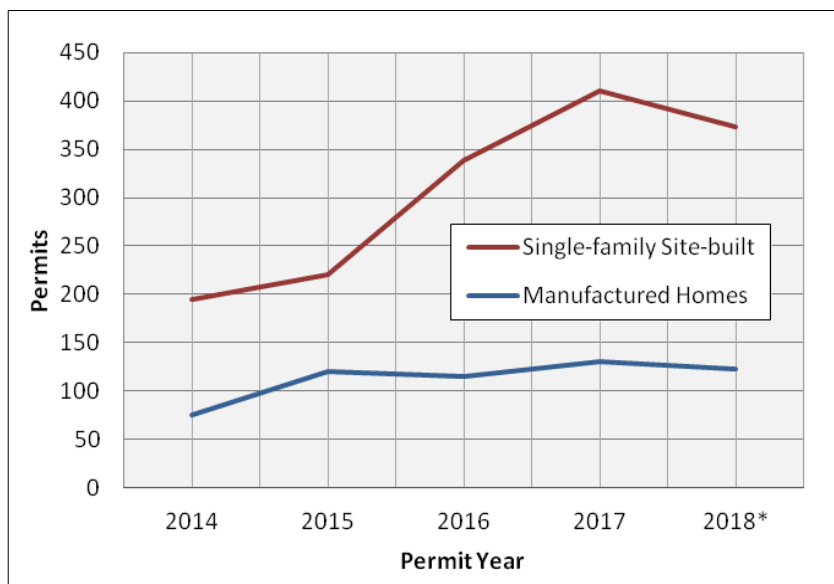
**Table 3-4. Single-family Residential Housing Units Permitted, 2014 to November 2018**

Year	Single-family Site-built Homes		Manufactured Homes		Totals
	#	%	#	%	
2014	195	72.2%	75	27.8%	270
2015	221	64.8%	120	35.2%	341
2016	339	74.7%	115	25.3%	454
2017	411	76.0%	130	24.0%	541
2018*	373	75.2%	123	24.8%	496
<b>Total Units</b>	<b>1,539</b>	<b>73.2%</b>	<b>563</b>	<b>26.8%</b>	<b>2,102</b>

\*Permits issued through November 2018

Source: Oconee County Planning and Zoning, November 2018

**Figure 3-1. New Single-family Residential Permits, 2014 to 2018\***



\*Permits issued through November 2018

Source: Oconee County Planning and Zoning, November 2018



## B. HOUSING LOCATION

Land in residential use comprises more than 11% (42,909.5 acres) of the County's unincorporated land area (Table 3-5). Single-family residential includes single-family homes, as well as manufactured homes on individual properties. Multi-family residential includes duplexes, structures with three or more dwelling units, zero lot line and patio home developments, condominiums, and townhouses. Manufactured home parks in Oconee County are defined as "a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale." Properties less than five acres in size that are classified as agriculture or forestry for tax purposes, but also include a residence, are shown as residential. Single-family is the most prevalent type of residential use, accounting for 98.3% of all residential land in the County. Only one percent of residential land is in use as manufactured home parks and less than one percent as multi-family. In addition, there are more than 3,000 properties larger than five acres in size and in use as agriculture or forestry that also include a residential use.

**Table 3-5. Land Area by Residential Land Use, 2018**

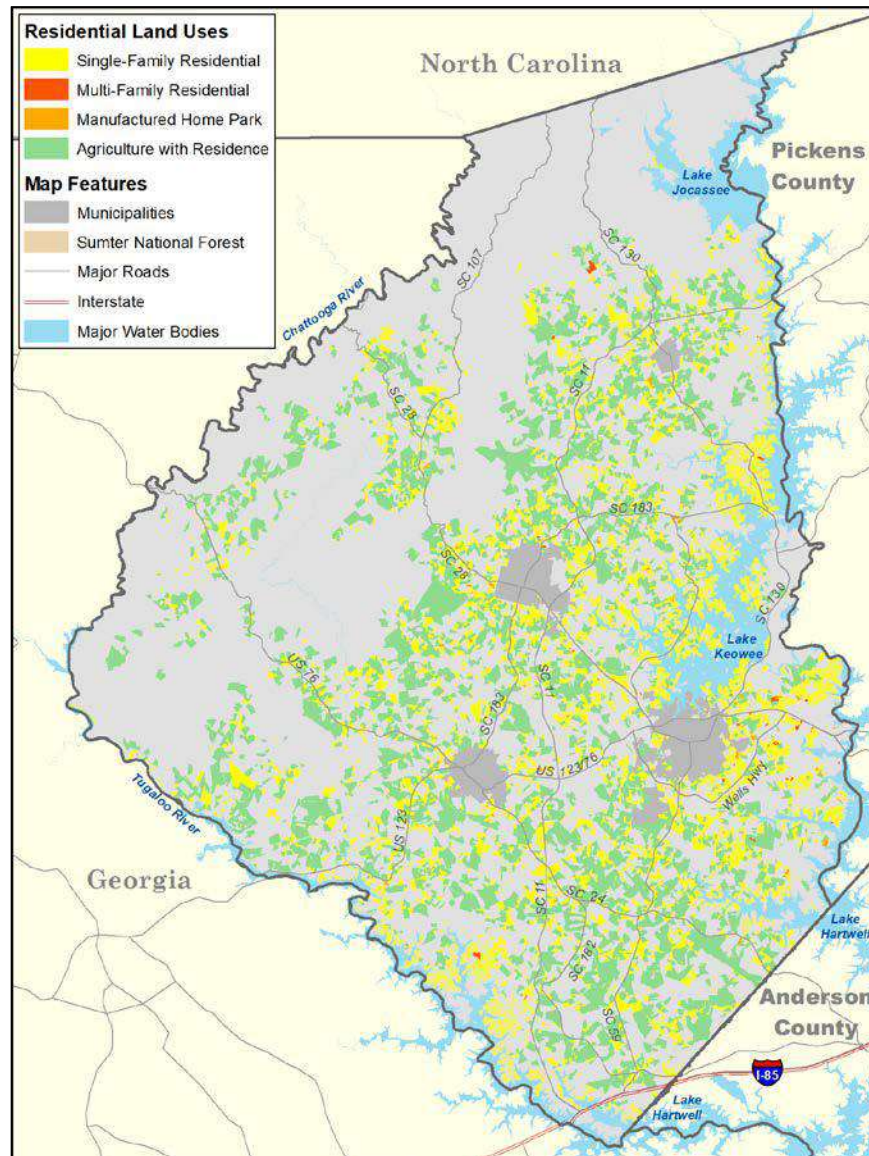
Land Use	Acres	% of All Residential
Single-Family	41,891.81	98.3%
Multi-Family	300.32	0.7%
Manufactured Home Park	422.14	1.0%
<b>Total All Residential</b>	<b>42,614.27</b>	<b>100.0%</b>
<b>Total Acres</b>		<b>% Residential of Total Acres</b>
<b>Total All Land Uses</b>	<b>374,482.9</b>	<b>11.4%</b>

*Source: Oconee County Assessor, November 2018*

Land in residential use is found throughout the unincorporated area of Oconee County, with the exception of land in the Sumter National Forest. Single-family homes are generally concentrated near municipalities, along major transportation routes, and along or near Lake Keowee and Lake Hartwell. Most of the County's multi-family housing is found near the cities of Seneca and Walhalla and along the corridor between Seneca and Clemson, with some developments located near Lake Keowee and Lake Hartwell. Map 3-2 illustrates the location of land in residential use in the County.



Map 3-2. Land in Residential Use, 2018



Source: Oconee County Assessor, November 2018

### C. HOUSING OUTLOOK

Housing growth projections are used by local governments to plan for infrastructure and services that will be needed to accommodate future growth. Predicting future housing growth for jurisdictions is influenced by the economy, interest rates, condition and availability of existing housing, infrastructure, in and out migration, job growth, and intangible factors such as buyer or renter preference. Additional factors for municipalities include annexation and land availability. These variables can significantly impact housing development in smaller jurisdictions, while the impacts on larger jurisdictions with larger populations and land area may be less measurable.





*Claritas Pop-Facts* data provides 2018 estimates and 5-year growth projections for housing units. Projections for 2030 can be made using yearly growth trends based on the five-year growth projections. However, assumptions based on these estimates require updating over time as they are influenced by other factors including household and family size, availability of new housing, in and out-migration, economic activity, and the availability of a range of appropriate housing options. These base projections of future housing growth can be adjusted as new information provides additional insight.

Oconee County's housing supply is projected to reach 43,518 units by 2030, a 12-year increase of 8.4%. Growth is also projected in each of the County's municipalities. Table 3-6 includes housing unit estimates and projections for the County and five municipalities.

**Table 3-6. Housing Unit Estimates and Projections**

Jurisdiction	2010 <sup>1</sup> Census	2018 <sup>2</sup> EA Estimate	2023 <sup>2</sup> EA Projection	2030 Projection	Projected Change 2018 - 2030	
					#	%
<b>Oconee County</b>	<b>38,763</b>	<b>40,163</b>	<b>41,561</b>	<b>43,518</b>	<b>3,355</b>	<b>8.4%</b>
Salem	70	65	66	67	2	3.7%
Seneca	3,953	4,124	4,256	4,441	317	7.7%
Walhalla	1,885	1,954	1,992	2,045	91	4.7%
Westminster	1,144	1,214	1,221	1,231	17	1.4%
West Union	139	156	160	166	10	6.2%

Sources: <sup>1</sup>U.S. Census Bureau, 2010 Census; <sup>2</sup>Environics Analytics Pop-Facts Demographics Trend Report, 2018

The location of future housing growth is difficult to predict, with multiple factors at play in the development process such as the availability of water and sewer, proximity to major transportation routes, natural and other resources, employment centers, past development trends, and related amenities associated with urbanized areas. It is anticipated that much of the County's future residential development and growth will continue to be focused along the U.S. Highway 76/123 corridor between Seneca and Pickens County, in the areas surrounding the County's larger municipalities, and in the areas near Interstate 85 that offer an easy commute to the Greenville and Atlanta Metro areas. Infill residential growth is also anticipated along the shores of Lake Keowee, with possible multi-family development in areas closest to Clemson and near Lake Hartwell.

Two developments are under construction off of U.S. Highway 123 near Clemson University that will add to the County's housing inventory. *Clemson Epoch* is a residential mixed-use development that will include a total of 298 housing units including cottages, townhouses and apartments as well as a meeting house, market pavilion, café, and fitness facility. The development is on Jacobs Road near Clemson Boulevard. Partial occupancy began in the fall of 2019. *Lakeside Lodge* is a 118-unit condo-hotel located off of Clemson Boulevard on Lake Hartwell. The Lodge is expected to be ready for occupancy by fall 2019. Condo-hotels typically combine traditional condo ownership with modified hotel amenities and services. Condos are



sold to individual investors who may use the property as a vacation home and also generate income through participation in a short-term on-site rental program, managed by a property management company.

Residential growth is possible on nearly all of the County's vacant land and land currently in use for agriculture or forestry, totaling almost 191,398 acres. Of this land, more than 89% (170,664 acres) is within the *Control Free* zoning district that currently allows all types of residential uses and densities. Nearly 12,500 acres of vacant or agriculture/forestry land is zoned as *Traditional Rural District* and allows detached single-family and multi-family residential uses, as well as residential subdivisions. Among the County's vacant or agriculture/forestry land, 6,354 acres is in the *Agricultural* zoning district that allows single-family detached residences and smaller residential subdivisions of ten lots or less.

## D. HOUSING TYPE

Housing types available to Oconee County residents range from single-family units to multi-family housing. Single-family (one-unit detached) units are detached from other houses, with open space on all four sides. The Census Bureau includes single unit modular housing (built off-site and transported to the site) in the definition of single-family units, in addition to site-built homes. Single units that are attached (1-unit attached) have one or more walls extending from ground to roof that separate the unit from adjoining structures. Most single-family housing is constructed entirely on-site, in compliance with local building code standards. Duplexes include two housing units in one structure. Multi-family buildings contain more than two housing units within the structure. Manufactured (also known as mobile) homes are constructed off-site and transported to the site on wheels that are attached to the structure.

As of 2016, more than two-thirds (67.6%) of all housing units in the County were single-family, detached homes, a slight increase from the 2000 Census share of 63.2% (Table 3-7). These percentages exceeded the statewide percentages of 61.5% in 2000 and 62.9% in 2016. Costs for attached single-family and duplex construction are also generally less per housing unit than site-built single-family homes. However, in Oconee County these housing types make up a very small percentage of the total housing stock, together accounting for only 3.5% of all housing units.

Manufactured housing offers a less expensive alternative to site-built housing. Manufactured homes account for more than 20% of County housing units, a lower percentage than in 2000 when one in four housing units were manufactured homes. More than one in every five units (8,037 units) in the County's housing market is a manufactured home.



Table 3-7. Housing Unit Type, 2000 and 2016

Unit Type	Oconee County				South Carolina			
	2000		2016		2000		2016	
	#	%	#	%	#	%	#	%
Total Units	32,383	100.0%	39,424	100.0%	1,753,670	100.0%	2,236,262	100.0%
1 unit, detached	20,462	63.2%	26,641	67.6%	1,078,678	61.5%	1,406,900	62.9%
1 unit, attached	276	0.9%	767	1.9%	40,185	2.3%	70,730	3.2%
Duplex	634	2.0%	635	1.6%	43,607	2.5%	45,685	2.0%
Multi-family (3-19)	1,677	5.2%	3,016	7.7%	177,140	10.1%	230,218	10.3%
Multi-family (20+)	202	0.6%	328	0.8%	56,005	3.2%	112,634	5.0%
Mobile Home	8,923	27.6%	8,037	20.4%	355,499	20.3%	369,050	16.5%
Boat, RV, Van, etc.	209	0.6%	0	0.0%	2,556	0.1%	1,045	0.0%

Source: U.S. Census Bureau, 2000 Census and 2012-2016 ACS

Construction costs for multi-family development are generally less per housing unit. These lower construction costs are passed on as savings to buyers of condominium units and renters, making this housing type generally a less expensive alternative. Only 7.8% of the County's housing stock (3,344 units) is multi-family. Most of the County's multi-family housing (3,016 units) is in smaller developments of 3 to 19 units. This market segment has experienced significant growth, almost doubling from only 1,879 units in 2000 to 3,344 units by 2016. While affordable multi-family options continue to be needed for low and moderate income residents, some multi-family developments in areas within proximity to Clemson University have increasingly transitioned to housing for college students seeking affordable options close to campus. New projects are also oriented to students, including the *Epoch Clemson* development that will add 298 townhome and apartment units once completed in early 2020.

## E. HOUSING AGE AND CONDITION

Oconee County housing is similar in age to housing statewide, with a median year built of 1986 (Table 3-8). The County's municipalities have older housing stock, with median year built of 1966 in Westminster to 1978 in Salem and Seneca.

Table 3-8. Year Housing Units Built, 2016

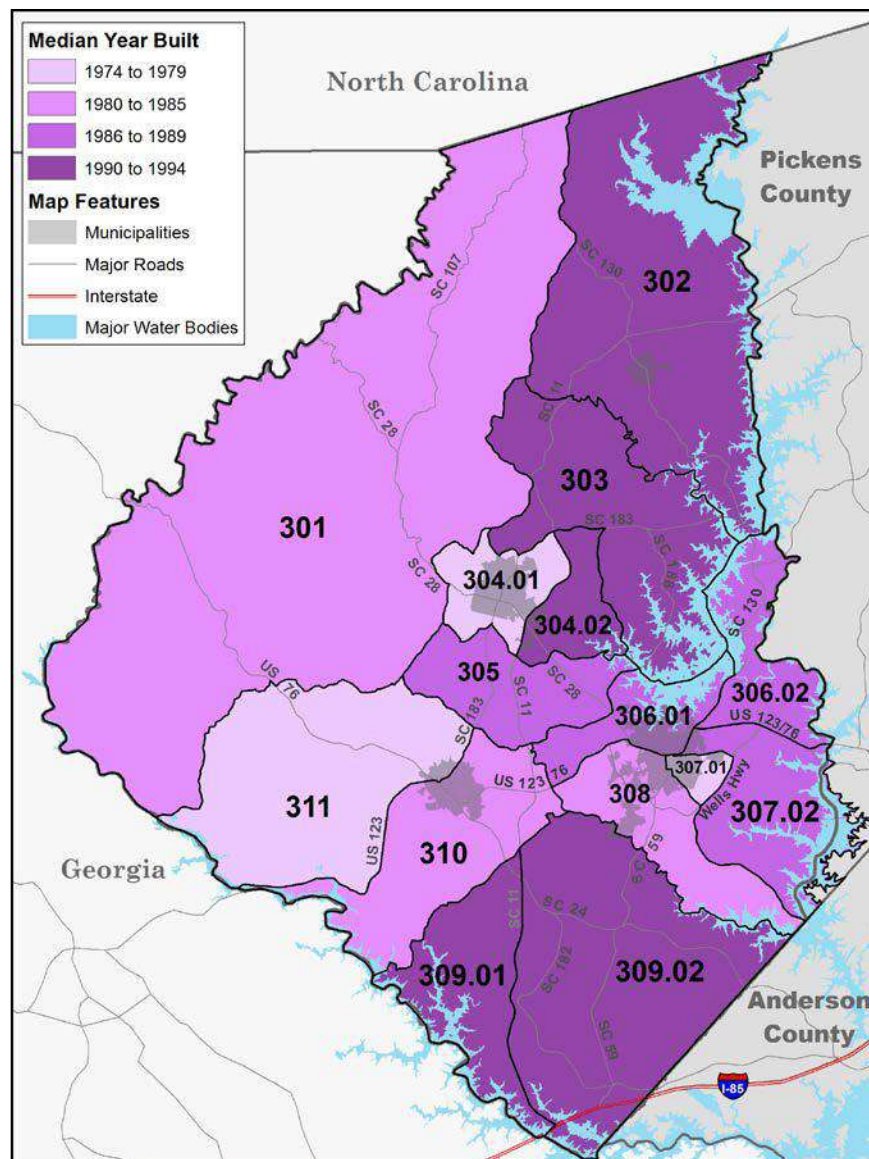
Jurisdiction	Total Units	2000 or later		1970 to 1999		1969 or earlier		Median Year
		#	%	#	%	#	%	
Oconee County	39,139	9,149	23.4%	20,620	52.7%	9,370	23.9%	1986
Salem	72	7	9.7%	40	55.6%	25	34.7%	1978
Seneca	4,230	760	18.0%	2,050	48.5%	1,420	33.6%	1978
Walhalla	1,896	169	8.9%	711	37.5%	1,016	53.6%	1968
Westminster	1,281	22	1.7%	544	42.5%	715	55.8%	1966
West Union	153	38	24.8%	60	39.2%	55	35.9%	1976
South Carolina	2,192,041	527,484	24.1%	1,141,691	52.1%	522,866	23.9%	1986

Source: U.S. Census Bureau, 2012-2016 ACS

Nearly one-fourth (23.9%) of Oconee County's housing stock (9,370 units) was built 49 years ago or earlier. More than half of the County's housing stock (20,620 units) was built between 1970 and 1999. Almost one-quarter of Oconee County housing (9,149 units) were built in 2000 or later, with 11% of these newer homes (1,003 units) built in 2010 or later.

As illustrated in Map 3-3, Census tracts with older housing include 307.01 (1974), 304.01 (1975), and 311 (1978). Smaller tract 307.01 includes the southeastern portion of Seneca, while tract 304.01 includes most of Walhalla and tract 311 includes a small northern portion of Westminster. Tracts with the newest median housing age include 304.02 (1994), 309.01 (1992), 303 (1991), and tracts 302 and 309.02 (1990). Three of these tracts are bordered by Lake Keowee and two are bordered by Lake Hartwell.

Map 3-3. Median Year Homes Built by Census Tract, 2016



Source: U.S. Census Bureau, 2012-2016 ACS



One indicator of housing condition is evidence of overcrowding. Housing units are considered to be crowded when there are 1.01 or more household members per room (including baths and kitchens). Only 2% of housing units in Oconee County (627 units) have 1.01 or more persons per room (Table 3-9). The City of Walhalla has the largest number of overcrowded homes among the County’s municipalities at 81 housing units. While West Union has the highest percentage of homes that are overcrowded at 9.4%, this equates to only 12 housing units.

**Table 3-9. Persons per Room - Occupied Housing Units, 2016**

Jurisdiction	2000			2016		
	Total Occupied Units	Units with 1.01+ Persons per Room		Total Occupied Units	Units with 1.01+ Persons per Room	
		#	%		#	%
Oconee County	27,283	571	2.1%	30,867	627	2.0%
Salem	53	4	7.5%	64	2	3.1%
Seneca	3,383	97	2.9%	3,826	28	0.7%
Walhalla	1,498	93	6.2%	1,594	81	5.1%
Westminster	1,226	26	2.1%	1,021	20	2.0%
West Union	132	14	10.6%	128	12	9.4%
<b>South Carolina</b>	<b>1,533,854</b>	<b>49,338</b>	<b>3.2%</b>	<b>1,839,041</b>	<b>33,096</b>	<b>1.8%</b>

Source: U.S. Census Bureau, 2000 Census and 2012-2016 ACS

Although specific data on housing condition in Oconee County is not available, input from local agencies and community stakeholders indicates the need to explore options for upgrading and replacing substandard housing in areas that include the Utica and Walhalla mill villages. Redevelopment of the former Utica Mill property has been identified as a potential catalyst to revitalize the surrounding area. The County is exploring various economic development incentives for these and other areas within the County.

## F. HOUSING OCCUPANCY AND TENURE

The Oconee County housing market has a 21.1% vacancy rate, a substantial increase over the 2000 rate of 15.7%. This rate is significantly higher than the State rate of 16.1% (Table 3-10). The percentage of vacant housing units is varied among the County’s municipalities. Unoccupied units are most prevalent in Westminster at 20.3% (260 units), while only 9.6% of homes (404 units) are vacant in the City of Seneca and less than 16% (302 units) are unoccupied in Walhalla.

The County’s homeownership rate of 72.9% is well above the State rate of 68.4%. While homeownership in Salem at 84.4% is higher than both the County and the State, the other four municipalities have much lower ownership rates. Walhalla has the lowest owner-occupied rate at 55%.



Table 3-10. Housing Occupancy and Tenure, 2016

Jurisdiction	Total Units	Occupied Housing Units (HU)						Vacant Housing Units	
		Total Occupied HU		Owner Occupied		Renter Occupied		#	%
		#	%	#	%	#	%		
Oconee County	39,139	30,867	78.9%	22,517	72.9%	8,350	27.1%	8,272	21.1%
Salem	72	64	88.9%	54	84.4%	10	15.6%	8	11.1%
Seneca	4,230	3,826	90.4%	2,182	57.0%	1,644	43.0%	404	9.6%
Walhalla	1,896	1,594	84.1%	881	55.3%	713	44.7%	302	15.9%
Westminster	1,281	1,021	79.7%	591	57.9%	430	42.1%	260	20.3%
West Union	153	128	83.7%	82	64.1%	46	35.9%	25	16.3%
South Carolina	2,192,041	1,839,041	83.9%	1,258,661	68.4%	580,380	31.6%	353,000	16.1%

Source: U.S. Census Bureau, 2012-2016 ACS

As illustrated in Map 3-4, the highest concentrations of rental housing are found in Census tract 307.01 at 44.4% (includes a portion of Seneca), tract 304.01 at 38.2% (includes most of Walhalla), and tract 307.02 at 37.6% (bordered by Lake Hartwell near Clemson). The areas of the County with the lowest percentages of renters and the highest concentration of owner-occupied units are generally in the more rural areas of the County and range from 8.2% in tract 309.01 in the southwestern area of the County at the Georgia border to 15.7% in tract 304.02 that includes a small portion of Walhalla.





renter units is higher than for owner occupied units in all municipalities except for Seneca, where average household size for renter units is only 1.8 persons per housing unit.

**Table 3-11. Average Household Size - Occupied Housing Units, 2016**

Jurisdiction	Average Persons per Housing Unit		
	Total all Units	Owner-Occupied	Renter-Occupied
Oconee County	2.42	2.36	2.57
Salem	2.33	2.31	2.40
Seneca	2.14	2.39	1.80
Walhalla	2.59	2.11	3.18
Westminster	2.43	2.33	2.57
West Union	2.38	2.20	2.72
South Carolina	2.55	2.57	2.53

Source: U.S. Census Bureau, 2012-2016 ACS

The Census defines a householder as the person in whose name a housing unit is owned or rented. Adults aged 65 or older are the householder for nearly one-third of all housing units (10,109 units) in the County, higher than the State percentage of 25.7% (Table 3-12). More than 32% of householders in the County are between the ages of 35 to 54 years, which is lower than the statewide percentage of 36%. Adults aged 55 to 64 comprise nearly 21% of all County householders.

**Table 3-12. Age of Householder by Tenure, 2016**

Householder Age by Tenure	Oconee County		South Carolina	
	#	%	#	%
<b>Total All Occupied Units</b>	<b>30,867</b>	<b>100.0%</b>	<b>1,839,041</b>	<b>100.0%</b>
15 to 24 years	992	3.2%	73,587	4.0%
25 to 34 years	3,466	11.2%	266,719	14.5%
35 to 54 years	9,915	32.1%	662,525	36.0%
55 to 64 years	6,385	20.7%	362,732	19.7%
65+ years	10,109	32.8%	473,478	25.7%
<b>Owner Occupied Units</b>	<b>22,517</b>	<b>72.9%</b>	<b>1,258,661</b>	<b>68.4%</b>
15 to 24 years	132	0.6%	11,082	0.9%
25 to 34 years	1,475	6.6%	112,052	8.9%
35 to 54 years	6,533	29.0%	446,398	35.5%
55 to 64 years	5,371	23.9%	287,278	22.8%
65+ years	9,006	40.0%	401,851	31.9%
<b>Renter Occupied Units</b>	<b>8,350</b>	<b>27.1%</b>	<b>580,380</b>	<b>31.6%</b>
15 to 24 years	860	10.3%	62,505	10.8%
25 to 34 years	1,991	23.8%	154,667	26.6%
35 to 54 years	3,382	40.5%	216,127	37.2%
55 to 64 years	1,014	12.1%	75,454	13.0%
65+ years	1,103	13.2%	71,627	12.3%

Source: U.S. Census Bureau, 2012-2016 ACS





Seniors aged 65 and older account for 40% of householders living in owner-occupied units, but only 13.2% in rental units. Householders aged 35 to 54 comprise the highest percentage of renters in the County at 40.5% and the second highest percentage of homeowners at 29%.

As detailed in Table 3-13, more than 90% of Oconee County householders are White, 6.7% are Black, and 2.9% are of other races. Persons of Hispanic or Latino descent comprise 3.5% of all householders in the County, similar to the statewide percentage of 3.6%. The City of Seneca is the most racially diverse with regard to householders among the County’s municipalities with 69.6% White, 26% African-American, and 4.4% of other races. The small Town of West Union has the highest percentage of Hispanic householders at 21.9%, followed closely by the City of Walhalla at 21%.

**Table 3-13. Race of Householder, 2016**

Jurisdiction	Total Occupied Units	Householder Race						Hispanic*	
		White		African-American		Other		#	%
		#	%	#	%	#	%		
<b>Oconee County</b>	<b>30,867</b>	<b>27,910</b>	<b>90.4%</b>	<b>2,057</b>	<b>6.7%</b>	<b>900</b>	<b>2.9%</b>	<b>1,088</b>	<b>3.5%</b>
Salem	64	64	100.0%	0	0.0%	0	0.0%	0	0.0%
Seneca	3,826	2,662	69.6%	996	26.0%	168	4.4%	182	4.8%
Walhalla	1,594	1,299	81.5%	128	8.0%	167	10.5%	334	21.0%
Westminster	1,021	931	91.2%	68	6.7%	22	2.2%	6	0.6%
West Union	128	107	83.6%	3	2.3%	18	14.1%	28	21.9%
<b>South Carolina</b>	<b>1,839,041</b>	<b>1,294,880</b>	<b>70.4%</b>	<b>477,479</b>	<b>26.0%</b>	<b>66,682</b>	<b>3.6%</b>	<b>67,116</b>	<b>3.6%</b>

\* Hispanic is an ethnic category in the Census, therefore persons of Hispanic Origin may be of any race.

Source: U.S. Census Bureau, 2012-2016 ACS

## G. HOUSING COSTS AND VALUE

Quality housing that meets diverse economic and social needs is essential to achieving a balanced and sustainable housing mix within a community. Housing affordability is a leading factor in the decision to locate in a community, it is equally important to have a variety of housing types from which to choose. The residential *trickle-down* effect – the process of residents buying or moving into more expensive housing when their financial situations allow and subsequently freeing less expensive housing for persons with lower incomes – only works when there is an adequate range of homes available. Conversely, older residents are often looking to “downsize” by moving into housing that is smaller, requires less maintenance, and is generally less expensive than their previous home.

The median value of owner-occupied housing units in Oconee County in 2016 was \$151,100 – \$7,500 more than the statewide median value of \$143,600 (Table 3-14). The median value of owner-occupied housing units in Oconee County ranked 11<sup>th</sup> highest out of the State’s 46 counties. This median value was higher than Pickens County (\$124,000) and similar to Anderson County at \$151,100. Median housing values among the County’s municipalities range from a high of \$139,500 in Seneca to a low of \$75,000 in Salem – a stark difference of \$64,500.



Gross rent is defined as the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, and wood) if these costs are paid by the renter or paid for the renter by another party. Median monthly gross rent in Oconee County at \$698 is significantly lower than the State median of \$811 (Table 3-14). Median gross rents varied among the municipalities in 2016, from \$544 in Seneca to \$636 in West Union. Median gross rent was not available for the Town of Salem in the 2012-2016 ACS.

**Table 3-14. Median Value and Gross Rent of Occupied Housing Units (HU), 2016**

Jurisdiction	Owner-Occupied HU		Renter-Occupied HU	
	Median Year Built	Median Value	Median Year Built	Median Monthly Gross Rent
Oconee County	1988	\$151,100	1984	\$698
Salem	1981	\$75,000	1967	---*
Seneca	1976	\$139,500	1978	\$544
Walhalla	1966	\$103,400	1975	\$590
Westminster	1959	\$107,500	1973	\$596
West Union	1973	\$104,700	1985	\$636
South Carolina	1988	\$143,600	1984	\$811

\* Data not available

Source: U.S. Census Bureau, 2012-2016 ACS

The housing value data for owner-occupied homes included in Table 3-15 reveals higher percentages of more expensive homes from \$300,000 and up, but lower percentages of homes in the low and moderate cost range between \$50,000 and \$299,999. However, Oconee has a larger percentage of homes in the lowest value range of less than \$50,000. More than a quarter of homes are valued between \$200,000 and \$499,999. Among owner-occupied homes, 2,090 (9.3%) are valued at more than \$500,000 and, of these, 396 are valued at \$1 million or more.

**Table 3-15. Housing Values - Owner-occupied Housing Units, 2016**

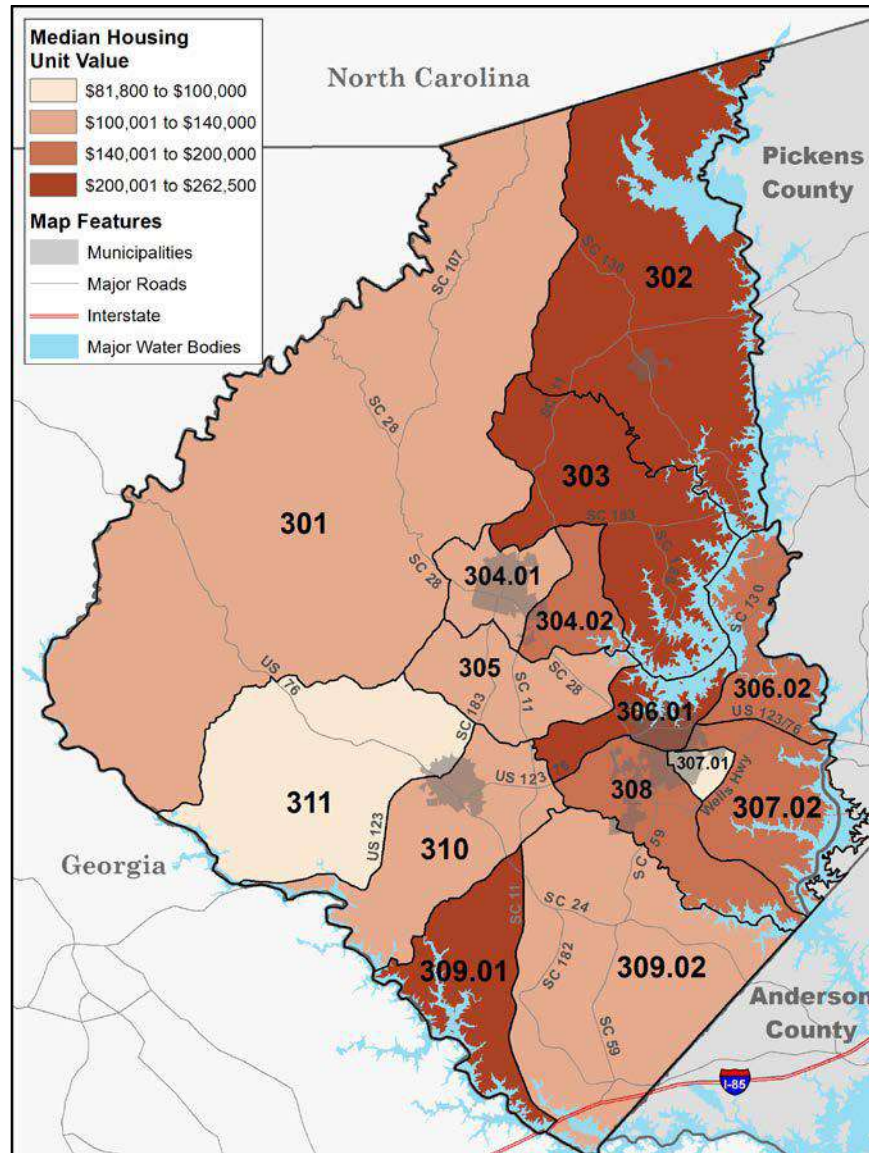
Housing Unit Value	Oconee County Housing Units		South Carolina Housing Units	
	#	%	#	%
Total Units	22,517	100.0%	1,258,661	100.0%
Less than \$50,000	3,508	15.6%	171,287	13.6%
\$50,000 to \$99,999	4,200	18.7%	246,394	19.6%
\$100,000 to \$149,000	3,452	15.3%	241,450	19.2%
\$150,000 to \$199,999	3,387	15.0%	203,983	16.2%
\$200,000 to \$299,999	2,992	13.3%	196,467	15.6%
\$300,000 to \$499,999	2,888	12.8%	128,952	10.2%
\$500,000 to \$999,999	1,694	7.5%	55,037	4.4%
\$1,000,000 or more	396	1.8%	15091	1.2%

Source: U.S. Census Bureau, 2012-2016 ACS



Census tracts with the lowest median home value for owner-occupied units are 307.01 (\$81,800) that includes the southeastern portion of Seneca and 311 (\$91,700) that includes a small portion of Westminster and is bordered by the Tugaloo River and Georgia (Map 3-5). The tract with the highest median value is 306.01 that includes a northern portion of Seneca and is bordered by Lake Keowee, with a median value of \$262,500. Median home values are also comparatively higher in tract 303 (\$235,900) and 302 (\$211,200) that are both bordered by Lake Keowee to the east, as well as tract 309.01 (\$205,100) that borders Anderson County.

Map 3-5. Median Housing Value for Occupied Housing Units by Census Tract, 2016



Source: U.S. Census Bureau, 2012-2016 ACS

An examination of recent Multiple Listing Service (MLS) data for Oconee County reveals a steady increase in residential sales from 2009 through 2017 that likely continued through 2018



(Table 3-16). Sales prices decreased annually from 2010 through 2012 to a median low of \$143,750 before steadying and rising to a median high of \$179,500 through November 2018. The difference between annual median listed price and annual median sale price for residential units reached a 10-year high of almost 23% in 2018, with the median list price exceeding the actual median sale price by \$53,400. While this gap fluctuated throughout the decade, the lowest percentage difference between average list price and average sold price was -7.3% in 2010 – the only year that median sale price exceeded list price during the ten-year period.

**Table 3-16. Residential Housing Units - MLS Listings Summary  
Oconee County, 2009 to 2018\***

Year	Units Listed	Units Sold	Median Price		
			Listed	Sold	% Difference
2009	3,515	591	\$168,425	\$149,575	11.2%
2010	3,867	595	\$144,125	\$154,700	-7.3%
2011	4,170	606	\$176,400	\$144,750	17.9%
2012	4,775	680	\$159,975	\$143,750	10.1%
2013	5,660	746	\$183,500	\$159,003	13.3%
2014	10,371	839	\$184,250	\$159,503	13.4%
2015	13,378	999	\$189,000	\$159,000	15.9%
2016	11,985	1,266	\$192,200	\$162,000	15.7%
2017	10,196	1,331	\$198,950	\$170,775	14.2%
2018*	7,278	1,249	\$232,900	\$179,500	22.9%
<b>Total</b>	<b>75,195</b>	<b>8,902</b>	<b>\$183,875</b>	<b>\$159,002</b>	<b>13.5%</b>

\* Data through November 2018

Source: Western Upstate S.C. Consolidated Multiple Listing Service, November 2018

Table 3-17 provides a more detailed examination of rental costs in Oconee County. Compared to renters statewide, Oconee residents generally pay lower monthly rents. A fifth of County renters pay less than \$500 a month, as compared to less than 13% of renters statewide. Only 17.5% of County renters live in more expensive rental housing of more than \$1,000 a month – significantly lower than the 25.8% of renters statewide.

**Table 3-17. Monthly Gross Rent for Renter-occupied Housing Units, 2016**

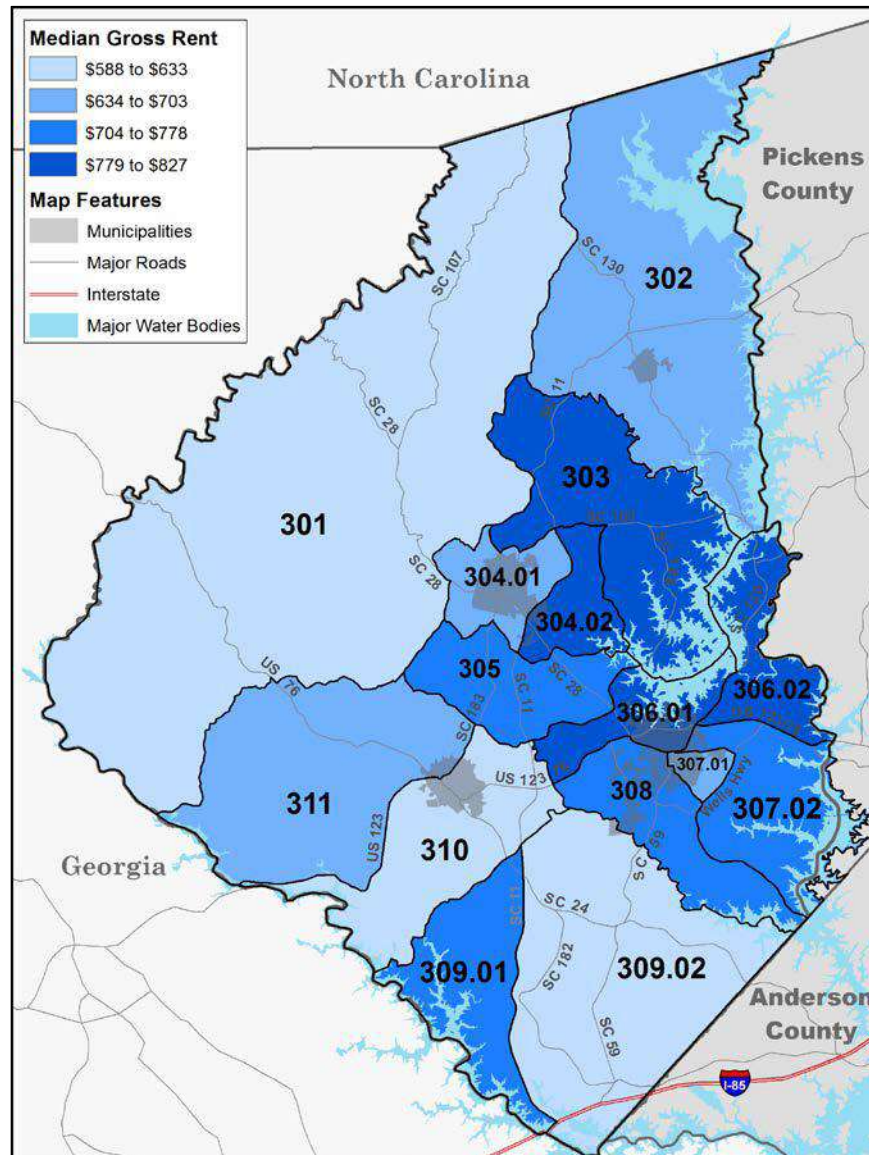
Monthly Gross Rent	City of Seneca		City of Walhalla		City of Westminster		Oconee County		South Carolina	
	#	%	#	%	#	%	#	%	#	%
Total Units Paying Rent	1,644	100.0%	713	100.0%	430	100.0%	8,350	100.0%	580,380	100.0%
< \$200	55	3.3%	0	0.0%	5	1.2%	78	0.9%	8,196	1.4%
\$200 to \$299	235	14.3%	73	10.2%	16	3.7%	420	5.0%	17,576	3.0%
\$300 to \$499	349	21.2%	163	22.9%	79	18.4%	1,185	14.2%	48,549	8.4%
\$500 to \$749	366	22.3%	269	37.7%	138	32.1%	2,561	30.7%	148,665	25.6%
\$750 to \$999	266	16.2%	28	3.9%	78	18.1%	1,507	18.0%	154,484	26.6%
\$1,000 to \$1,499	239	14.5%	51	7.2%	35	8.1%	942	11.3%	112,639	19.4%
\$1,500 or more	54	3.3%	56	7.9%	0	0.0%	523	6.3%	37,014	6.4%

Source: U.S. Census Bureau, 2012-2016 ACS



As shown in Map 3-6, tracts with the highest gross rents in Oconee County border Lake Keowee – 306.02 (\$827), 304.02 (\$810), 303 (\$783), and 306.01 (\$778). Tracts with the lowest gross rents include 309.02 (\$588) in the southernmost area of the County and bordered by Anderson County, 310 (\$613) that includes most of the Town of Westminster, and 301 (\$614) in the western area of the County that borders Georgia and North Carolina.

Map 3-6. Median Gross Rent by Census Tract, 2016



Source: U.S. Census Bureau, 2012-2016 ACS



## H. HOUSING AFFORDABILITY

Affordability is a key factor in the housing market. The cost of housing must be in sync with local household incomes if a community is to meet future housing needs. Lending institutions generally base affordability on housing costs not exceeding 2.5 times the gross household income. This translates to about 30% of household income available for gross housing expenses. HUD defines gross housing expenses to include utilities for renters and mortgage payments, utilities, taxes, and insurance for homeowners. Under HUD criteria, a housing unit is considered *affordable* if its gross cost does not exceed 30% of the occupant's income. Conversely, a household is considered *cost-burdened* if its occupants are paying more than 30% of their income for housing costs.

Census data is useful in developing a picture of housing affordability in Oconee County. Median homeowner costs (for homeowners with a mortgage) comprise only 21.1% of household income in Oconee County – well within the definition of affordable housing and slightly lower than the statewide percentage of 21.3% (Table 3-18). Homeowners without a mortgage spend only 10% of their household income on housing costs. Median costs for homeowners in the County's municipalities are also well below 30%.

Cost burden is more prevalent among the County's renters than homeowners. Median gross rent comprises 31.5% of household income countywide, as compared to 30.5% statewide. Median gross rent exceeds 30% of household income in all of the County's municipalities, with renters paying nearly 36% of their incomes for rent and utilities in Westminster.

**Table 3-18. Owner and Renter Costs as a Percentage of Household Income, 2016**

Jurisdiction	Median Selected Owner Costs as a Percentage of Household Income				Median Gross Rent as Percentage of Household Income	
	With a Mortgage		Without a Mortgage		\$	%
	\$	%	\$	%		
<b>Oconee County</b>	<b>\$1,141</b>	<b>21.1%</b>	<b>\$324</b>	<b>10.1%</b>	<b>\$698</b>	<b>31.5%</b>
Salem	\$840	16.3%	\$340	11.7%	-*	-*
Seneca	\$1,063	20.9%	\$382	10.8%	\$544	30.8%
Walhalla	\$983	21.7%	\$312	13.0%	\$590	31.3%
Westminster	\$1,033	23.8%	\$330	14.0%	\$596	35.8%
West Union	\$739	23.8%	\$253	13.8%	\$636	30.0%
<b>South Carolina</b>	<b>\$1,185</b>	<b>21.3%</b>	<b>\$349</b>	<b>10.7%</b>	<b>\$811</b>	<b>30.5%</b>

\* Data not available

Source: U.S. Census Bureau, 2012-2016 ACS

Additional data on housing costs as a percentage of household income provide insight into housing affordability conditions. Among County homeowners, 4,345 (19.3% of all housing units) live in homes that cost more than they can comfortably afford, slightly lower than the percentage statewide at 21.9% (Table 3-19). Nearly one-third (30%) of County homeowners (3,294 housing units) pay mortgages and associated housing costs totaling 30% or more of their



income, slightly higher than the State percentage of 28.6%. Among County homeowners without a mortgage, only 9.3% (1,051 housing units) are cost-burdened. Nearly half (44.7%) of County renters (3,732 households) are cost-burdened, spending more than 30% of their income on rent and utilities, similar to the statewide percentage of 44.9%.

However, of greater concern are the 1,904 homeowners (8.5% of all homeowners) and 1,975 renters (23.7% of all renters) in Oconee County who spend more than half of their household incomes on housing costs (2012-2016 ACS). A significant percentage of County residents are paying more than they can afford for housing and, of these, many are paying considerably more than they can afford. Households with such significant cost burdens must sometimes delay purchase of essential needs such as food, health care and medications to remain in their homes – a problem that has been exacerbated in recent years by rising prices on basic necessities such as health care and food.

**Table 3-19. Housing Units Paying more than 30% of Household Income for Selected Monthly Homeowner Costs or Gross Rent, 2016**

Jurisdiction	Selected Monthly Costs - Owners						Gross Rent - Renters	
	All Housing Units		With a Mortgage		Without a Mortgage		#	% of All HU
	#	% of All HU	#	% of All HU	#	% of All HU		
Oconee County	4,345	19.3%	3,294	29.5%	1,051	9.3%	3,732	44.7%
Salem	5	9.3%	5	19.2%	0	0.0%	0	0.0%
Seneca	453	20.8%	421	32.7%	32	3.6%	783	47.6%
Walhalla	209	23.7%	136	34.3%	73	15.1%	331	46.4%
Westminster	177	29.9%	129	40.6%	48	17.6%	182	42.3%
West Union	18	22.0%	6	19.4%	12	23.5%	22	47.8%
<b>South Carolina</b>	<b>275,773</b>	<b>21.9%</b>	<b>214,241</b>	<b>28.6%</b>	<b>61,532</b>	<b>12.1%</b>	<b>260,825</b>	<b>44.9%</b>

Source: U.S. Census Bureau, 2012-2016 ACS

Local agency and community representatives indicate that it is difficult for young families, professionals, and other individuals who would like to live and work in Oconee County to find homes in moderate price ranges that are also safe and in good condition. While the County has a comparatively high vacancy rate of 21%, with most vacant units found in the unincorporated area, the reason for some of the vacancies is the poor condition of the housing units. Location can also be a factor, with housing near employment centers, major transportation routes, and the services and resources available in the more urbanized eastern area of the County in higher demand and therefore in short supply. The steeper topography found in some areas of the County can also result in increased residential construction costs.

Oconee County residents would also benefit from housing options that allow them to remain in the community throughout the various stages of life – a concept known as “aging in place.” This concept requires housing that accommodates a variety of ages, prices, and life styles. Young families need affordable options near schools, employment centers, recreation, and activities.



College students and young professionals generally prefer higher density housing options with amenities, in proximity to employment, recreation, and entertainment. Older residents need housing options that can accommodate limited mobility and are near essential healthcare services and transportation, with an option to transition to nearby assisted living or nursing care if needed. Most residents want housing with convenient access to essential services such as grocery stores and shopping.

## I. PUBLIC AND ASSISTED HOUSING PROGRAMS

Not all Oconee County residents have the means to afford market housing prices or rents. Several programs are in place to assist these individuals in obtaining adequate, safe and affordable housing.

### 1. Public Housing

The South Carolina Regional Housing Authority for Region One (SCRHA No. 1) provides general administration and oversight for eight public housing developments in Oconee County through its Seneca office. These complexes are located within three of the County’s cities and provide a total of 228 housing units for qualifying residents (Table 3-20).

**Table 3-20. Public Housing Complexes, 2018**

Complex Name	Number of Housing Units
<b>City of Seneca</b>	
North Hunter St./East South Second St.	22
South Stribling St.	14
North Hunter St. (for elderly/disabled residents)	40
Tribble St.	60
<b>City of Walhalla</b>	
Wagener Circle	50
Moore/Todd Apartments	10
<b>City of Westminster</b>	
Highland Ave. Apartments	22
South Spring St.	10
<b>Total Public Housing Units</b>	<b>228</b>

*Source: S.C. Regional Housing Authority No. 1, November 2018*

### 2. Housing Choice Voucher Program

South Carolina Regional Housing Authority No. 1 administers the *Housing Choice Voucher Program* (formerly known as the *Section 8 Rental Assistance Program*) for Oconee County. *Housing Choice* provides subsidies for privately-owned housing for eligible applicants. Eligibility is based primarily on income as established by HUD and adjusted annually. Housing Choice Vouchers can be used to obtain housing in an assisted housing development (*project-based*) or





to subsidize rent for a home or apartment on the private rental market (*tenant-based*). Voucher allocations are made on a regional basis and distributed by SCRHA No. 1 to applicants throughout its nine-county region on a case-by-case basis.

As of December 2018, there were an estimated 100 to 120 Housing Choice Vouchers in use for housing assistance by Oconee County families. There are 72 Oconee County families on the waiting list for housing vouchers. SCRHA No. 1 staff report that 25 families with vouchers have been unable to find housing developments that accept vouchers in Oconee County. While some apartment complexes have historically accepted vouchers, several owners have paid off their mortgages, removing low and moderate-income rental requirements. Many of the complexes that formerly housed County residents with vouchers are now home to Clemson students who are seeking affordable housing options near the campus and are willing to pay higher rents than are possible from housing voucher holders.

### 3. Assisted Housing

In addition to public housing developments, there are 19 assisted multi-family housing developments in Oconee County, supported by various types of subsidies (Table 3-21). An estimated 824 multi-family housing units are occupied by residents who receive some form of financial assistance. The rent for most of these units is set at a price that is affordable to low income households. Assistance varies from project to project, as well as family to family, and includes:

- Housing Choice (Section 8) Voucher rent subsidies for low and very low-income households;
- Financing incentives to developers for building multi-family rental units for low and moderate income families; and
- The provision of tax credits to developers of multi-family rental units who provide affordable housing for low-income families in 20% or more of their units.

Among assisted rental units, 99 of the units housing persons receiving financial assistance are specifically allocated to elderly residents and 12 units provide supportive housing for persons with disabilities.



Table 3-21. Inventory of Assisted Rental Housing for Oconee County, 2018\*<sup>1</sup>

Project and Location	Assistance Type	Total Units	Assisted Units	Family Units		Elderly Units	
				#	% of Assisted	#	% of Assisted
<b>Applewood Villas</b> W. S. Fourth St., Seneca	Community Investment Corp. of the Carolinas	50	50	50	100.0%	0	0.0%
<b>Autumnwood Village Apts.</b> Autumnwood Ln., Walhalla	LIHTC	32	32	32	100.0%	0	0.0%
<b>Country Ridge Apts.</b> Pine Manor Cir., Walhalla	LIHTC	32	19	19	100.0%	0	0.0%
<b>Fair Oaks Village</b> Fair Oaks Cir., Seneca	Section 515 Rural Rental Housing	64	63	63	100.0%	0	0.0%
<b>Greenfield Apts.</b> Fairfield Dr., Seneca	Section 8 Project-Based	52	40	40	100.0%	0	0.0%
<b>Highland Glen Apts.</b> Highland Glen Ct, Walhalla	LIHTC	64	64	64	100.0%	0	0.0%
<b>Laurel Estates</b> Autumnwood Lane, Walhalla	USDA	20	15	0	0.0%	15	100.0%
<b>Mountain Trace</b> Hillsborough Dr., Seneca	Section 8 Project-Based	56	56	56	100.0%	0	0.0%
<b>New Walhalla I Apts.</b> Walhalla Gardens Cir., Walhalla	Section 8 Project-Based	36	36	36	100.0%	0	0.0%
<b>North Woods Apts.</b> Northwood Dr., Seneca	LIHTC	119	119	119	100.0%	0	0.0%
<b>Seneca Gardens Apts.</b> Laing Ct., Seneca	Section 8 Project-Based, LIHTC	77	77	77	100.0%	0	0.0%
<b>Sloan Street Phase I</b> Seniors Way, Seneca	Section 202 Supportive Housing for the Elderly	16	16	0	0.0%	16	100.0%
<b>Sloan Street Phase II</b> Sloan & Sherard Sts., Seneca	Section 202 Supportive Housing for the Elderly	20	20	0	0.0%	20	100.0%
<b>Springbrook Apts.</b> Dalton Rd., Seneca	LIHTC, Section 521 USDA Rental Assistance	45	15	15	100.0%	0	0.0%
<b>Spring Valley Elderly Housing</b> Field Village Dr., Seneca	Section 202 Supportive Housing for the Elderly	48	48	0	0.0%	48	100.0%
<b>Standpoint Vista Apts.</b> Mangers Ct., Walhalla	Section 8 Project-Based	64	64	64	100.0%	0	0.0%
<b>Stribling Place<sup>2</sup></b> N. Stribling St., Seneca	Section 811 Supportive Housing for Persons with Disabilities	12	12	12	100.0%	0	0.0%
<b>Walhalla Gardens II Apts.</b> 100 Walhalla Gardens Cir., Walhalla	Section 8 Project-Based	36	35	35	100.0%	0	0.0%
<b>Westminster East Apts.</b> Sunshine Cir., Westminster	USDA	50	44	44	100.0%	0	0.0%
<b>Total</b>		<b>892</b>	<b>824</b>	<b>725</b>	<b>88.0%</b>	<b>99</b>	<b>13.7%</b>

<sup>1</sup>Table may not include a complete listing of existing facilities

<sup>2</sup> Provides assisted housing for persons with disabilities

Sources: U.S. HUD LIHTC Database, Nov. 2018; USDA Rural Development Multi-family Housing Rentals, Nov. 2018; Affordable Housing Online, Nov. 2018



#### 4. State Housing Authority Programs

Several housing ownership and housing development programs are provided through the South Carolina State Housing Finance and Development Authority (SCSHFDA) and its partners. These programs are detailed in the following sections.

The SCSHFDA has *Housing Ownership Loan Programs* that assist individuals in purchasing a home. These options offer interest rates based upon income and the specific county in which the applicant will purchase their home. The programs are offered to “*First-Time Homebuyers*” – defined as individuals who have not owned a home within the three years prior to the closing of their new loan. However, if a family includes at least one permanently disabled or handicapped individual, or if the homebuyer is a single parent or a veteran, the family is considered a first-time buyer as long as the family does not own a principal residence at the time of closing. Applicants must have an acceptable credit history to qualify. Eligible properties include new and existing stick-built single-family homes, townhomes, condominiums, and new off-frame modular and manufactured housing that meet minimum Federal Housing Administration (FHA) building standards. The SCSFHDA also offers options of up to \$5,000 for down payment and closing cost assistance for borrowers.

The *South Carolina Housing Trust Fund* provides funding for the development, rehabilitation, and acquisition of affordable housing for low-income and very low-income households statewide. Proceeds from the documentary stamp tax – an increase of twenty cents per \$500 on real estate sold – are earmarked for the Fund. Rather than making funding awards directly to individuals, the Trust Fund supports a network of partners, including governmental and non-profit entities, for the provision of affordable housing to eligible citizens in specified funding categories that include: emergency repair; acquisition, rehabilitation, and construction of group homes and supportive housing for the homeless; homeownership down payment and closing cost assistance for LMI residents; housing rehabilitation for very low-income homeowners; and acquisition, rehabilitation, and construction of affordable rental housing for low or very low-income persons.

The *Low Income Housing Tax Credit Program (LIHTC)* is designed to provide an incentive for development of multi-family rental housing. Developments that may qualify for credits include new construction, acquisition with rehabilitation, and rehabilitation and adaptive reuse. Owners of and investors in qualifying developments can use the credit as a dollar-for-dollar reduction of federal income tax liability. Allocations of credits are used to leverage public, private, and other funds to keep rents affordable. A development must have at least 20% of its units occupied by households earning at or below 50% of the area median income, or 40% of its units occupied by households earning at or below 60% of the area median income to be eligible for tax credits. Income limits are adjusted based on household size. Maximum rents are set for each unit size based on 30% of the maximum allowable income for specified household size in the area. Utilities paid by the tenant are counted as part of the maximum rent.

## **5. USDA Rural Development Housing Programs**

The U.S. Department of Agriculture (USDA) administers several housing programs in the rural areas of Oconee County through the Rural Development program. Rural housing is a major component of the Rural Development mission with a commitment to assisting families and individuals in South Carolina with their need for decent, safe, sanitary, and affordable housing. Single-Family Housing (SFH) programs administered by the USDA offer homeownership and home improvement loans and grants for individuals and families in rural areas. Multi-Family Housing (MFH) programs include Rural Rental Housing (RRH), Direct and Guaranteed Rural Rental Housing (GRRH) Loans, Rental Assistance, Farm Labor Housing (LH) Loans and Grants, and Housing Preservation Grants (HPG).

## **6. Veterans Administration**

The U.S. Department of Veterans Affairs (VA) guarantees home loans to veterans for site-built and manufactured housing through the South Carolina VA office. *Home Loans* are made by private lenders and can be used for the purchase or construction of a home, home repair or improvement, or home refinancing. *Manufactured Home Loans* are also made by private lenders and can be used for the purchase of a manufactured home and associated lot, to make repairs to a home or property already owned, or to refinance a manufactured home. Modular homes cannot be purchased through this program. For both loan programs, the home must be the primary place of residence for the veteran. Veterans applying for loans using these programs must obtain a *Certificate of Eligibility* from the VA, must have enough income to pay the mortgage payments and other associated costs of owning a home, and must have a good credit record. In some cases, the spouse of a veteran may also be able to obtain a loan.

## **7. Oconee County Habitat for Humanity**

Oconee County Habitat for Humanity (OCHFH) is a locally run affiliate of *Habitat for Humanity International* – a nonprofit, ecumenical Christian housing organization that seeks to eliminate substandard housing and homelessness and to make adequate, affordable shelter a matter of conscience and action. Through volunteer labor and donations of money and materials, Habitat builds and rehabilitates houses with the help of the homeowner families who are viewed as partners in the process.

Since 1986, OCHFH has provided energy efficient, affordable housing in partnership with 100 families with a goal of constructing four to five houses per year to meet the increased need for decent affordable housing in the County. Each Habitat home costs approximately \$80,000 and includes three to four bedrooms, two bathrooms, and kitchen, living, and dining areas. OCHFH's team of 200 volunteers work closely with prospective homeowners to provide the construction labor, aided by donations and volunteer assistance from local businesses and organizations as well as grants from national organizations such as Community Bank, Bank of America, and Wells Fargo.



Prospective owners must have lived in Oconee County for one year or more, have a verifiable steady household income that is within 35% to 70% of the local area median income, and be able to make an \$800 down payment. The applicant's current housing must be substandard or inadequate to accommodate the family size. Habitat homes are sold to qualified partner families at no profit through affordable, zero-interest loans. Partner families repay the cost of housing materials, sub-contracts and land over a 20 to 30-year period through monthly mortgage payments that are in turn used to finance the construction of more Habitat homes. Applicants must also be willing to invest 250 hours of volunteer "sweat equity" into building their Habitat house or provide other hands-on physical assistance needed for Habitat endeavors such as building other homes or working at OCHF's Restore. Approved applicants are expected to pay their mortgage on time and attend programs to learn and practice budgeting, home repair and maintenance.

## J. AFFORDABLE HOUSING OBSTACLES AND OPPORTUNITIES

The *South Carolina Priority Investment Act of 2007* requires local governments to analyze regulatory requirements that act as barriers to affordable housing and to analyze the use of market-based incentives that may be offered to encourage the development of affordable housing. The Act defines affordable housing as:

*"...in the case of dwelling units for sale, housing in which mortgage, amortization, taxes, insurance, and condominium or associations fees, if any, constitute no more than 28% of the annual household income for a household earning no more than 80% of the area median income, by household size, for the metropolitan statistical area as published from time to time by the U.S. Department of Housing and Community Development and, in the case of dwelling units for rent, housing for which the rent and utilities constitute not more than 30% of the area median income, by household size, for the metropolitan statistical area."*

Oconee County's regulatory requirements and procedures are very conducive to the development of affordable housing. This is evidenced by the availability of water and sewer infrastructure in more populated areas, housing costs, and in particular the lack of regulatory barriers to manufactured housing and the development of affordable multi-family housing.

Most of the multi-family housing developments in the County are located within or near the cities of Seneca and Walhalla and along the U.S. Highway 123 corridor that links Seneca and Clemson. A number of the County's multi-family complexes were built under Federal programs that require the provision of housing units that are affordable to persons of low and moderate incomes. Several State and Federal programs provide housing assistance to County residents, as well as financial assistance and incentives to developers of affordable housing. These programs are detailed in *Section H – Public and Assisted Housing Programs*.

Manufactured homes, widely considered a viable affordable housing option, comprised more than one-fifth of all housing units in the County in 2016 (Table 3-7). Nearly one-quarter of all

permits for single-family homes (130 permits) in Oconee County were issued for manufactured homes in 2017 and 123 were issued through November of 2018 (Table 3-4). Manufactured homes are currently allowed in all zoning districts in the Oconee County, as are manufactured home parks.

American Community Survey data reveals that the median costs for homeowners with a mortgage are only 21.1% of household income in Oconee County – well within the definition of affordable housing and compatible with median costs statewide (Table 3-18). One-third of owner-occupied homes in the County are valued at less than \$100,000 (Table 3-15). However, median value for County housing units at \$151,100 is \$7,500 above the statewide median value (Table 3-14).

While the disparity between housing cost and income poses a potential barrier to affordable housing for a segment of renters in the County, housing remains within reach for many renters. Although the County median gross rent comprises 31.5% of household income, it is only slightly above the State median of 30.5% and the cost-burden threshold of 30% (Table 3-18). The median monthly gross rent of \$698 paid by Oconee County renters is much lower than the statewide median of \$811 (Table 3-14). More than 20% of County renters pay less than \$500 per month for rent and associated costs (Table 3-17).

The availability of water and sewer service can reduce initial residential construction and development costs and enable smaller residential lot sizes in appropriate areas. In turn, these conditions can make residential development more attractive to prospective developers and less expensive for potential buyers. Wells and septic tanks can be less expensive alternatives to publicly provided water and sewer service over time. However, the expense of installing wells and septic tanks can drive up initial development costs for homebuyers. Septic tank requirements also require larger lot sizes that can sometimes raise land prices higher than the smaller lots in more densely developed projects that have water and sewer service. The extension of public sewer service to currently unserved areas can lower residential development costs. Increased availability of water and sewer service can also encourage the location of new industries and businesses that provide additional jobs and increased community investment.

While water service is available in many areas of Oconee County, sewer service is limited. Ten water providers serve the more populated southwestern area of the County that includes the greater areas of Walhalla, Westminster, and Salem. Sewer service is available within the cities of Seneca, Walhalla and Westminster as well as limited surrounding areas; and along several major transportation corridors including S.C. Highways 130, 59, and 11 and U.S. Highway 123/76.

Additional opportunities to address the issue of housing affordability in Oconee County include efforts to raise the incomes of County residents. Ongoing economic and workforce development efforts that focus on raising the earnings potential of residents so that they can

afford available local housing are key. These efforts include continuing to recruit businesses and industries that offer higher paying employment with increased advancement opportunities, combined with providing advanced training to prepare Oconee County residents to fill and retain these jobs.

## K. HOUSING FOR SPECIAL NEEDS POPULATIONS

Special needs populations – the elderly, persons with disabilities, persons with chronic illnesses, individuals and families in crisis, and the homeless – often have special housing needs. These specialized housing needs can be met in the form of nursing homes, assisted living facilities, emergency and crisis shelters, halfway houses and group quarters, and temporary homeless shelters.

### 1. Senior Citizens and Persons with Disabilities

One-in-five Oconee County residents (15,350 persons) have some form of disability, including hearing or vision impairment, cognitive difficulty, ambulatory limitation, or other condition that impedes their ability to care for themselves. Of these disabled residents, 20.3% are children under 18 years of age, 18.9% are 18 to 34 years of age, and more than one-third (39.3%) are between the ages of 35 and 64. While most of the County's disabled residents live at home, some require specialized support services in a residential setting.

More than one-fifth (21.5%) of Oconee County residents (16,092 persons) are aged 65 or older. As the population of the County ages and older residents seek alternative housing options, the availability of appropriate housing for seniors becomes increasingly important. According to the 2012-2016 American Community Survey, over one-third (38.5%) of Oconee County residents aged 65 and older (6,203 persons) are disabled.

There are several types of housing available for the elderly and persons with disabilities, representing a range of assistance and care options in the County.

***Nursing homes*** are facilities that provide nursing or convalescent care for two or more persons unrelated to the licensee. A nursing home provides long-term care of chronic conditions or short-term convalescent or rehabilitative care of remedial ailments for which medical and nursing care are necessary. The Division of Health Licensing of the South Carolina Department of Health and Environmental Control (SCDHEC) lists two facilities in Oconee County, providing space for up to 252 residents (Table 3-22). Both of the County's nursing homes are located within the City of Seneca.

***Community Residential Care Facilities***, also referred to as *Assisted Living Facilities*, offer room and board for two or more persons unrelated to the licensee. These facilities are designed to accommodate changing needs and preferences of residents; maximize the dignity, autonomy, privacy, independence, and safety of residents; and encourage family and community



involvement. There are six assisted living facilities in Oconee County, providing a total of 380 housing units (Table 3-22). Five of the licensed facilities are located in City of Seneca and one is in the Town of West Union.

**Table 3-22. Nursing Homes and Assisted Living Facilities in Oconee County, 2018\***

Facility Name	Address	Total
<b>Nursing Homes</b>		
Lila Doyle at Oconee Medical Center	101 Lila Doyle Dr., Seneca	120
Seneca Health and Rehabilitation Center	140 Tokeena Rd., Seneca	132
<b>Total in Oconee County</b>	<b>2 Facilities</b>	<b>252 beds</b>
<b>Community Residential Care (Assisted Living) Facilities</b>		
Belvedere Commons of Seneca	515 Benton St., Seneca	62
Foothills Assisted Living	999 W. Union Rd., West Union	76
Keowee Place	475 Rochester Hwy., Seneca	50
Morningside of Seneca	15855 Wells Hwy., Seneca	59
Residences at Park Place	115 Gillespie Rd., Seneca	100
Seneca Residential Care Center	126 Tokeena Rd., Seneca	33
<b>Total in Oconee County</b>	<b>6 Facilities</b>	<b>380 units</b>

\*Table may not include a complete listing of existing facilities

Source: SC DHEC, Division of Health Licensing, Licensed Facilities by Type, November 2018

Housing options are also available in Oconee County for persons with disabilities and special needs (mental retardation, autism, or related disability) as diagnosed by the S.C. Department of Disabilities and Special Needs (SCDSN). **The Tribble Center** was established in 1975 by the Oconee County Disabilities and Special Needs Board in Seneca to provide support and services to meet the needs of those who have developmental or intellectual disabilities, spinal cord and head injuries, and autism and their families in Oconee County. Services include case management, early intervention, adult day programs, residential services, and other support services. The Center offers residential services through Community Training Homes and Supervised Living Programs. The Tribble Center operates 13 *Community Training Homes*, located throughout Oconee County. The Homes offer individuals the opportunity to live in a home-like setting with staff supervision 24-hours a day and include training to increase independence, administration of medications, and community activities. *Supervised Living Programs* offer individuals with the ability to live semi-independently to do so. Residents live in apartments or private dwellings and are provided supervision and assistance tailored to their specific needs.

The **Stribling Place** apartment complex in Seneca was built with funding provided by HUD's Section 811 Supportive Housing for Persons with Disabilities Program. The Program is intended to increase the number of properties that can accommodate very low-income persons with special needs, including those with a mental illness. Stribling Place provides 12 one-bedroom apartments for qualified applicants.

## **2. Homeless Population and Victims of Domestic Violence**





**United Housing Connections** reported that there were 54 individuals were counted as homeless in Oconee County in January 2018. Of these, 16 persons were unsheltered and 38 were housed in emergency shelters or temporary housing. While families or individuals who are doubling up with friends or relatives because they have no other housing options are not included in the HUD definition of homeless individuals and families, they are often at risk of losing that temporary shelter and becoming homeless. Doubling up is considered a temporary situation, one that is often prohibited by public housing laws and landlords. If the extra household residents are discovered, both families face possible eviction. Moreover, doubled-up friends or families often impose space and financial burdens on the host family and the guests are often asked to leave after a short time. In smaller and more rural communities with no public shelters, doubling up is often the stop-gap measure before sleeping on the streets.

Because of the limited resources available and the more suburban/rural nature of Oconee County, it is assumed that many homeless persons in the County double up with friends or family or gravitate to the more structured services provided in neighboring areas such as Anderson and Greenville. As a result, many have likely not been included in recent homeless counts. Although methodologies exist to count the homeless who take advantage of services offered by various agencies and organizations, it is a challenge to get an accurate picture of the true extent of homelessness in the County. In addition, based on cost-burden and overcrowding data, it is clear that there are precariously housed families and individuals in Oconee County who are at risk for homelessness. Many of these households may be only one rent payment or unexpected expense away from housing loss.

Several agencies and organizations provide shelter and housing assistance for homeless individuals and families in Oconee County. **Our Daily Rest** on E. Main Street in Seneca provides shelter for homeless men, women and their children. The program has served more than 1,600 clients in Oconee County since its inception in 2009 and helps residents to transition to successful independent living. Housing for 20 men is provided in a dormitory style setting, while housing for 15 women and their children includes individual rooms that house three or four persons per room. The shelter also includes a fenced outdoor recreation area, laundry facilities, a living area, and a snack area.

**Christ Central Ministries** in Walhalla is developing a pilot project that will transform the former Oconee County Detention Center on Short Street in Walhalla into a Resource and Solution Center in response for the countywide need for a homelessness solution. Plans include providing emergency shelter for homeless families and individuals, transitional housing, and classes on finance, addiction and recover, life skills, GED, and parenting.

Nearby faith-based **Family Promise of Pickens County** helps to meet the immediate needs of homeless families for shelter, meals and support services. The rotating congregations in the Network host up to four families of not more than 14 individuals, providing lodging and daily

meals. Families must undergo background checks and drug testing and must follow rules of conduct. Families typically stay in the program from one to three months.

***Upstate Housing Connections*** offers an array of options for those in need of housing in their 13-county region that includes Oconee County. Programs include:

- Intake and referral,
- The provision of affordable housing including Stribling Place in Seneca,
- A rapid rehousing program to help families and individuals living on the streets or in emergency shelters obtain permanent housing,
- Permanent supportive housing for persons with very low incomes and chronic disabling health conditions,
- Transitional housing for homeless youth,
- Safe Havens for people experiencing chronic homelessness and with a serious mental illness, and
- Temporary emergency shelter for families in need at Trey's House in Anderson.

Domestic violence is defined as a pattern of abusive behavior in any relationship that is used by one partner to gain or maintain control over another intimate partner. Domestic violence can be sexual, emotional, economic, or physical actions or threats of actions that influence another person. Data from the office of the South Carolina Attorney General shows that more than 36,000 victims report a domestic violence incident to law enforcement annually statewide. The vast majority of victims of domestic violence are women and children. South Carolina ranks first in the nation for women killed by men (*"When Men Murder Women," Violence Policy Center, 2015*). It is estimated that one in four women will experience domestic violence in their lifetime (*SC Coalition Against Domestic Violence and Sexual Assault*).

Victims of domestic violence comprise a substantial portion of the homeless and near homeless population. Unfortunately, it is widely recognized that most cases of domestic violence go unreported, with far more families in turmoil than the data indicates. Approximately half of all homeless women report that domestic violence was directly responsible for their homelessness (*National Alliance to End Homeless, Homelessness and Domestic Violence: What's the Connection, 2015*).

***Safe Harbor*** provides safe shelter, counseling, and advocacy for victims of domestic violence and their children. The Safe Harbor location in Seneca provides emergency shelter at their 16-bed facility. During their six to eight-week shelter stay, clients receive counseling, case management, referrals, advocacy, and basic living necessities. Transitional housing is also available to survivors of domestic violence and provides secure and stable housing through rental and utility assistance for approximately 18 months.



Although only three of the homeless persons in the 2018 PIT count were identified as veterans, it is likely that there are more who are living with relatives or friends or were otherwise uncounted. The **Oconee County Veteran's Affairs Office** advocates for veterans and assists in filing for benefits and monetary assistance to help pay for the cost of assisted living or nursing home, obtaining transportation to the Greenville VA Medical Center, and provides other referral services. While housing specifically for veterans is not available in Oconee County, the **United Veterans Association** provides an emergency shelter for homeless veterans in nearby Greenville. Homeless veterans may also apply for HUD's **Veterans Administration Supportive Housing Program** (HUD-VASH). HUD-VASH provides permanent housing for eligible homeless veterans who need case management services because of serious mental illness, substance use disorder history, or physical disability. Housing for an eligible veteran can also include their families.



## 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 Housing Element.

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
<b>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.</b>		
<b>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.</b>		
<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"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• Residential Developers</li> </ul>	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"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• Residential Developers</li> </ul>	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"> <li>• Oconee County</li> <li>• Municipalities</li> </ul>	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"> <li>• Oconee County</li> <li>• Municipalities</li> </ul>	2021
<b>Objective 3.1.2. Encourage housing development that will enable residents to “age-in-place.”</b>		
<u>Strategy 3.1.2.1.</u> Work with public and private agencies and organizations to assess the housing and associated needs of senior citizens.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• ACOG</li> <li>• Oconee County Senior Center</li> <li>• Senior Solutions</li> <li>• Other Public and Private Organizations</li> </ul>	2023
<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.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• Assisted Living Providers</li> <li>• Residential Developers</li> </ul>	2023



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
<b>Goal 3.2. Promote and enhance access to affordable, safe, and decent housing for all Oconee residents through public and private cooperation.</b>		
<b>Objective 3.2.1. Encourage the provision of affordable, safe, and decent housing.</b>		
Strategy 3.2.1.1. Encourage and promote programs that provide assistance and education on the responsibilities and requirements of homeownership to potential homeowners.	<ul style="list-style-type: none"> <li>• USDA Rural Development</li> <li>• Financial Institutions</li> <li>• Habitat for Humanity</li> <li>• Oconee County</li> <li>• Municipalities</li> </ul>	2025
Strategy 3.2.1.2. Encourage and promote the development of housing options that are affordable for low- and middle-income families.	<ul style="list-style-type: none"> <li>• USDA Rural Development</li> <li>• Residential Developers</li> <li>• Habitat for Humanity</li> <li>• Community Non-profits</li> <li>• Oconee County</li> <li>• Municipalities</li> </ul>	On-Going
Strategy 3.2.1.3. Encourage infill housing development on vacant properties in developed residential areas already served by infrastructure.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• Residential Developers</li> </ul>	2025
Strategy 3.2.1.4. 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.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• Residential Developers</li> </ul>	2021
Strategy 3.2.1.5. Encourage affordable housing development in Opportunity Zones identified in Oconee County.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• ACOG</li> <li>• Financial Institutions</li> <li>• Community Non-Profits</li> <li>• S.C. State Housing Finance and Development Authority</li> <li>• HUD</li> <li>• Municipalities</li> </ul>	2023
Strategy 3.2.1.6. Protect existing neighborhoods from incompatible uses that could reduce safety and lower property values through consistent enforcement of zoning and subdivision regulations.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipalities</li> </ul>	On-Going
Strategy 3.2.1.7. Promote and encourage development within defined Opportunity Zones featuring either mixed use or affordable housing elements.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Financial Institutions</li> <li>• U.S. Senators from S.C.</li> </ul>	On-Going



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
<b>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.</b>		
<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.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• Water and Sewer Providers</li> <li>• S.C. Dept. of Commerce</li> </ul>	2023
<u>Strategy 3.2.2.2.</u> Work with local, State, and Federal agencies to identify and reduce or remove barriers to housing affordability.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• State and Federal agencies</li> </ul>	2025
<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.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• Neighboring Counties</li> <li>• ACOG</li> </ul>	2025
<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.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• State Housing Authority</li> <li>• Clemson University</li> </ul>	On-Going
<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.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipalities</li> </ul>	On-Going
<b>Goal 3.3. Provide appropriate housing and associated services, assistance, and access to resources for Oconee County residents with special needs.</b>		
<b>Objective 3.3.1. Assess and address the housing and associated needs of the County's special populations.</b>		
<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.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• United Housing Connections</li> <li>• Local Service Providers</li> </ul>	Annually



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
<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"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• United Housing Connections</li> <li>• Local Service Providers</li> <li>• Oconee County Veterans Affairs</li> </ul>	<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 alternative needs and victims of domestic violence.</p>	<ul style="list-style-type: none"> <li>• State and Local Agencies</li> <li>• Residential Developers</li> <li>• Oconee County</li> <li>• Municipalities</li> </ul>	<p>Annually</p>





## Oconee County Planning

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LAND-USE

SITE-PLAN REVIEW

CODE ENFORCEMENT

Priorities suggested by Planning Commission members

1. Affordable / Obtainable housing
2. Age-in-Place
3. Skills that local employers need being taught in our school system
4. Keep keeping up roads
5. Inform citizens about what the county accomplishes
6. Access to local healthy food
7. RV Park ordinance
8. Multifamily housing ordinance
9. Community/Group development standards
10. Junk Yard Ordinance
11. Riparian Protections
12. Sidewalks in public ROW



## Goals, Objectives, & Strategies for Implementation, compiled

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 each element.

### 2. POPULATION

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<b>Goal 2.1. Improve the quality of life for existing and future residents of Oconee County.</b>			
<b>Objective 2.1.1. Increase understanding of the County's population composition and characteristics.</b>			
<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"> <li>Oconee County</li> <li>Service Providers</li> </ul>	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"> <li>Oconee County</li> <li>ACOG</li> <li>Neighboring Jurisdictions</li> </ul>	On-Going	
<b>Objective 2.1.2. Encourage and attract young adults and families to remain in Oconee County.</b>			
<u>Strategy 2.1.2.2.</u> Develop and promote policies and programs that improve economic opportunity for residents and potential residents.	<ul style="list-style-type: none"> <li>Oconee County</li> <li>Municipalities</li> </ul>	On-Going	
<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.	<ul style="list-style-type: none"> <li>Oconee County</li> <li>Municipalities</li> </ul>	On-Going	
<u>Strategy 2.1.2.4.</u> Interface with the Oconee County School District (SDOC), private schools, Clemson University, and Tri-County Technical College (TCTC) to optimize educational quality and access to advanced training opportunities.	<ul style="list-style-type: none"> <li>Oconee County</li> <li>SDOC</li> <li>Private Schools</li> <li>TCTC</li> <li>Clemson University</li> <li>Inter-regional Education Center representative</li> </ul>	2023	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<b>Objective 2.1.3. Assess and seek to address the needs of the County's alternative populations.</b>			
<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"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• State and Local Agencies</li> <li>• Non-profits</li> <li>• Interfaith Ministries</li> </ul>	On-Going	
<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"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• United Way</li> <li>• Local Service Agencies and Organizations</li> <li>• Faith-based Organizations</li> </ul>	On-Going	
<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"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• Health Providers</li> <li>• Other Public Service Providers</li> </ul>	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"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• CAT Bus Service</li> </ul>	2025	
<b>Goal 2.2. Promote a livable community in which County residents are healthy, supported, and productive.</b>			
<b>Objective 2.2.1. Ensure access to adequate health care and preventative services.</b>			
<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"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• Council on Aging</li> <li>• Faith-based Organizations</li> <li>• Oconee County DSS</li> <li>• Oconee County DSNB</li> <li>• YMCA</li> <li>• SDOC</li> </ul>	2025	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<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"> <li>• Oconee Memorial Hospital/Prisma Health</li> <li>• County Health Department</li> <li>• DSNB</li> <li>• Rosa Clark Free Medical Clinic</li> <li>• YMCA</li> <li>• SDOC</li> <li>• Nonprofits</li> </ul>	<p>On-Going</p>	
<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"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• SDOC</li> <li>• YMCA</li> </ul>	<p>2025</p>	
<p><b>Objective 2.2.2. Promote educational attainment and job readiness among County residents.</b></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"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• SDOC</li> <li>• TCTC</li> </ul>	<p>2023</p>	
<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"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• Worklink WIA</li> <li>• SDOC</li> <li>• TCTC</li> <li>• Oconee Adult Education</li> <li>• Local Employers</li> </ul>	<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"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• SDOC</li> <li>• Oconee County Adult Education/ Literacy Program</li> <li>• Faith-based Providers</li> </ul>	<p>2026</p>	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<b>Goal 2.3. Foster a high level of efficiency, coordination, and cooperation among County and municipal services.</b>			
<b>Objective 2.3.1. Coordinate planning efforts among the County, municipalities, and neighboring jurisdictions.</b>			
<u>Strategy 2.3.1.1.</u> Review and/or update the County's Population Element at least once every five years.	<ul style="list-style-type: none"> <li>Oconee County</li> </ul>	2023	
<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.	<ul style="list-style-type: none"> <li>Oconee County</li> <li>Municipalities</li> <li>Utilities</li> <li>Neighboring Jurisdictions</li> <li>ACOG</li> </ul>	2025	
<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.	<ul style="list-style-type: none"> <li>Oconee County</li> <li>Municipalities</li> <li>ACOG</li> <li>Neighboring Jurisdictions</li> <li>Utility Providers</li> <li>Nonprofits</li> </ul>	On-Going	
<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.	<ul style="list-style-type: none"> <li>Oconee County</li> <li>Municipalities</li> </ul>	2022	

### 3. HOUSING

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<b>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.</b>			
<b>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.</b>			
<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"> <li>Oconee County</li> <li>Municipalities</li> <li>Residential Developers</li> </ul>	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"> <li>Oconee County</li> <li>Municipalities</li> <li>Residential Developers</li> </ul>	2025	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<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"> <li>• Oconee County</li> <li>• Municipalities</li> </ul>	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"> <li>• Oconee County</li> <li>• Municipalities</li> </ul>	2021	
<b>Objective 3.1.2. Encourage housing development that will enable residents to “age-in-place.”</b>			
<u>Strategy 3.1.2.1.</u> Work with public and private agencies and organizations to assess the housing and associated needs of senior citizens.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• ACOG</li> <li>• Oconee County Senior Center</li> <li>• Senior Solutions</li> <li>• Other Public and Private Organizations</li> </ul>	2023	
<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.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• Assisted Living Providers</li> <li>• Residential Developers</li> </ul>	2023	
<b>Goal 3.2. Promote and enhance access to affordable, safe, and decent housing for all Oconee residents through public and private cooperation.</b>			
<b>Objective 3.2.1. Encourage the provision of affordable, safe, and decent housing.</b>			
<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.	<ul style="list-style-type: none"> <li>• USDA Rural Development</li> <li>• Financial Institutions</li> <li>• Habitat for Humanity</li> <li>• Oconee County</li> <li>• Municipalities</li> </ul>	2025	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<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"> <li>• USDA Rural Development</li> <li>• Residential Developers</li> <li>• Habitat for Humanity</li> <li>• Community Non-profits</li> <li>• Oconee County</li> <li>• Municipalities</li> </ul>	<p>On-Going</p>	
<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"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• Residential Developers</li> </ul>	<p>2025</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"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• Residential Developers</li> </ul>	<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"> <li>• Oconee County</li> <li>• ACOG</li> <li>• Financial Institutions</li> <li>• Community Non-Profits</li> <li>• S.C. State Housing Finance and Development Authority</li> <li>• HUD</li> <li>• Municipalities</li> </ul>	<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"> <li>• Oconee County</li> <li>• Municipalities</li> </ul>	<p>On-Going</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"> <li>• Oconee County</li> <li>• Financial Institutions</li> <li>• U.S. Senators from S.C.</li> </ul>	<p>On-Going</p>	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<b>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.</b>			
<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.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• Water and Sewer Providers</li> <li>• S.C. Dept. of Commerce</li> </ul>	2023	
<u>Strategy 3.2.2.2.</u> Work with local, State, and Federal agencies to identify and reduce or remove barriers to housing affordability.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• State and Federal agencies</li> </ul>	2025	
<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.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• Neighboring Counties</li> <li>• ACOG</li> </ul>	2025	
<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.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• State Housing Authority</li> <li>• Clemson University</li> </ul>	On-Going	
<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.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipalities</li> </ul>	On-Going	
<b>Goal 3.3. Provide appropriate housing and associated services, assistance, and access to resources for Oconee County residents with special needs.</b>			
<b>Objective 3.3.1. Assess and address the housing and associated needs of the County's special populations.</b>			
<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.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• United Housing Connections</li> <li>• Local Service Providers</li> </ul>	Annually	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<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.	<ul style="list-style-type: none"> <li>Oconee County</li> <li>Municipalities</li> <li>United Housing Connections</li> <li>Local Service Providers</li> <li>Oconee County Veterans Affairs</li> </ul>	2022	
<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.	<ul style="list-style-type: none"> <li>State and Local Agencies</li> <li>Residential Developers</li> <li>Oconee County</li> <li>Municipalities</li> </ul>	Annually	

#### 4. ECONOMIC

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<b>Goal 4.1. Increase the County’s tax base through a thriving and diversified economy.</b>			
<b>Objective 4.1.1. Strengthen Oconee County as an employment center.</b>			
<u>Strategy 4.1.1.1.</u> Maintain economic incentives for new and expanding industry.	<ul style="list-style-type: none"> <li>Oconee County</li> <li>Upstate SC Alliance</li> <li>SC Dept. of Commerce</li> </ul>	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"> <li>Oconee County</li> <li>Oconee County Industrial Group (OCIG)</li> <li>Oconee County Chamber of Commerce</li> </ul>	On-Going	
<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"> <li>Oconee County</li> <li>Utility Providers</li> <li>Upstate SC Alliance</li> <li>SC Dept. of Commerce</li> </ul>	On-Going	
<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.	<ul style="list-style-type: none"> <li>Oconee County</li> <li>Upstate SC Alliance</li> <li>SC Dept. of Commerce</li> <li>ACOG</li> </ul>	2025	





Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Strategy 4.1.1.5. Recruit new industry to the County and assist in expansion of existing employers in the target sectors of advanced manufacturing, biosciences, automotive, and energy.	<ul style="list-style-type: none"> <li>Oconee County</li> <li>Upstate SC Alliance</li> <li>SC Dept. of Commerce</li> </ul>	On-Going	
Strategy 4.1.1.6. 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.	<ul style="list-style-type: none"> <li>Oconee County</li> <li>Upstate SC Alliance</li> <li>SC Dept. of Commerce</li> </ul>	On-Going	
<b>Objective 4.1.2. Balance support for retention, expansion and recruitment of businesses.</b>			
Strategy 4.1.2.1. Strengthen relationships and partnerships among the County, civic organizations, municipalities, educational institutions, service agencies, and the private sector to support economic development.	<ul style="list-style-type: none"> <li>Oconee County</li> <li>Chamber of Commerce</li> <li>OCIG</li> <li>SDOC</li> <li>TCTC</li> </ul>	On-Going	
Strategy 4.1.2.2. Maintain a formalized business and retention program (BRE) dedicated to existing employers in Oconee County.	<ul style="list-style-type: none"> <li>Oconee County</li> <li>OCIG</li> <li>Municipalities</li> </ul>	2025	
Strategy 4.1.2.3. Conduct annual visits and tours of County industrial facilities to establish and maintain rapport and working relationships with existing businesses.	<ul style="list-style-type: none"> <li>Oconee County</li> <li>OCIG</li> <li>Workforce Development Partners</li> </ul>	Annually	
Strategy 4.1.2.4. 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"> <li>Oconee County</li> <li>Upstate SC Alliance</li> <li>OCIG</li> <li>Employers</li> <li>Media</li> </ul>	2025	
<b>Goal 4.2. Improve the skills, productivity, and economic competitiveness of the Oconee County workforce.</b>			
<b>Objective 4.2.1. Increase employer satisfaction with workforce readiness.</b>			
Strategy 4.2.1.1. 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"> <li>Oconee County</li> <li>SDOC/TCTC</li> <li>WorkLinks</li> <li>ApprenticeshipSC</li> <li>Employers</li> <li>Clemson University</li> </ul>	2023	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Strategy 4.2.1.2. Work to improve the completion rate including alternative credit sources.	<ul style="list-style-type: none"> <li>• SDOC</li> </ul>	On-Going	
<b>Objective 4.2.2. Raise incomes and earnings potential of the County workforce.</b>			
Strategy 4.2.2.1. Increase the number of jobs with higher than average County wages and demand outlook.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Upstate SC Alliance</li> <li>• SC Dept. of Commerce</li> </ul>	On-Going	
Strategy 4.2.2.2. 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.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• SDOC</li> <li>• TCTC</li> </ul>	2021	
Strategy 4.2.2.3. Increase access to local employment opportunities that can reduce overall commuting distance and costs for residents.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Upstate SC Alliance</li> <li>• SC Dept. of Commerce</li> </ul>	2021	
Strategy 4.2.2.4. 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.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• SDOC/TCTC</li> <li>• Business/ Industry</li> </ul>	2023	
Strategy 4.2.2.5. Add defined career pathways for existing and projected opportunities in sectors including advanced manufacturing, automotive, healthcare, entrepreneurship, retail, hospitality, and biosciences.	<ul style="list-style-type: none"> <li>• SDOC</li> <li>• TCTC</li> <li>• Workforce Development Partners</li> </ul>	2025	
Strategy 4.2.2.6. Leverage corporate giving by employers for academic, career, and cultural enrichment programs that raise college and work readiness of County students.	<ul style="list-style-type: none"> <li>• Corporate and Community Foundations</li> <li>• SDOC/TCTC</li> </ul>	2025	
<b>Goal 4.3. Increase business and commercial activity in priority areas.</b>			
<b>Objective 4.3.1. Strengthen downtown commercial districts.</b>			
Strategy 4.3.1.1. Promote the development of downtown retail and commercial niche markets in Seneca, Walhalla, West Union, Westminster, and Salem.	<ul style="list-style-type: none"> <li>• Municipalities</li> <li>• Oconee County</li> <li>• Chamber of Commerce</li> </ul>	2025	
Strategy 4.3.1.2. Promote policies that preserve and promote the unique nature of downtowns, key buildings, streets, and public spaces.	<ul style="list-style-type: none"> <li>• Municipalities</li> <li>• Oconee County</li> </ul>	Annually	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Strategy 4.3.1.3. 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"> <li>• Municipalities</li> <li>• Oconee County</li> </ul>	2023	
Strategy 4.3.1.4. 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"> <li>• Municipalities</li> <li>• Oconee County</li> </ul>	2025	
Strategy 4.3.1.5. Establish a county-wide loan pool, in partnership with area banks, focused on downtown revitalization.	<ul style="list-style-type: none"> <li>• Municipalities</li> <li>• Oconee County</li> <li>• Chamber of Commerce</li> </ul>	2023	
<b>Objective 4.3.2. Foster a climate of entrepreneurial activity and small business success.</b>			
Strategy 4.3.2.1. 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"> <li>• Oconee County</li> <li>• Small Business Development Center (SBDC)</li> <li>• Chamber of Commerce</li> <li>• Tri-County Entrepreneurial Development Corporation (TCEDC)</li> </ul>	Annually	
Strategy 4.3.2.2. Establish and maintain local business incubation capabilities.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• SBDC/Clemson University</li> <li>• Chamber of Commerce</li> <li>• TCEDC</li> </ul>	On-Going	
Strategy 4.3.2.3. 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"> <li>• Oconee County</li> <li>• Chamber of Commerce</li> </ul>	On-Going	
Strategy 4.3.2.4. Explore the benefits of <i>Certified Connected Community</i> status.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Utility Providers</li> <li>• Telecommunication Providers</li> </ul>	2025	
Strategy 4.3.2.5. Identify projects and promote Opportunity Zone incentive areas.	<ul style="list-style-type: none"> <li>• Oconee County</li> </ul>	2021	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<b>Objective 4.3.3. Leverage the County’s cultural, historic, agricultural, and natural resources as economic assets.</b>			
<u>Strategy 4.3.3.1.</u> Continue implementation of the <i>Destination Oconee</i> plan objectives.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipalities</li> </ul>	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"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• Chamber of Commerce</li> <li>• Arts and Cultural Groups</li> <li>• Festival and Event Organizers</li> </ul>	2025	
<u>Strategy 4.3.3.3.</u> Support economic development activity that leverages the assets 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"> <li>• Oconee County</li> <li>• SBDC</li> <li>• Chamber of Commerce</li> <li>• TCEDC</li> </ul>	2023	

## 5. CULTURAL RESOURCES

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<b>Goal 5.1. Protect the historic and cultural heritage of Oconee County, as embodied and reflected in its historic structures, sites, and districts.</b>			
<b>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.</b>			
<u>Strategy 5.1.1.1.</u> 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"> <li>• Oconee County</li> <li>• Municipalities</li> </ul>	2025	
<u>Strategy 5.1.1.2.</u> Enhance the visual and aesthetic character of the County and its municipalities using codes enforcement, architectural review boards, and other measures as appropriate.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipalities</li> </ul>	2021	
<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"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• SC Archives and History</li> <li>• Property Owners</li> </ul>	2020	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<b>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.</b>			
<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"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• Nonprofits</li> <li>• Property Owners/ Businesses</li> <li>• Neighborhood Associations</li> </ul>	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"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• Property Owners</li> </ul>	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"> <li>• Oconee County</li> <li>• City of Seneca</li> <li>• Private Businesses/ Nonprofits</li> </ul>	2021	
<u>Strategy 5.1.2.5.</u> Educate the public and businesses on the economic and cultural benefits of historic preservation and available incentives.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipalities</li> </ul>	2025	
<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.	<ul style="list-style-type: none"> <li>• SDOC</li> <li>• Private and Home Schools</li> </ul>	2030	
<b>Goal 5.2. Strengthen countywide access, involvement, and appreciation of the arts.</b>			
<b>Objective 5.2.1. Strengthen the creative capacity of the community by providing all County residents with diverse opportunities for arts participation.</b>			
<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.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• SDOC</li> <li>• Museums and Historic Sites</li> </ul>	On-Going	
<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.	<ul style="list-style-type: none"> <li>• Fine/ Performing Arts Centers</li> <li>• SDOC</li> <li>• Other Cultural and Arts Groups</li> </ul>	On-Going	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Strategy 5.2.1.3. 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.	<ul style="list-style-type: none"> <li>• SDOC</li> <li>• Oconee County</li> <li>• Artists and Arts Groups</li> <li>• Employers</li> </ul>	2025	
Strategy 5.2.1.4. Enable residents of all ages to acquire knowledge and skills in the arts by supporting arts projects that address lifelong learning.	<ul style="list-style-type: none"> <li>• SDOC</li> <li>• Cultural and Arts Groups</li> </ul>	On-Going	
Strategy 5.2.1.5. Promote opportunities for volunteerism and sponsorships of tourism, cultural, and recreational offerings.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• Cultural Organizations</li> <li>• Businesses/ Employers</li> </ul>	On-Going	
<b>Objective 5.2.2. Strengthen the creative and operational capacity of existing community arts and cultural organizations.</b>			
Strategy 5.2.2.1. Increase local arts funding by supporting arts organizations in federal and state grants applications, as well as corporate and private funding.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• Private Businesses/ Nonprofits</li> </ul>	2030	
Strategy 5.2.2.2. 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.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Cultural and Arts Groups</li> </ul>	2030	
Strategy 5.2.2.3. Continue to support cultural and arts venues through annual appropriation of accommodations tax revenues.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipalities</li> </ul>	2030	
Strategy 5.2.2.4. Encourage volunteer involvement in cultural programming, organizations and events by community, faith-based, and civic groups, as well as businesses.	<ul style="list-style-type: none"> <li>• Cultural and Arts Groups</li> <li>• Faith-based Organizations</li> <li>• SDOC</li> <li>• Civic and Community groups</li> </ul>	On-Going	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<b>Goal 5.3. Leverage the County’s historic and cultural assets as an economic development resource.</b>			
<b>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.</b>			
<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.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• Museums/Arts Organizations</li> <li>• Business Owners</li> <li>• Oconee Chamber of Commerce</li> </ul>	2021	
<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.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Museums</li> </ul>	2030	
<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.	<ul style="list-style-type: none"> <li>• Upcountry SC Tourism Association</li> <li>• Visit Oconee SC</li> <li>• Oconee Chamber of Commerce</li> <li>• Oconee County</li> </ul>	On-Going	
<u>Strategy 5.3.1.4.</u> Recognize, build upon and promote the County’s historic and cultural assets with agricultural, Colonial and Civil War, African-American, Native American (Cherokee), and Appalachian themes through local historical and arts institutions and programming.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• Museums/Arts Organizations</li> <li>• Business Owners</li> <li>• Upcountry SC/Visit Oconee SC</li> </ul>	2025	
<b>Objective 5.3.2. Support employers engaged in the cultural and heritage tourism, agritourism, and nature-based tourism sectors.</b>			
<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.	<ul style="list-style-type: none"> <li>• Municipalities</li> <li>• Oconee County</li> <li>• Cultural Organizations</li> </ul>	2030	
<u>Strategy 5.3.2.2.</u> Launch hospitality and tourism sector training and workforce development to support excellence in quality of services.	<ul style="list-style-type: none"> <li>• SDOC</li> <li>• TCTC</li> <li>• Oconee Chamber of Commerce</li> <li>• Employers</li> </ul>	2025	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<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.	<ul style="list-style-type: none"> <li>• Oconee Chamber of Commerce</li> <li>• Oconee County</li> <li>• Municipalities</li> <li>• Business Owners</li> </ul>	2021	
<u>Strategy 5.3.2.4.</u> Preserve the culture and identity tied to agriculture and the landscape of the County’s rural communities.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Farms and Agribusinesses</li> <li>• Land Conservation Groups</li> </ul>	2023	

## 6. NATURAL RESOURCES

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<b>Goal 6.1. Protect and improve air quality in Oconee County.</b>			
<b>Objective 6.1.1. Continue to support local, regional, and state plans and initiatives related to air quality.</b>			
<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"> <li>• Oconee County</li> <li>• Appalachian COG (ACOG)</li> <li>• ACOG Counties</li> <li>• SCDHEC and EPA</li> </ul>	2030	
<b>Goal 6.2. Preserve, protect, and enhance Oconee County’s land resources.</b>			
<b>Objective 6.2.1. Promote partnerships and voluntary conservation easements to preserve significant lands, habitats, and scenic areas under development pressure.</b>			
<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"> <li>• Oconee County</li> <li>• Oconee County Soil and Water Conservation District</li> <li>• Land Trusts and Conservation Organizations</li> </ul>	2030	
<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.	<ul style="list-style-type: none"> <li>• Oconee County</li> </ul>	2021	





Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<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"> <li>• Oconee County</li> <li>• Property/Business Owners</li> <li>• Conservation Organizations</li> <li>• SCDNR</li> <li>• Keowee-Toxaway Habitat Enhancement Program</li> </ul>	2025	
<p><b>Objective 6.2.3. Manage natural assets to ensure natural resources enhance the quality of life for residents and visitors and increase economic opportunities.</b></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"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• SCDNR</li> <li>• SCPRT</li> <li>• USFS</li> </ul>	Annually	
<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"> <li>• Oconee County</li> <li>• Conservation Organizations</li> <li>• SCDNR</li> <li>• SCPRT</li> <li>• USFS</li> </ul>	2021	
<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"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• SCDNR</li> <li>• SCPRT</li> <li>• USFS</li> </ul>	2023	
<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"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• SCDNR</li> <li>• SCPRT</li> <li>• USFS</li> </ul>	Annually	
<p><b>Objective 6.2.4. Continue to promote reasonable access to Oconee County's public natural amenities for residents and visitors.</b></p>			
<p><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.</p>	<ul style="list-style-type: none"> <li>• Oconee County</li> </ul>	2030	
<p><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.</p>	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipalities</li> </ul>	2030	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<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"> <li>• Oconee County</li> <li>• Property Owners</li> <li>• Conservation Organizations</li> </ul>	On-Going	
<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"> <li>• Oconee County</li> <li>• Keep Oconee Beautiful Assn.</li> <li>• SDOC</li> <li>• Local Civic Groups</li> </ul>	2023	
<b>Goal 6.3. Preserve, protect, and enhance the quality and quantity of the water resources of Oconee County.</b>			
<b>Objective 6.3.1. Expand sewer service to additional areas as feasible.</b>			
<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 where conditions are not suitable or water sources may be compromised.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Oconee Joint Regional Sewer Authority (OJRSA)</li> <li>• Municipal Providers</li> <li>• Other Public and Private Providers</li> </ul>	2025	
<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"> <li>• Oconee County</li> <li>• OJRSA</li> <li>• Municipal Providers</li> <li>• Other Public and Private Providers</li> </ul>	2023	
<b>Objective 6.3.2. Monitor, maintain and improve water quality and quantity to meet the needs of County residents, employers, and institutions.</b>			
<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"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• Adjacent Jurisdictions</li> <li>• Oconee County Soil &amp; Water Conservation District</li> </ul>	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"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• Utility Providers</li> <li>• SCDHEC</li> <li>• Oconee County Soil &amp; Water Conservation District</li> </ul>	Annually	

		Time Frame	Date
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Goals/Objectives/Strategies	Accountable Agencies	for Evaluation	Completed
<u>Strategy 6.3.2.3.</u> Support and coordinate with SCDHEC to mitigate identified water quality impairments.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• Utility Providers</li> <li>• NPDES Permitted Dischargers</li> <li>• SCDHEC</li> <li>• Oconee County Soil &amp; Water Conservation District</li> </ul>	2021	
<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.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Property Owners and Developers</li> <li>• Oconee County Soil &amp; Water Conservation District</li> </ul>	2030	
<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"> <li>• Oconee County</li> <li>• Developers</li> <li>• SCDHEC</li> <li>• U.S. Army Corps of Engineers (USACOE)</li> <li>• Duke Energy</li> </ul>	2025	
<b>Objective 6.3.3. Encourage development practices that protect and preserve water resources.</b>			
<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"> <li>• Oconee County</li> <li>• Oconee County Soil &amp; Water conservation district</li> </ul>	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"> <li>• Oconee County</li> <li>• Municipalities</li> </ul>	2025	
<b>Objective 6.3.4. Manage water quantity and quality to ensure efficient utilization and appropriate conservation of the County's water resources.</b>			
<u>Strategy 6.3.4.1.</u> Participate in and support regional efforts to protect watersheds.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• SCDHEC</li> <li>• Public and Non-profit Organizations</li> <li>• Oconee County Soil &amp; Water Conservation District</li> </ul>	On-Going	
<u>Strategy 6.3.4.2.</u> Explore partnerships to develop a master plan for preserving the watershed areas surrounding our lakes including Keowee, Jocassee, and Hartwell.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• U.S. Army Corps of Engineers</li> <li>• SCDHEC</li> </ul>	2021	
		<b>Time Frame</b>	<b>Date</b>



Goals/Objectives/Strategies	Accountable Agencies	for Evaluation	Completed
<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"> <li>• Oconee County</li> <li>• Municipalities</li> </ul>	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"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• Oconee County Soil &amp; Water Conservation District</li> </ul>	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"> <li>• Oconee County</li> <li>• Duke Energy</li> <li>• USCOE</li> <li>• USFS</li> </ul>	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"> <li>• Oconee County</li> <li>• SCDHEC</li> <li>• Public and Non-profit organizations</li> </ul>	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"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• Oconee County Soil &amp; Water Conservation District</li> </ul>	2023	
<b>Objective 6.3.5. Minimize flooding risk to County residents and business owners through the protection of floodplains and floodways.</b>			
<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"> <li>• Oconee County</li> </ul>	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"> <li>• Oconee County</li> </ul>	Annually	
<b>Goal 6.4. Enhance and promote access to natural resources and associated recreational activities for residents and visitors.</b>			
<b>Objective 6.4.1. Encourage coordination among County and municipal recreation and natural resource managers.</b>			
<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"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• SCDNR</li> <li>• SCPRT</li> <li>• Duke Energy</li> <li>• USFS</li> <li>• USCOE</li> </ul>	2030	

## 7. COMMUNITY FACILITIES



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<b>Goal 7.1. Provide adequate, safe, and efficient infrastructure to support current and projected needs.</b>			
<b>Objective 7.1.1. Work to guarantee adequate water distribution systems for present and future development in Oconee County.</b>			
Strategy 7.1.1.1. 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"> <li>Oconee County</li> <li>Municipalities</li> <li>Other Water Providers</li> </ul>	Annually	
Strategy 7.1.1.2. 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"> <li>Oconee County</li> <li>Municipalities</li> <li>Other Water Providers</li> </ul>	Annually	
Strategy 7.1.1.3. Partner with adjacent jurisdictions on comprehensive water studies detailing availability from all sources and usages/outflows.	<ul style="list-style-type: none"> <li>Oconee County</li> <li>Adjacent Jurisdictions</li> </ul>	2023	
<b>Objective 7.1.2. Improve and expand wastewater treatment within Oconee County.</b>			
Strategy 7.1.2.1. 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"> <li>Oconee County</li> <li>OJRSA</li> <li>Other Sewer Providers</li> </ul>	2021	
Strategy 7.1.2.2. 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"> <li>Oconee County</li> <li>Neighboring Jurisdictions</li> </ul>	Annually	
Strategy 7.1.2.3. 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"> <li>Oconee County</li> <li>Municipalities</li> <li>OJRSA</li> <li>Other Sewer Providers</li> </ul>	Annually	
Strategy 7.1.2.4. 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"> <li>Oconee County</li> <li>OJRSA</li> <li>Other Sewer Providers</li> <li>Relevant Regional, State and Federal Agencies</li> </ul>	Annually	

		Time Frame	Date
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Goals/Objectives/Strategies	Accountable Agencies	for Evaluation	Completed
Strategy 7.1.2.5. Encourage septic tank and leach field education.	<ul style="list-style-type: none"> <li>Oconee County</li> <li>Duke Energy</li> <li>U.S. Army Corps of Engineers</li> <li>SCDNR</li> <li>SCDHEC</li> <li>Other Potential Partners</li> </ul>	2025	
<b>Objective 7.1.3. Implement the goals, objectives, and implementation strategies of the Community Facilities Element.</b>			
Strategy 7.1.3.1. Determine staff, facility and resource needs and partnerships to implement the Comprehensive Plan.	<ul style="list-style-type: none"> <li>Oconee County</li> </ul>	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"> <li>Oconee County</li> </ul>	Annually	
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"> <li>Oconee County</li> </ul>	Annually	
<b>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.</b>			
<b>Objective 7.2.1. Seek local, state, federal, and community funding support in efforts to expand and enhance educational opportunities for Oconee County residents.</b>			
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"> <li>Oconee County</li> <li>SDOC</li> <li>TCTC</li> </ul>	Annually	
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"> <li>Oconee County</li> <li>SDOC</li> </ul>	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"> <li>Oconee County</li> </ul>	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"> <li>Oconee County</li> <li>SDOC</li> </ul>	Annually	
<b>Objective 7.2.2. Upgrade solid waste facilities to improve services and allow for needed upgrades and expansion to provide for anticipated growth.</b>			
Strategy 7.2.2.1. Work to reduce the volume of solid waste through increased recycling and composting.	<ul style="list-style-type: none"> <li>Oconee County</li> <li>Municipalities</li> </ul>	2023	
		Time Frame	Date



Goals/Objectives/Strategies	Accountable Agencies	for Evaluation	Completed
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"> <li>Oconee County</li> </ul>	2025	
<b>Objective 7.2.3. Regularly review public safety needs and enhance facilities as required and needed.</b>			
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"> <li>Oconee County</li> <li>Emergency Services Commission</li> </ul>	Annually	
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"> <li>Oconee County</li> <li>Emergency Services Commission</li> </ul>	Annually	
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"> <li>Oconee County</li> <li>Emergency Services Commission</li> </ul>	Annually	
Strategy 7.2.3.4. Continue to conduct regular updates to the County Disaster Preparedness Plan.	<ul style="list-style-type: none"> <li>Oconee County</li> <li>Other Relevant Local Agencies</li> </ul>	Annually	
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"> <li>Oconee County</li> <li>Emergency Services Commission</li> <li>Energy Providers</li> <li>Utilities</li> </ul>	Annually	
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"> <li>Oconee County</li> <li>Municipalities</li> <li>Communications Providers</li> </ul>	Annually	
Strategy 7.2.3.7. Communicate frequently with citizens of County about emergency plans.	<ul style="list-style-type: none"> <li>Oconee County</li> </ul>	On-Going	
<b>Objective 7.2.4. Ensure access to quality and timely health care for all residents and visitors.</b>			
Strategy 7.2.4.1. Review and upgrade County-owned medical and other healthcare facilities as needed.	<ul style="list-style-type: none"> <li>Oconee County</li> </ul>	On-Going	
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"> <li>Oconee County</li> <li>Emergency Services Commission</li> <li>Oconee EMS</li> </ul>	On-Going	

		Time Frame	Date
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Goals/Objectives/Strategies	Accountable Agencies	for Evaluation	Completed
<b>Objective 7.2.5. Strengthen coordination among the County, municipalities, neighboring counties, regional and State agencies, and other public and private organizations.</b>			
<u>Strategy 7.2.5.1.</u> 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"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• Neighboring Jurisdictions</li> <li>• State Agencies</li> </ul>	On-Going	
<u>Strategy 7.2.5.2.</u> Continue coordination of the provision of water, sewer, and electricity with municipalities and other public and private providers.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipal Utility Providers</li> <li>• Public &amp; Private Utilities</li> </ul>	On-Going	
<u>Strategy 7.2.5.3.</u> 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"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• Other Public and Private Organizations</li> <li>• ACOG</li> </ul>	On-Going	
<b>Objective 7.2.6. Ensure access to quality, lifelong educational opportunities for all residents.</b>			
<u>Strategy 7.2.6.1.</u> Reduce the high school dropout rate.	<ul style="list-style-type: none"> <li>• SDOC</li> <li>• SC Dept. of Education</li> <li>• SC Dept. of Social Services</li> </ul>	Annually	
<b>Goal 7.3. Preserve, maintain, expand, and promote opportunities for recreation.</b>			
<b>Objective 7.3.1. Provide passive and active recreational opportunities to meet the diverse needs of County residents and visitors.</b>			
<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"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• Other Recreation Providers</li> </ul>	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"> <li>• Oconee County</li> </ul>	2025	
<u>Strategy 7.3.1.3.</u> Evaluate, amend, and implement recreation plans, as necessary.	<ul style="list-style-type: none"> <li>• Parks, Recreation and Tourism Commission</li> <li>• Recreation Task Force</li> </ul>	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"> <li>• Oconee County</li> <li>• Parks, Recreation and Tourism Commission</li> <li>• Municipalities</li> <li>• Other Parks and Recreation Providers</li> </ul>	2030	





Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Strategy 7.3.1.5. 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"> <li>• Oconee County</li> <li>• SDOC</li> <li>• YMCA</li> </ul>	2025	

## 8. AGRICULTURAL

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<b>Goal 8.1. Support and Protect the Agricultural Industry in Oconee County.</b>			
<b>Objective 8.1.1. Recognize important agricultural land as a valuable natural resource to protect for future generations.</b>			
Strategy 8.1.1.1. Advocate use of "Best Management Practices" in farmland and forest operations.	<ul style="list-style-type: none"> <li>• Soil &amp; Water Conservation Commissions</li> <li>• Oconee County</li> <li>• Clemson Cooperative Extension (CCE)</li> <li>• SC Forestry Commission</li> </ul>	2025	
Strategy 8.1.1.2. 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.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• CCE</li> <li>• Conservation groups</li> </ul>	2025	
Strategy 8.1.1.3. Work with SCDOT and other state and regional agencies to ensure projects for infrastructure facility maintenance and expansion will not be detrimental to the continuation of agriculture and silviculture.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• SCDOT</li> <li>• Oconee County Chamber of Commerce</li> <li>• Municipalities</li> </ul>	2021	
Strategy 8.1.1.4. 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.	<ul style="list-style-type: none"> <li>• Oconee County</li> </ul>	2021	
Strategy 8.1.1.5. 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.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Oconee County Chamber of Commerce</li> </ul>	2025	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<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"> <li>• Oconee County</li> <li>• Oconee County Cooperative Extension Service</li> <li>• Oconee County Chamber of Commerce</li> <li>• Conservation groups</li> </ul>	2023	
<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"> <li>• Oconee County</li> <li>• Oconee County Cooperative Extension Service</li> <li>• Oconee County Chamber of Commerce</li> </ul>	2021	
<p><u>Strategy 8.1.1.8.</u> Work with the state Real Estate Licensing 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"> <li>• Oconee County</li> <li>• State Real Estate Licensing Commission</li> </ul>	2023	
<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. <i>(A motion was made but no second and no vote occurred)</i></p>	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• NGO</li> <li>• Not-for-Profit organizations</li> <li>• CCE</li> <li>• Municipalities</li> <li>• Agriculture organizations</li> <li>• School District of Oconee County (SDOC)</li> </ul>	2023	
<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"> <li>• Oconee County</li> </ul>	2023	
<p><b>Objective 8.1.2. Enhance agricultural operations and opportunities.</b></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"> <li>• Oconee County</li> </ul>	2021	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<u>Strategy 8.1.2.2.</u> Provide appropriate assistance to expand non- traditional and specialty agribusiness opportunities.	<ul style="list-style-type: none"> <li>• Oconee County</li> </ul>	2021	
<u>Strategy 8.1.2.3.</u> Ensure the ability of a farm to have a farm-related business onsite.	<ul style="list-style-type: none"> <li>• Oconee County</li> </ul>	2021	
<u>Strategy 8.1.2.4.</u> Promote the establishment of new farm enterprises through support of training for interested persons.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Oconee County Cooperative Extension Service</li> </ul>	2023	
<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.	<ul style="list-style-type: none"> <li>• Oconee County</li> </ul>	2025	
<u>Strategy 8.1.2.6.</u> Support South Carolina right-to-farm laws and consider adopting a county right-to-farm policy.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Oconee County Cooperative Extension Service</li> <li>• Oconee County Chamber of Commerce</li> </ul>	2021	
<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	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Oconee County Cooperative Extension Service</li> <li>• FARM Center</li> </ul>	2023	
<u>Strategy 8.1.2.8.</u> Consider adopting a Voluntary Agricultural and Forestal Areas program.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Oconee County Cooperative Extension Service</li> </ul>	2025	
<u>Strategy 8.1.2.9.</u> Encourage and support programs that educate and engage residents of all ages in aspects of farming and agriculture.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Oconee Cooperative Extension Service</li> <li>• Agriculture Advisory Board</li> <li>• Organizations such as FFA and the Oconee Cultivation Project</li> <li>• FARM Center</li> </ul>	2023	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<b>Goal 8.2. Protect Oconee County’s Forest Resources.</b>			
<u>Strategy 8.2.1.1.</u> Maintain an accurate inventory of important forestland.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• SC Forestry Commission</li> <li>• US Forest Service</li> </ul>	2025	
<u>Strategy 8.2.1.2.</u> Coordinate and plan infrastructure and development to protect forestland.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• SC Forestry Commission</li> <li>• SCDOT</li> <li>• US Forest Service</li> <li>• Conservation groups</li> </ul>	2025	
<u>Strategy 8.2.1.3.</u> Support efforts to permanently preserve important forestland.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• SC Forest Commission</li> <li>• US Forest Service</li> <li>• Conservation groups</li> </ul>	2021	
<u>Strategy 8.2.1.4.</u> Work with the Forestry Commission to educate citizens about wildfire hazards.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• SC Forestry Commission</li> <li>• Rural Fire Departments</li> <li>• US Forest Service</li> <li>• CCE</li> </ul>	2025	
<u>Strategy 8.2.1.5.</u> Consider adopting the International Wildland-Urban Interface Code, or relevant portions, to help mitigate wildfire risk.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Rural fire departments</li> </ul>	2030	
<b>Goal 8.3. Ensure continuing access to healthy, fresh food.</b>			
<b>Objective 8.3.1. Eliminate food deserts and ensure access to healthy food.</b>			
<u>Strategy 8.3.1.1.</u> Integrate food system policies and planning into County land use, transportation, and capital improvement plans.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Local food banks</li> <li>• Oconee County Cooperative Extension Service</li> <li>• SDOC</li> </ul>	2025	
<u>Strategy 8.3.1.2.</u> Encourage residents to supplement personal food sources with gardening and fresh food preservation.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Oconee County Cooperative Extension Service</li> <li>• SDOC</li> </ul>	2025	
<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"> <li>• Oconee County</li> <li>• Oconee County Chamber of Commerce</li> <li>• CCE</li> </ul>	2023	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<p><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.</p>	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipalities</li> </ul>	2023	
<p><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).</p>	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• Local non-profits</li> <li>• Faith-based community</li> <li>• Farmers' markets</li> </ul>	2023	
<p><u>Strategy 8.3.1.6.</u> Support new opportunities for distribution of locally and regionally produced food.</p>	<ul style="list-style-type: none"> <li>• Oconee County</li> </ul>	2023	
<p><u>Strategy 8.3.1.7.</u> Revise the zoning code to require healthy food access as a part of development standards.</p>	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipalities</li> </ul>	2023	
<p><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.</p>	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• SC Emergency Management</li> <li>• Private organizations</li> <li>• NFPO</li> <li>• Disaster relief organizations</li> </ul>	2023	
<p><u>Strategy 8.3.1.9.</u> Educate and assist in mitigating the harmful effects of Climate Change in Oconee County through agricultural means.</p>	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• SDOC</li> <li>• CCE</li> <li>• Agricultural groups</li> <li>• Private organizations</li> <li>• Municipalities</li> <li>• Conservation groups</li> <li>• Local non-profits</li> <li>• Faith-based community</li> <li>• Farmers' markets</li> <li>• Oconee County Chamber of Commerce</li> <li>• Local food banks</li> <li>• SC Forestry Commission</li> </ul>	2023	



## 9. TRANSPORTATION

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<b>Goal 9.1. Plan the location and development of transportation infrastructure to accommodate present and future needs.</b>			
<b>Objective 9.1.1. Develop and implement plans to guide decision-making on transportation issues.</b>			
<u>Strategy 9.1.1.1.</u> 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"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• ACOG</li> <li>• Neighboring Counties</li> <li>• Related Public and Private Organizations</li> </ul>	2025	
<u>Strategy 9.1.1.2.</u> 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"> <li>• Oconee County</li> <li>• ACOG</li> </ul>	2027	
<u>Strategy 9.1.1.3.</u> 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"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• ACOG</li> <li>• SCDOT</li> <li>• County Transportation Committee</li> </ul>	2025	
<u>Strategy 9.1.1.4.</u> Implement commissioned and in-house studies, in-part or completely. (For example: make CATbus stops safer)	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Relevant stakeholders</li> </ul>	2025	
<b>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.</b>			
<b>Objective 9.2.1. Meet current and future need for quality transportation facilities throughout the County.</b>			
<u>Strategy 9.2.1.1.</u> 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"> <li>• Oconee County</li> <li>• SCDOT</li> <li>• County Transportation Committee</li> </ul>	2025	
<u>Strategy 9.2.1.2.</u> Develop an ongoing systematic road maintenance and upgrade program based on steady revenue sources.	<ul style="list-style-type: none"> <li>• Oconee County</li> </ul>	2021	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<u>Strategy 9.2.1.3.</u> 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"> <li>Oconee County</li> <li>Municipalities</li> </ul>	2025	
<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"> <li>Oconee County</li> <li>Municipalities</li> </ul>	2021	
<u>Strategy 9.2.1.5.</u> Prioritize evaluation of all roads within identified potential development areas.	<ul style="list-style-type: none"> <li>Oconee County</li> <li>Municipalities</li> <li>County</li> </ul>	2025	
<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"> <li>Oconee County</li> </ul>	2023	
<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"> <li>Oconee County</li> <li>ACOG</li> </ul>	2021	
<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"> <li>Oconee County</li> </ul>	Annually	
<b>Goal 9.3. Provide a safe, efficient, and accessible multi-modal transportation system.</b>			
<b>Objective 9.3.1. Provide and maintain a safe, efficient, and interconnected roadway network.</b>			
<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"> <li>Oconee County</li> <li>Municipalities</li> </ul>	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"> <li>Oconee County</li> <li>Municipalities</li> <li>Developers</li> </ul>	Annually	
<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"> <li>Oconee County</li> <li>ACOG</li> </ul>	2025	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<b>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.</b>			
<u>Strategy 9.3.2.1.</u> Provide and encourage pedestrian and bicycle connectivity between existing and planned residential, parks and recreation areas, trails, public facilities, and commercial and industrial uses that will enable alternative transportation opportunities.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Developers</li> <li>• Municipalities</li> <li>• Trail and Park Providers</li> </ul>	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"> <li>• Oconee County</li> </ul>	2021	
<u>Strategy 9.3.2.3.</u> 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"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• SCPRT</li> <li>• Community Partners</li> </ul>	2023	
<u>Strategy 9.3.2.4.</u> 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"> <li>• Oconee County</li> </ul>	2021	
<b>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.</b>			
<u>Strategy 9.3.3.1.</u> Promote and assist in the establishment of commuter parking lots to encourage ride sharing and decrease traffic	<ul style="list-style-type: none"> <li>• Oconee County</li> </ul>	2025	
<u>Strategy 9.3.3.2.</u> 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"> <li>• Oconee County</li> <li>• Clemson Area Transit</li> <li>• Community Partners</li> </ul>	2025	
<u>Strategy 9.3.3.3.</u> 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"> <li>• Oconee County</li> <li>• Clemson Area Transit</li> <li>• Community Partners</li> </ul>	2025	
<u>Strategy 9.3.3.4.</u> 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"> <li>• Oconee County</li> <li>• Neighboring Counties</li> </ul>	2025	





Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
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"> <li>• Visit Oconee SC</li> <li>• Parks, Recreation and Tourism Commission</li> <li>• Oconee County</li> </ul>	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"> <li>• Oconee County</li> <li>• Clemson Area Transit</li> <li>• Municipalities</li> <li>• Community Partners</li> </ul>	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"> <li>• Oconee County</li> <li>• City of Seneca</li> <li>• Clemson Area Transit</li> </ul>	2023	
<b>Goal 9.4. Provide a state-of-the-art regional airport for residents, businesses and industries, and visitors to the County and region.</b>			
<b>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.</b>			
Strategy 9.4.1.1. Complete planned upgrades, including relocation of roads, strengthening of runway, and other necessary improvements as funding becomes available.	<ul style="list-style-type: none"> <li>• SC Aeronautics Commission</li> <li>• Oconee County</li> <li>• Public/Private partnerships</li> </ul>	2025	
Strategy 9.4.1.2. 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"> <li>• SC Aeronautics Commission</li> <li>• Oconee County</li> </ul>	2025	
Strategy 9.4.1.3 Seek and establish ways to utilize the Airport to foster partnerships with Clemson University in areas such as hanger lease agreements and facility use agreements.	<ul style="list-style-type: none"> <li>• SC Aeronautics Commission</li> <li>• Oconee County</li> </ul>	2025	
Strategy 9.4.1.4 Identify Federal and State funds for investment in airport enhancements, including additional hangar space.	<ul style="list-style-type: none"> <li>• SC Aeronautics Commission</li> <li>• Oconee County</li> </ul>	2025	
Strategy 9.4.1.5. Seek public/private partnerships to fund airport operations and expansions, including additional hangar space.	<ul style="list-style-type: none"> <li>• SC Aeronautics Commission</li> <li>• Oconee County</li> <li>• Public Private Partnerships</li> </ul>	2025	



### 10. PRIORITY INVESTMENT

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<b>Goal 10.1. Identify and prioritize long range public infrastructure and facilities needs.</b>			
<b>Objective 10.1.1. Continue to plan for and prioritize public infrastructure and facilities needs.</b>			
Strategy 10.1.1.1. 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.	<ul style="list-style-type: none"> <li>Oconee County</li> </ul>	2025	
Strategy 10.1.1.2. Review, update, and adopt the Infrastructure Master Plan.	<ul style="list-style-type: none"> <li>Oconee County</li> </ul>	Annually	
Strategy 10.1.1.3. Utilize the County's Five-Year Capital Plan to systematically construct and upgrade facilities identified in the Infrastructure Master Plan	<ul style="list-style-type: none"> <li>Oconee County</li> </ul>	2030	
Strategy 10.1.1.4. Create and update plans and cost estimates that address specific infrastructure priorities with accurate inventories and analyses of existing county conditions.	<ul style="list-style-type: none"> <li>Oconee County</li> </ul>	Annually	
Strategy 10.1.1.5. 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.	<ul style="list-style-type: none"> <li>Oconee County</li> </ul>	2030	
Strategy 10.1.1.6. Prioritize infrastructure and facilities needs and capital investment.	<ul style="list-style-type: none"> <li>Oconee County</li> </ul>	Annually	
<b>Objective 10.1.2. Continue a comprehensive capital projects planning and implementation process to address future conditions and needs.</b>			
Strategy 10.1.2.1. Encourage development in a way that protects and preserves our natural resources.	<ul style="list-style-type: none"> <li>Oconee County</li> </ul>	On-Going	
Strategy 10.1.2.2. Manage development in a manner that ensures our natural resources and lifestyle enhance sustainable economic growth and job opportunities.	<ul style="list-style-type: none"> <li>Oconee County</li> </ul>	On-Going	
Strategy 10.1.2.3. Promote and enhance access to affordable housing through both public and private cooperation.	<ul style="list-style-type: none"> <li>Oconee County</li> <li>Housing Developers</li> </ul>	On-Going	
Strategy 10.1.2.4. Upgrade solid waste facilities to improve services and allow for needed upgrades and expansion to provide for anticipated growth.	<ul style="list-style-type: none"> <li>Oconee County</li> </ul>	2030	
Strategy 10.1.2.5. Regularly review public safety needs and enhance facilities as required and	<ul style="list-style-type: none"> <li>Oconee County</li> </ul>	Annually	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
needed.			
Strategy 10.1.2.6. 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.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Aging Services</li> <li>• Faith-based Communities</li> <li>• Healthcare Providers</li> </ul>	2025	
Strategy 10.1.2.7. Upgrade and maintain the County road system in a manner that meets the needs of Oconee County’s growing population and provides safe and efficient routes through the County.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• SCDOT</li> <li>• ACOG</li> </ul>	Annually	
Strategy 10.1.2.8. Continue to evaluate and fund public transportation in urbanizing areas of Oconee County, expanding as needed to provide for ongoing growth and development.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• CATbus</li> <li>• SCDOT</li> <li>• ACOG</li> </ul>	Annually	
Strategy 10.1.2.9. Expand bicycle and pedestrian routes to allow for greater use of alternative forms of transportation and to promote ecotourism opportunities.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• SCDOT</li> <li>• ACOG</li> <li>• Municipalities</li> </ul>	2030	
Strategy 10.1.2.10. 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.	<ul style="list-style-type: none"> <li>• Oconee County</li> </ul>	2030	
Strategy 10.1.2.11. Promote a countywide arts program to facilitate an appreciation for the arts and other cultural facilities in Oconee County.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Arts Organizations</li> <li>• SDOC</li> </ul>	2030	
Strategy 10.1.2.12. 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.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• SCPRT</li> <li>• SCDOT</li> <li>• Historic Preservation Organizations</li> </ul>	2025	
Strategy 10.1.2.13. Maintain and update the County’s geographic information system (GIS) and related data.	<ul style="list-style-type: none"> <li>• Oconee County</li> </ul>	On-Going	
<b>Objective 10.1.3. Support adjacent jurisdictions and relevant agencies in planning for future public infrastructure and facility’s needs.</b>			
Strategy 10.1.3.1. Support and participate in the efforts of Oconee County municipalities in planning for future public infrastructure and facilities needs.	<ul style="list-style-type: none"> <li>• Oconee County</li> <li>• Municipalities</li> </ul>	Annually	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<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"> <li>• Oconee County</li> <li>• Neighboring Counties and Municipalities</li> <li>• State and Federal Agencies</li> <li>• ACOG</li> </ul>	2025	
<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"> <li>• Oconee County</li> <li>• SDOC</li> <li>• TCTC</li> <li>• Cultural Organizations</li> <li>• Utilities</li> <li>• Aging and Social Services providers</li> <li>• Healthcare providers</li> </ul>	2030	
<p><b>Goal 10.2. Pursue funding and partnerships to support identified public infrastructure needs.</b></p>			
<p><b>Objective 10.2.1. Explore and evaluate alternative methods of obtaining revenue and grant monies to fund capital improvement and new infrastructure.</b></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"> <li>• Oconee County</li> </ul>	2025	
<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"> <li>• Oconee County</li> </ul>	2030	
<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"> <li>• Oconee County</li> </ul>	Annually	
<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"> <li>• Oconee County</li> </ul>	2025	
<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"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• Adjacent/ Relevant Jurisdictions and Agencies</li> <li>• Private Industries</li> </ul>	On-Going	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<b>Goal 10.3. Coordinate with adjacent jurisdictions and relevant agencies in planning for capital improvements.</b>			
<b>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.</b>			
Strategy 10.3.1.1. Improve communication and cooperation between the County and municipalities, state and federal agencies, and other public and private entities.	<ul style="list-style-type: none"> <li>Oconee County</li> </ul>	On-Going	
Strategy 10.3.1.2. Coordinate with adjacent and relevant jurisdictions and agencies on updates to the Oconee County <i>Priority Investment Element</i> .	<ul style="list-style-type: none"> <li>Oconee County</li> <li>Municipalities</li> <li>Adjacent/ Relevant Jurisdictions and Agencies</li> </ul>	Annually	
Strategy 10.3.1.3. 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"> <li>Oconee County</li> <li>Municipalities</li> <li>Adjacent/ Relevant Jurisdictions and Agencies</li> </ul>	2030	
Strategy 10.3.1.4. 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"> <li>Oconee County</li> </ul>	2030	

## 11. LAND USE

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<b>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.</b>			
<b>Objective 11.1.1. Encourage development in a way that protects and preserves the County’s natural resources.</b>			
Strategy 11.1.1.1. Review and update existing land use regulations as needed to facilitate development that preserves forests, prime agricultural lands, sensitive areas, and natural resources.	<ul style="list-style-type: none"> <li>Oconee County</li> </ul>	On-Going	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<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"> <li>Oconee County</li> </ul>	<p>On-Going</p>	
<p><b>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.</b></p>			
<p><u>Strategy 11.1.2.1.</u> Utilize the zoning process to enhance development.</p>	<ul style="list-style-type: none"> <li>Oconee County</li> </ul>	<p>On-Going</p>	
<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"> <li>Oconee County</li> </ul>	<p>On-Going</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"> <li>Oconee County</li> </ul>	<p>On-Going</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"> <li>Oconee County</li> </ul>	<p>On-Going</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"> <li>Oconee County</li> </ul>	<p>On-Going</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"> <li>Oconee County</li> </ul>	<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"> <li>Oconee County</li> </ul>	<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"> <li>Oconee County</li> </ul>	<p>2025</p>	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Strategy 11.1.2.9. Consider requiring landscaping and buffer provisions for new non-residential development along specific corridors and within specific areas of the County.	<ul style="list-style-type: none"> <li>Oconee County</li> </ul>	2022	
Strategy 11.1.2.10. Encourage landscaping, beautification, and repair of properties through volunteer community programs.	<ul style="list-style-type: none"> <li>Oconee County</li> </ul>	2022	
<b>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.</b>			
Strategy 11.1.3.1. Map prime and functioning agricultural properties to determine areas that may request protection from incompatible uses.	<ul style="list-style-type: none"> <li>Oconee County</li> </ul>	2021	
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"> <li>Oconee County</li> </ul>	On-Going	
Strategy 11.1.3.3. Utilize the zoning process to accommodate appropriate development as requested.	<ul style="list-style-type: none"> <li>Oconee County</li> </ul>	On-Going	
<b>Objective 11.1.4. Address the changes and emerging needs of areas transitioning to a more intensive land use.</b>			
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"> <li>Oconee County</li> </ul>	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"> <li>Oconee County</li> </ul>	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"> <li>Oconee County</li> </ul>	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"> <li>Oconee County</li> <li>OJRSA</li> <li>Infrastructure providers</li> </ul>	On-Going	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
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"> <li>• Oconee County</li> </ul>	On-Going	
Strategy 11.1.4.6. 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"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• Adjacent jurisdictions</li> <li>• Agencies and organizations</li> </ul>	On-Going	
<b>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.</b>			
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"> <li>• Oconee County</li> <li>• Developers</li> <li>• Public and private agencies and organizations</li> </ul>	On-Going	
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"> <li>• Oconee County</li> <li>• Developers</li> <li>• Public and private agencies and organizations</li> </ul>	On-Going	
Strategy 11.1.5.3. Encourage new and innovative approaches to residential development that will expand housing options.	<ul style="list-style-type: none"> <li>• Oconee County</li> </ul>	On-Going	
<b>Objective 11.1.6. Expand and promote opportunities for recreation and access to natural resources and greenspaces.</b>			
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"> <li>• Oconee County</li> <li>• State of South Carolina</li> <li>• Sumter National Forest</li> <li>• Duke Energy</li> <li>• U.S. Army Corps of Engineers</li> <li>• Other related organizations</li> </ul>	On-Going	
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"> <li>• Oconee County</li> <li>• Municipalities</li> </ul>	On-Going	





Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<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"> <li>• Oconee County</li> <li>• State of South Carolina</li> <li>• Park and trail providers</li> </ul>	On-Going	
<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"> <li>• Oconee County</li> <li>• Municipalities</li> <li>• State of South Carolina</li> <li>• Sumter National Forest</li> </ul>	On-Going	
<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.	<ul style="list-style-type: none"> <li>• Oconee County</li> </ul>	On-Going	
<b>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.</b>			
<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.	<ul style="list-style-type: none"> <li>• Oconee County</li> </ul>	On-Going	
<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.	<ul style="list-style-type: none"> <li>• Oconee County</li> </ul>	On-Going	
<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.	<ul style="list-style-type: none"> <li>• Oconee County</li> </ul>	On-Going	



### 38-9.# Development standards and other requirements

Oconee County is growing. In order to encourage and maintain a harmonious living and business environment the following standards shall be applicable to all developments indicated herein.

#### 1. Lighting

- a. Lighting Standards for lighting of horizontal tasks such as roadways, sidewalks, entrances and parking areas, and all other outdoor fixtures installed for the permanent illumination of signs, landscaping, and buildings shall be aimed, located, designed, fitted, and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse and so as not to create a nuisance by projecting or reflecting objectionable light skyward, onto a neighboring property or onto a public roadway.
- b. Flashing lights are prohibited.
- c. Applicability – see table 1, below

#### 2. Screening and buffering

- a. Screening and a physical separation (buffer) must be provided at least the entire length of the proposed developed area +25% and up to the entire length of the shared property lines as determined by the planning director for the purpose of screening and buffering adjacent activities from view of proposed projects including but not limited to: buildings, solid-waste, parking & drive lanes, outdoor storage, signage, lighting.
- b. Applicability – see table 1, below

**Table 1 : Where screening & buffering and lighting standards are required:**

<b>Proposed use :Party responsible for installation and maintenance of screening and buffer</b>	<b>Adjacent existing use or zoning district</b>
Non-residential Multi-family Mixed-use	Agricultural / Forestry Residential
<b>Proposed use :Party responsible for installation and maintenance of screening and buffer</b>	<b>Adjacent existing use or zoning district</b>
Residential subdivision* Multi-family Mixed-use	Agricultural / Forestry Non-residential

\*Residential subdivisions consisting of 4 or more dwellings, dwelling units, and/or parcels

**c. Screening requirements**

The purpose of screening is providing a visual screen between unlike uses. Visual screen shall mean a static barrier which shields the neighboring uses from view at normal ground levels. The visual screen shall extend from the ground to a height of at least 6’ and not more than 25% of the vertical surface shall be open to allow the passage of air, but any such openings shall be designed to obscure visibility.

Unless otherwise required, the following minimum landscaping and screening provisions will apply.

- a. A minimum 6-foot-tall wall, fence, berm, evergreen screening plant material, existing vegetation or a combination of wall, fence, berm or evergreen screening plant material, existing vegetation, with a combined minimum height of 6 feet above grade shall be used for the purposes of screening
- b. If evergreen plant material is used, it must be at least 4 feet in height at the time of planting and capable of forming a continuous opaque screen at least 6 feet in height, with individual plantings spaced not more than 5 feet apart.
- c. Existing vegetation may be utilized provided it provides the screening required as determined by the Planning Director or their designee.
- d. Fences or walls installed for the purposes of screening shall have a “finished” side toward the adjacent or neighboring properties.

**d. Buffer requirements**

A buffer is a physical separation by distance between development and the adjacent property lines. The size of the buffer, measured running parallel with the shared property lines the length of the developed areas in view of adjacent existing uses. This is not in addition to any underlying zoning district setbacks.

Buffer width

Acreage of proposed use	Minimum size of buffer
Less than 0.5 acres	5 feet
0.5-2 acres	15 feet
More than 2 acres	25 feet

Uses permitted in the buffer:

- Landscaping
- Agricultural plantings
- Storm water drainage easements and any necessary drains, culverts, riprap, etc.
- DHEC approved storm water retention/detention areas
- DHEC approved septic systems
- Permitted signage
- Sidewalks
- Shared-use driveways/lanes between adjacent property
- parking lot stub outs (not parking lots) for the purposes of connectivity

## Exemptions

1. The buffer and screening requirements may be waived or modified between two or more non-residential, mixed-use, residential, and/or multi-family developments after review by the planning director if all adjacent property owners provide a notarized, recorded statement that permits the new development to modify the standards herein.
2. Agricultural and Forestry uses as defined by the South Carolina Right-to Farm act and the South Carolina Right-to-Forestry act.
3. Property lines along public or private rights of ways/ easements are exempt from buffering/screening requirements.
4. Property lines along adjacent waterbodies
5. Multi-tenant malls/town centers/ developments or Planned Development Districts
6. Private recreation facilities within a residential subdivision and not adjacent to properties outside of the subdivision



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Buffer

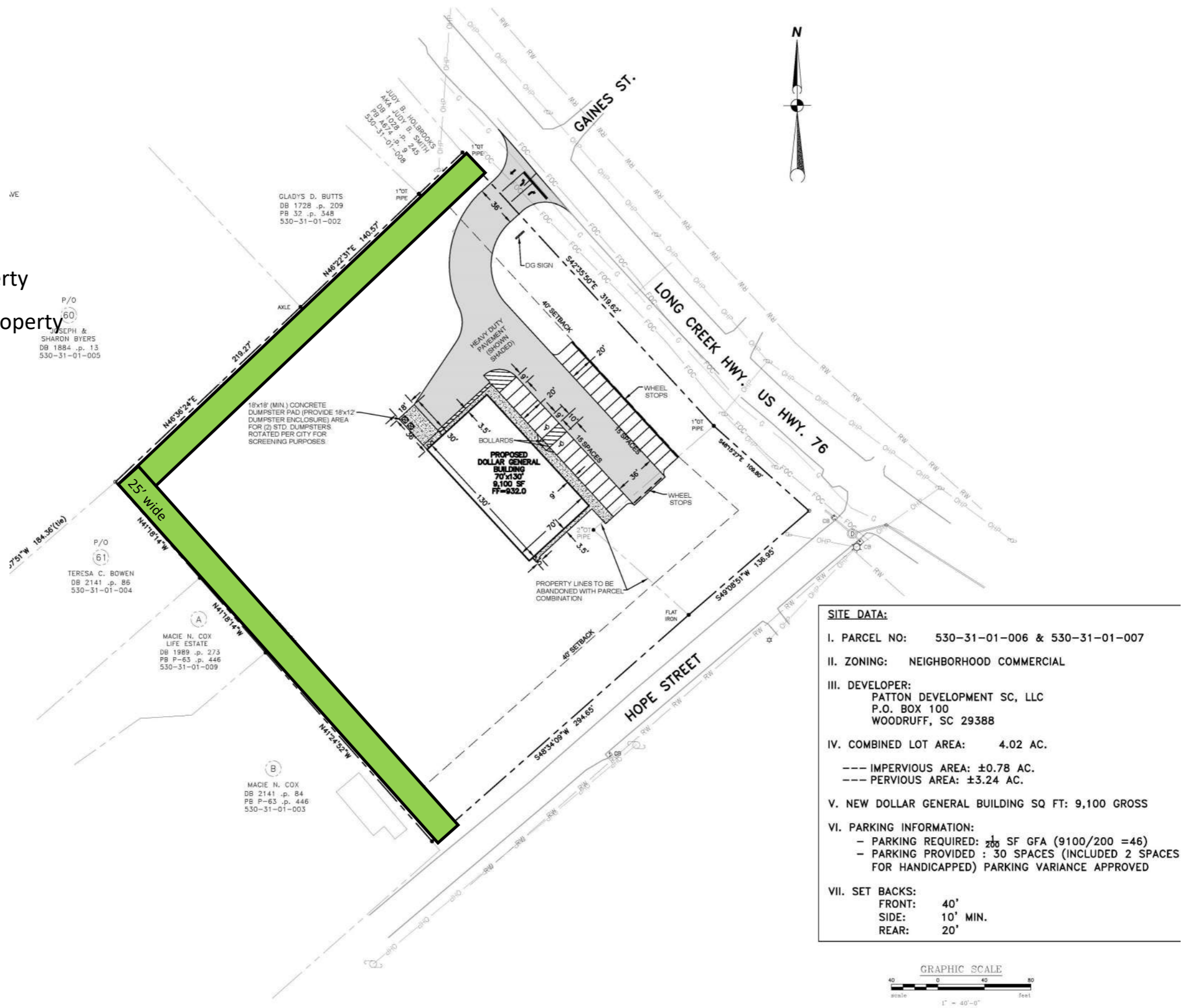


4.02 acres

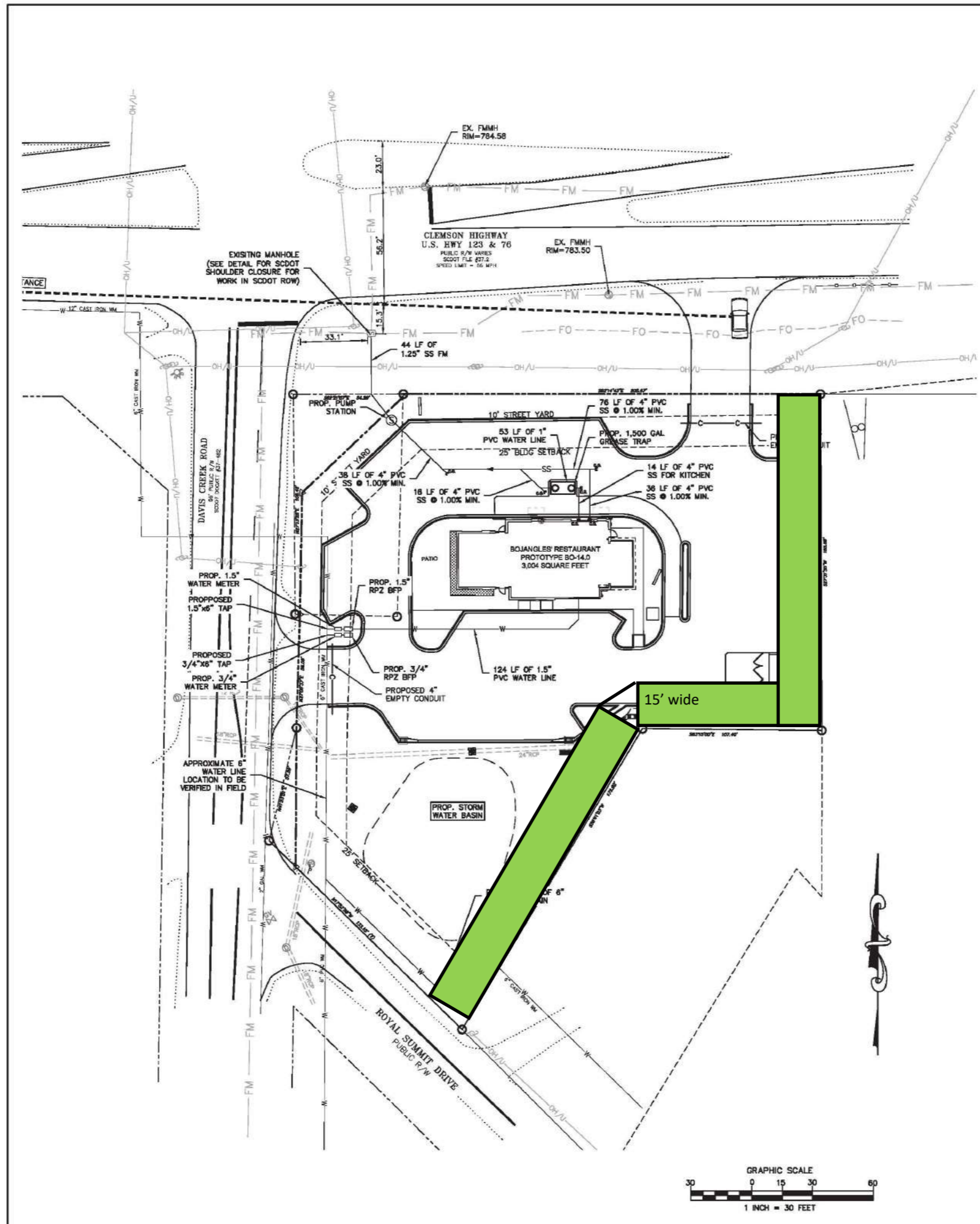
25' wide buffer

~700' linear feet of impacted property

~18,000 square feet of impacted property



SITE DATA:	
I. PARCEL NO:	530-31-01-006 & 530-31-01-007
II. ZONING:	NEIGHBORHOOD COMMERCIAL
III. DEVELOPER:	PATTON DEVELOPMENT SC, LLC P.O. BOX 100 WOODRUFF, SC 29388
IV. COMBINED LOT AREA:	4.02 AC.
	--- IMPERVIOUS AREA: ±0.78 AC.
	--- PERVIOUS AREA: ±3.24 AC.
V. NEW DOLLAR GENERAL BUILDING SQ FT:	9,100 GROSS
VI. PARKING INFORMATION:	
	- PARKING REQUIRED: $\frac{1}{200}$ SF GFA (9100/200 = 46)
	- PARKING PROVIDED : 30 SPACES (INCLUDED 2 SPACES FOR HANDICAPPED) PARKING VARIANCE APPROVED
VII. SET BACKS:	
	FRONT: 40'
	SIDE: 10' MIN.
	REAR: 20'



1.35 acres

15' wide buffer

~450' linear feet of impacted property

~6,750 square feet of impacted property

