

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. 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 September 21, 2020

Council Chambers - Oconee County administrative complex

Planning Commission – 5PM- Council Chambers

1. Call to Order
1. Invocation
2. Pledge of Allegiance
3. Public Comment for Non-Agenda Items (3-minutes per person)
4. Commission member comment
5. Approval of minutes from 09/10/2020
6. Impact fees discussion
 - A. Citizen comment (3-minutes per person)
 - B. Discussion
7. Agricultural Advisory Board “Agricultural disclosure”
 - A. Discussion
8. Comprehensive Plan items for “Annual” evaluation
 - A. Citizen comment (3-minutes per person)
 - B. Discussion
 - C. Vote
8. Comprehensive Plan items for “on-going” evaluation
 - A. Citizen comment (3-minutes per person)
 - B. Discussion
 - C. Vote
9. 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.

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Minutes

5:00 pm- Monday, September 10, 2020
Council Chambers - Oconee County Administrative
Complex

Members Present

Frankie Pearson
Mike Smith
Gwen McPhail
Alex Vassey
Mike Johnson

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** – None
- 5. Commission member comment** –None.

6. Approval of minutes from 08/17/2020 – Mr. Pearson made a motion to accept the minutes and Mr. Smith seconded and unanimously approved 5/0.

7. Affordable Housing

Jon Goyert from Habitat for Humanity was a guest speaker and explained the process of building affordable homes for approved applicants.

Citizen comment (3-minutes per person) - None

Discussion – None

Vote- No vote.

8. Planning Commission Comprehensive Plan 2020 items for evaluation

Citizen comment (3-minutes per person) - None

Discussion – Mr. Chapman went through the Comprehensive Plan and explained the items that need to be reviewed for the current year. There are two and both are being addressed.

Vote – No Vote

9. Comprehensive Plan “Annual Review” items

Citizen comment (3-minutes per person) - None

Discussion – Mr. Chapman went through the Comprehensive Plan and explained the annual review items. Some of the items have been addressed and other still need input from the respective agencies.

Vote – No Vote

10. Corridor update

Discussion – Mr. Chapman mentioned that the Planning & Economic Development meeting was postponed until November. The corridor committee will still meet in the future and discuss corridors, but will be postponed at this time.

11. Adjourn – The meeting was adjourned at 6:05pm.

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DEVELOPMENT IMPACT FEES IN SOUTH CAROLINA

I. South Carolina Developmental Impact Fee Act (S.C. Code §6-1-90, *et. seq.*)

The South Carolina legislature has granted local governments limited power to impose development impact fees. Only local governments with a comprehensive plan or a capital improvements plan complying with the Act may impose a development impact fee. The Act expressly forbids the imposition of a development impact fee, “regardless of how it is designated, except as is provided in [the Act].”

A “development impact fee” is:

[P]ayment of money imposed as a condition of development approval to pay a proportionate share of the cost of system improvements needed to serve the people utilizing the improvements.

S.C. Code. §6-1-920(8).

The impact to be addressed by development impact fees may only concern the following “public facilities:”

- Water;
- Sewer;
- Solid waste;
- Roads/streets, bridges, including, but not limited to, rights-of-way and traffic signals;
- Storm water;
- Law enforcement, fire, EMS, and flood control, plus capital equipment and vehicles for same;
- Parks, libraries, and recreational facilities; and,
- Public education facilities for K-12.

S.C. Code. §6-1-920(18).

The amount of a fee charged must be in a “proportionate share” to the cost of system improvements determined under S.C. Code. §6-1-990, which much reasonably relate to

the service demands and needs of the project. S.C. Code. §6-1-990 states that the “proportionate share” is the cost attributable to the development after reduction for:

- Appropriate credit, offset, or contribution of money, dedication of land, or construction of system improvements; and,
- All other sources of funding the system improvements including funds obtained from economic development incentives or grants secured which are not required to be repaid.

Further, in setting the fee, the local government must consider the:

- Cost of existing system improvements resulting from new development within the service area or areas;
- Means by which existing system improvements have been financed;
- Extent to which the new development contributes to the cost of system improvements;
- Extent to which the new development is required to contribute to the cost of existing system improvements in the future;
- Extent to which the new development is required to provide system improvements, without charge to other properties within the service area or areas;
- Time and price differentials inherent in a fair comparison of fees paid at different times; and,
- Availability of other sources of funding system improvements including, but not limited to, user charges, general tax.

To impose impact fees, the County must:

- Prepare a report estimating the effect of the impact fees on the availability of affordable housing in the County;
- Pass an ordinance approved by a positive majority of Council;
- Base the fee amount on actual improvement costs or reasonable estimates of the costs, supported by sound engineering studies;

- Include in the ordinance a procedure for timely processing determination of the fees applicable, credits, and reimbursements;
- Include a description of acceptable levels of serve for improvement of the system of the service at issue;
- Provide for termination of the fee; and,
- Prepare and publish an annual report describing the amount of all fees collected, appropriated, and spent that year, by category of public facility and service.

Finally, impact fees must be refunded with interest to the developer if not properly spent in the next three years. S.C. Code Ann. §6-1-1020.

II. Other States

Of course, other college towns in other states have been experiencing some of the same challenges faced by the City Clemson. However, it is important to remember that municipalities in other states may or may not be governed by the same type of development impact fee enabling act as is South Carolina. Thus, what is legal in one state is not necessarily legal here.

For example, there has been newspaper coverage about Tuscaloosa’s efforts to stop student housing developments. In 2017, Tuscaloosa enacted meter-based “service” fees applicable to multi-family housing and commercial developments. This included everything from duplexes to multi-story student housing, but did not include PDs, developments in riverfront overlay and riverfront development districts, or duplexes in single-family neighborhoods. The fees started at about \$2100 per unit based on a ¾” water meter, ranged up to about \$56,533 for an 8” meter, and the money from the fees was supposed to be used to fund sewer and water projects.

Recently, the mayor of Tuscaloosa said that he wanted to impose additional fees in an effort to “deter student-based housing developers from building within the city.” Tuscaloosa has also imposed a moratorium on student-housing developments. It is clear that neither the fees nor the moratorium have worked to deter developers, as the mayor is also quoted as saying, “We continue to see those same petitions and out-of- town developers are not even flinching at the numbers [development impact fees] we’re providing.”

Tuscaloosa is able to create and use its own impact fees for its own purposes, whatever they may be, because cities in Alabama do not have to comply with the detailed set of rules that must be followed in South Carolina order to impose limited development impact fees. Thus, caution must take when considering actions taken by municipalities from other states, because they may be operating under a different set of state laws.

III. Pending Lawsuit Challenging the Constitutionality of the South Carolina Developmental Impact Fee Act.

Upon experiencing rapid growth (almost doubling total population in the last ten years) along with surrounding areas of York County, in July 2018, Fort Mill asked York County to raise its impact fees from \$2500 per residence to more than \$18,958 per home and \$12,535 per apartment (to fund the Fort Mill School District).

NOTE: Although as of May 31, 2019, the county had collected almost \$11 million in fees, statistics show that growth has not slowed, there being 636 new building permits issued despite the huge increase in the fee amount.

Two developers, along with the York County Homebuilders Association and the South Carolina Home Builders Association, filed suit against the State, York County, and the members of the York County Council. The lawsuit challenges the constitutionality of both the impact fee ordinance and the state enabling act, and alleges that the fees constitute a takings without compensation. The complaint notes also the alleged correlation between the fact that a named council member had suggested (well in advance of any engineering study) that the impact fee should be raised to "\$20,000" per single-family dwelling, and the fact that the fee ultimately imposed turned out to be \$18,958.

III. The City of Clemson's Current Impact and Tap Fees.

Currently, the City of Clemson charges the following fees per residential unit:

TYPE	FEE
Wastewater impact	\$2500.00
Water - impact	\$800
Recreation - impact	\$200
Sanitation and Police - impact	\$200
Water tap fee	\$1000
Wastewater tap	\$1200
TOTAL	\$5900

The City recently updated its water and sewer impact fees in 2017, raising the fees from \$850 to \$2500 for wastewater and from \$165 to \$800 for water. The fees were raised to address the proportionate REU share for new development's impact on these two public facilities, which was reasonable anticipated to create the need to increase capacity.

Multi-family is different. Each apartment, condo, townhouse, etc., is charged an impact fee for water, wastewater, and for recreation/sanitation/police (\$400) When there is commercial space, there is a base square footage charge. For recreation/sanitation/police

it is \$0.24 per square foot. For water and sewer, each 2,000 square feet (the average square feet of a single-family home) is equal to an REU. If it is an upfit for a higher water use business, there is chart the City uses to base the charges from the SCDHEC 61-67 Standards in the City ordinance.

Tap fees are based on how a development wants to handle billing. If installed by a developer, then the City charges the developer the fees, but the developer pays the entire cost of the service. The developer can choose to individually meter each unit or can choose to do a master meter, but will pay monthly charges as if each unit was metered individually.

IV. Conclusion

The South Carolina Developmental Impact Fee Act is intended to address the future impacts caused by a new development. The Act requires that the developer only pay the development's proportional share of that future impact. This means that a developer cannot be required to pay for impacts or problems pre-dating the development's impact. For example, if a road has already reached the point that it needs widening because of traffic conditions, a new development cannot be required to pay a fee to address the existing condition of the road, unless, for example, the development increases the cost of the road widening in some way. The developer may only be required to pay an impact fee in proportion to the additional impact, if any, caused by the development.

Furthermore, development impact fees under the Act are not a tool to be used to punish, deter, stop, slow, or restrict development. The purpose of the fees is to require "payment of money imposed as a condition of developmental approval to pay a proportional share of the cost of system improvements needed to serve the people utilizing the improvements."

Time frame for Evaluation - 2020

1. Strategy 5.1.1.3. 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.
2. Strategy 7.1.3.1. Determine staff, facility and resource needs and partnerships to implement the Comprehensive Plan

Time frame for Evaluation - Annually

1. Strategy 3.3.1.1. 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.
2. Strategy 6.2.3.1. Protect and preserve natural resources for recreational use and develop new opportunities for recreational access.
3. Strategy 6.2.3.4. Expand and maintain public parks and recreation spaces to a uniform standard of excellence.
4. Strategy 6.3.2.2. Explore local and regional strategies to minimize non-point source pollution and institute Best Management Practices for the protection of water resources.
5. Strategy 6.3.5.1. Periodically review floodplain regulations and procedures to ensure protection per FEMA requirements and to evaluate conditions that may require more stringent standards.
6. Strategy 6.3.5.2. Review and update the Oconee County Flood Damage Prevention Ordinance as needed
7. Strategy 7.2.3.1. Review and upgrade existing emergency facilities plans on a regular basis, implementing established goals in a systematic manner.

8. Strategy 7.2.3.2. Provide local public safety agencies appropriate assistance in obtaining funding to expand and upgrade operations.
9. Strategy 7.2.3.3. Partner with private entities in the development of emergency satellite facilities and specialized response equipment.
10. Strategy 7.2.3.4. Continue to conduct regular updates to the County Disaster Preparedness Plan.
11. 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.
12. 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.
13. Strategy 7.2.3.7. Communicate frequently with citizens of County about emergency plans.
14. Strategy 7.2.6.1. Reduce the high school dropout rate
15. Strategy 9.2.1.8. Upgrade County roads that were built prior to current standards and align roads that pose safety hazards, if feasible.
16. Strategy 9.3.1.2. Explore incentives or requirements that increase the connectivity of local, connector, and arterial components of the County's roadway network.
17. Strategy 10.1.1.2. Review, update, and adopt the Infrastructure Master Plan.
18. 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.

- 19.Strategy 10.1.1.6. Prioritize infrastructure and facilities needs and capital investment.
- 20.Strategy 10.1.2.5. Regularly review public safety needs and enhance facilities as required and needed
- 21.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.
- 22.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.
- 23.Strategy 10.1.3.1. Support and participate in the efforts of Oconee County municipalities in planning for future public infrastructure and facilities needs.
- 24.Strategy 10.2.1.3. Explore and pursue other revenue sources such as user-based fees, impact fees, and other sources to help fund infrastructure.
- 25.Strategy 10.3.1.2. Coordinate with adjacent and relevant jurisdictions and agencies on updates to the Oconee County *Priority Investment Element*

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
Goal 2.1. Improve the quality of life for existing and future residents of Oconee County.			
Objective 2.1.1. Increase understanding of the County's population composition and characteristics.			
Strategy 2.1.1.1. Monitor demographic patterns in the County and its municipalities in order to respond to growth and the changing needs of residents, especially special populations.	<ul style="list-style-type: none"> Oconee County Service Providers 	2023	
Strategy 2.1.1.2. Coordinate and collaborate with regional agencies and neighboring jurisdictions to share demographic data and update population projection data and methodologies.	<ul style="list-style-type: none"> Oconee County ACOG Neighboring Jurisdictions 	On-Going	
Objective 2.1.2. Encourage and attract young adults and families to remain in Oconee County.			
Strategy 2.1.2.2. Develop and promote policies and programs that improve economic opportunity for residents and potential residents.	<ul style="list-style-type: none"> Oconee County Municipalities 	On-Going	
Strategy 2.1.2.3. Develop opportunities to provide or encourage entertainment and recreation options that are attractive to young adults and families.	<ul style="list-style-type: none"> Oconee County Municipalities 	On-Going	
Strategy 2.1.2.4. 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"> Oconee County SDOC Private Schools TCTC Clemson University Inter-regional Education Center representative 	2023	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Objective 2.1.3. Assess and seek to address the needs of the County's alternative populations.			
Strategy 2.1.3.1. Seek partnerships to assess the unmet needs of alternative populations and develop strategies and leverage resources to address these needs.	<ul style="list-style-type: none"> • Oconee County • Municipalities • State and Local Agencies • Non-profits • Interfaith Ministries 	On-Going	
Strategy 2.1.3.2. 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.	<ul style="list-style-type: none"> • Oconee County • Municipalities • United Way • Local Service Agencies and Organizations • Faith-based Organizations 	On-Going	
Strategy 2.1.3.3. Reduce language barriers in the provision of health care, public safety, and other public services to all Oconee County residents.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Health Providers • Other Public Service Providers 	2025	
Strategy 2.1.3.4. Assess measures to accommodate the needs of the County's aging population in areas such as signage, lighting, and transportation options.	<ul style="list-style-type: none"> • Oconee County • Municipalities • CAT Bus Service 	2025	
Goal 2.2. Promote a livable community in which County residents are healthy, supported, and productive.			
Objective 2.2.1. Ensure access to adequate health care and preventative services.			
Strategy 2.2.1.1. 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.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Council on Aging • Faith-based Organizations • Oconee County DSS • Oconee County DSNB • YMCA • SDOC 	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"> • Oconee Memorial Hospital/Prisma Health • County Health Department • DSNB • Rosa Clark Free Medical Clinic • YMCA • SDOC • Nonprofits 	<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"> • Oconee County • Municipalities • SDOC • YMCA 	<p>2025</p>	
<p>Objective 2.2.2. Promote educational attainment and job readiness among County residents.</p>			
<p><u>Strategy 2.2.2.1.</u> Create a safe and healthy environment for education and socialization for students at all levels.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • SDOC • TCTC 	<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"> • Oconee County • Municipalities • Worklink WIA • SDOC • TCTC • Oconee Adult Education • Local Employers 	<p>2021</p>	
<p><u>Strategy 2.2.2.3.</u> Support local efforts to raise literacy levels of County residents through afterschool programs, family and early literacy efforts, and church-based programs.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • SDOC • Oconee County Adult Education/ Literacy Program • Faith-based Providers 	<p>2026</p>	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Goal 2.3. Foster a high level of efficiency, coordination, and cooperation among County and municipal services.			
Objective 2.3.1. Coordinate planning efforts among the County, municipalities, and neighboring jurisdictions.			
Strategy 2.3.1.1. Review and/or update the County's Population Element at least once every five years.	<ul style="list-style-type: none"> Oconee County 	2023	
Strategy 2.3.1.2. 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"> Oconee County Municipalities Utilities Neighboring Jurisdictions ACOG 	2025	
Strategy 2.3.1.3. 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"> Oconee County Municipalities ACOG Neighboring Jurisdictions Utility Providers Nonprofits 	On-Going	
Strategy 2.3.1.4. 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"> Oconee County Municipalities 	2022	

3. HOUSING

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Goal 3.1. Encourage a broad range of housing opportunities and a balance of housing types to meet the current and future needs of Oconee County residents.			
Objective 3.1.1. Promote the development of a diverse housing stock to meet the needs of residents and accommodate a variety of economic levels, occupations, age groups, and lifestyle preferences.			
Strategy 3.1.1.1. Encourage the development of a range of housing types and densities to include single-family, site-built homes; patio homes, multi-family developments, and manufactured homes.	<ul style="list-style-type: none"> Oconee County Municipalities Residential Developers 	2021	
Strategy 3.1.1.2. Encourage housing development that will accommodate residents of all ages and stages of life.	<ul style="list-style-type: none"> Oconee County Municipalities Residential Developers 	2025	



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"> • Oconee County • Municipalities 	2021	
<u>Strategy 3.1.1.4.</u> Review and amend land use plans and regulations to identify and remove possible barriers to the development of a variety of housing options and residential development types.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2021	
Objective 3.1.2. Encourage housing development that will enable residents to “age-in-place.”			
<u>Strategy 3.1.2.1.</u> Work with public and private agencies and organizations to assess the housing and associated needs of senior citizens.	<ul style="list-style-type: none"> • Oconee County • Municipalities • ACOG • Oconee County Senior Center • Senior Solutions • Other Public and Private Organizations 	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"> • Oconee County • Municipalities • Assisted Living Providers • Residential Developers 	2023	
Goal 3.2. Promote and enhance access to affordable, safe, and decent housing for all Oconee residents through public and private cooperation.			
Objective 3.2.1. Encourage the provision of affordable, safe, and decent housing.			
<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"> • USDA Rural Development • Financial Institutions • Habitat for Humanity • Oconee County • Municipalities 	2025	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<p>Strategy 3.2.1.2. Encourage and promote the development of housing options that are affordable for low- and middle-income families.</p>	<ul style="list-style-type: none"> • USDA Rural Development • Residential Developers • Habitat for Humanity • Community Non-profits • Oconee County • Municipalities 	<p>On-Going</p>	
<p>Strategy 3.2.1.3. Encourage infill housing development on vacant properties in developed residential areas already served by infrastructure.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • Residential Developers 	<p>2025</p>	
<p>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.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • Residential Developers 	<p>2021</p>	
<p>Strategy 3.2.1.5. Work to encourage affordable housing development in Opportunity Zones identified in Oconee County.</p>	<ul style="list-style-type: none"> • Oconee County • ACOG • Financial Institutions • Community Non-Profits • S.C. State Housing Finance and Development Authority • HUD • Municipalities 	<p>2023</p>	
<p>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.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities 	<p>On-Going</p>	
<p>Strategy 3.2.1.7. Promote and encourage development within defined Opportunity Zones featuring either mixed use or affordable housing elements.</p>	<ul style="list-style-type: none"> • Oconee County • Financial Institutions • U.S. Senators from S.C. 	<p>On-Going</p>	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
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.			
Strategy 3.2.2.1. 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"> • Oconee County • Municipalities • Water and Sewer Providers • S.C. Dept. of Commerce 	2023	
Strategy 3.2.2.2. Work with local, State, and Federal agencies to identify and reduce or remove barriers to housing affordability.	<ul style="list-style-type: none"> • Oconee County • Municipalities • State and Federal agencies 	2025	
Strategy 3.2.2.3. 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"> • Oconee County • Municipalities • Neighboring Counties • ACOG 	2025	
Strategy 3.2.2.4. 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"> • Oconee County • Municipalities • State Housing Authority • Clemson University 	On-Going	
Strategy 3.2.2.5. 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"> • Oconee County • Municipalities 	On-Going	
Goal 3.3. Provide appropriate housing and associated services, assistance, and access to resources for Oconee County residents with special needs.			
Objective 3.3.1. Assess and address the housing and associated needs of the County's special populations.			
Strategy 3.3.1.1. 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"> • Oconee County • Municipalities • United Housing Connections • Local Service Providers 	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"> • Oconee County • Municipalities • United Housing Connections • Local Service Providers • Oconee County Veterans Affairs 	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"> • State and Local Agencies • Residential Developers • Oconee County • Municipalities 	Annually	

4. ECONOMIC

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Goal 4.1. Increase the County's tax base through a thriving and diversified economy.			
Objective 4.1.1. Strengthen Oconee County as an employment center.			
<u>Strategy 4.1.1.1.</u> Maintain economic incentives for new and expanding industry.	<ul style="list-style-type: none"> • Oconee County • Upstate SC Alliance • SC Dept. of Commerce 	2021	
<u>Strategy 4.1.1.2.</u> Maintain communication with existing business and industry to assess the local business climate, public services, workforce quality, and potential areas for improvement.	<ul style="list-style-type: none"> • Oconee County • Oconee County Industrial Group (OCIG) • Oconee County Chamber of Commerce 	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"> • Oconee County • Utility Providers • Upstate SC Alliance • SC Dept. of Commerce 	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"> • Oconee County • Upstate SC Alliance • SC Dept. of Commerce • ACOG 	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"> Oconee County Upstate SC Alliance SC Dept. of Commerce 	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"> Oconee County Upstate SC Alliance SC Dept. of Commerce 	On-Going	
Objective 4.1.2. Balance support for retention, expansion and recruitment of businesses.			
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"> Oconee County Chamber of Commerce OCIG SDOC TCTC 	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"> Oconee County OCIG Municipalities 	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"> Oconee County OCIG Workforce Development Partners 	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"> Oconee County Upstate SC Alliance OCIG Employers Media 	2025	
Goal 4.2. Improve the skills, productivity, and economic competitiveness of the Oconee County workforce.			
Objective 4.2.1. Increase employer satisfaction with workforce readiness.			
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"> Oconee County SDOC/TCTC WorkLinks ApprenticeshipSC Employers Clemson University 	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"> • SDOC 	On-Going	
Objective 4.2.2. Raise incomes and earnings potential of the County workforce.			
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"> • Oconee County • Upstate SC Alliance • SC Dept. of Commerce 	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"> • Oconee County • SDOC • TCTC 	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"> • Oconee County • Upstate SC Alliance • SC Dept. of Commerce 	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"> • Oconee County • SDOC/TCTC • Business/ Industry 	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"> • SDOC • TCTC • Workforce Development Partners 	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"> • Corporate and Community Foundations • SDOC/TCTC 	2025	
Goal 4.3. Increase business and commercial activity in priority areas.			
Objective 4.3.1. Strengthen downtown commercial districts.			
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"> • Municipalities • Oconee County • Chamber of Commerce 	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"> • Municipalities • Oconee County 	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"> • Municipalities • Oconee County 	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"> • Municipalities • Oconee County 	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"> • Municipalities • Oconee County • Chamber of Commerce 	2023	
Objective 4.3.2. Foster a climate of entrepreneurial activity and small business success.			
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"> • Oconee County • Small Business Development Center (SBDC) • Chamber of Commerce • Tri-County Entrepreneurial Development Corporation (TCEDC) 	Annually	
Strategy 4.3.2.2. Establish and maintain local business incubation capabilities.	<ul style="list-style-type: none"> • Oconee County • SBDC/Clemson University • Chamber of Commerce • TCEDC 	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"> • Oconee County • Chamber of Commerce 	On-Going	
Strategy 4.3.2.4. Explore the benefits of <i>Certified Connected Community</i> status.	<ul style="list-style-type: none"> • Oconee County • Utility Providers • Telecommunication Providers 	2025	
Strategy 4.3.2.5. Identify projects and promote Opportunity Zone incentive areas.	<ul style="list-style-type: none"> • Oconee County 	2021	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Objective 4.3.3. Leverage the County’s cultural, historic, agricultural, and natural resources as economic assets.			
<u>Strategy 4.3.3.1.</u> Continue implementation of the <i>Destination Oconee</i> plan objectives.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2023	
<u>Strategy 4.3.3.2.</u> Capitalize on the local traditional arts, culture, and heritage of the County as an economic opportunity for small business development, downtown revitalization, and tourism.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Chamber of Commerce • Arts and Cultural Groups • Festival and Event Organizers 	2025	
<u>Strategy 4.3.3.3.</u> Support economic development activity that leverages the assets 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"> • Oconee County • SBDC • Chamber of Commerce • TCEDC 	2023	

5. CULTURAL RESOURCES

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Goal 5.1. Protect the historic and cultural heritage of Oconee County, as embodied and reflected in its historic structures, sites, and districts.			
Objective 5.1.1. Emphasize the importance of historic and cultural resources in the policies, plans, and ordinances of local governments to ensure that the unique character of the County is preserved and enhanced.			
<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"> • Oconee County • Municipalities 	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"> • Oconee County • Municipalities 	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"> • Oconee County • Municipalities • SC Archives and History • Property Owners 	2020	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
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.			
Strategy 5.1.2.1. Promote the on-going improvement and maintenance of property condition and appearance of historic structures and districts.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Nonprofits • Property Owners/ Businesses • Neighborhood Associations 	2021	
Strategy 5.1.2.2. Encourage the adaptive reuse of historic or architecturally significant buildings that connect the County and its communities with their histories.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Property Owners 	2025	
Strategy 5.1.2.4. Explore the purchase and adaptive reuse of the Utica Mill site.	<ul style="list-style-type: none"> • Oconee County • City of Seneca • Private Businesses/ Nonprofits 	2021	
Strategy 5.1.2.5. Educate the public and businesses on the economic and cultural benefits of historic preservation and available incentives.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2025	
Strategy 5.1.2.6. 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"> • SDOC • Private and Home Schools 	2030	
Goal 5.2. Strengthen countywide access, involvement, and appreciation of the arts.			
Objective 5.2.1. Strengthen the creative capacity of the community by providing all County residents with diverse opportunities for arts participation.			
Strategy 5.2.1.1. 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"> • Oconee County • SDOC • Museums and Historic Sites 	On-Going	
Strategy 5.2.1.2. 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"> • Fine/ Performing Arts Centers • SDOC • Other Cultural and Arts Groups 	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"> • SDOC • Oconee County • Artists and Arts Groups • Employers 	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"> • SDOC • Cultural and Arts Groups 	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"> • Oconee County • Municipalities • Cultural Organizations • Businesses/ Employers 	On-Going	
Objective 5.2.2. Strengthen the creative and operational capacity of existing community arts and cultural organizations.			
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"> • Oconee County • Municipalities • Private Businesses/ Nonprofits 	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"> • Oconee County • Cultural and Arts Groups 	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"> • Oconee County • Municipalities 	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"> • Cultural and Arts Groups • Faith-based Organizations • SDOC • Civic and Community groups 	On-Going	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Goal 5.3. Leverage the County’s historic and cultural assets as an economic development resource.			
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.			
Strategy 5.3.1.1. 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"> • Oconee County • Municipalities • Museums/Arts Organizations • Business Owners • Oconee Chamber of Commerce 	2021	
Strategy 5.3.1.2. Increase awareness of the rich genealogical resources in Oconee County as a means to attract additional heritage tourists.	<ul style="list-style-type: none"> • Oconee County • Museums 	2030	
Strategy 5.3.1.3. 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"> • Upcountry SC Tourism Association • Visit Oconee SC • Oconee Chamber of Commerce • Oconee County 	On-Going	
Strategy 5.3.1.4. 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"> • Oconee County • Municipalities • Museums/Arts Organizations • Business Owners • Upcountry SC/Visit Oconee SC 	2025	
Objective 5.3.2. Support employers engaged in the cultural and heritage tourism, agritourism, and nature-based tourism sectors.			
Strategy 5.3.2.1. 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"> • Municipalities • Oconee County • Cultural Organizations 	2030	
Strategy 5.3.2.2. Launch hospitality and tourism sector training and workforce development to support excellence in quality of services.	<ul style="list-style-type: none"> • SDOC • TCTC • Oconee Chamber of Commerce • Employers 	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"> • Oconee Chamber of Commerce • Oconee County • Municipalities • Business Owners 	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"> • Oconee County • Farms and Agribusinesses • Land Conservation Groups 	2023	

6. NATURAL RESOURCES

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Goal 6.1. Protect and improve air quality in Oconee County.			
Objective 6.1.1. Continue to support local, regional, and state plans and initiatives related to air quality.			
<u>Strategy 6.1.1.1.</u> Continue coordination and partnership in the S.C. Early Action Ozone Reduction Compact with other jurisdictions in the Appalachian COG Region, adopting and maintaining ozone-reducing reduction strategies as necessary.	<ul style="list-style-type: none"> • Oconee County • Appalachian COG (ACOG) • ACOG Counties • SCDHEC and EPA 	2030	
Goal 6.2. Preserve, protect, and enhance Oconee County’s land resources.			
Objective 6.2.1. Promote partnerships and voluntary conservation easements to preserve significant lands, habitats, and scenic areas under development pressure.			
<u>Strategy 6.2.1.1.</u> Support existing land conservation organizations in their efforts to preserve and protect rural lands, sensitive areas, and significant natural resources and transfer of development rights and conservation easements to protect rural lands, sensitive areas, and significant natural resources.	<ul style="list-style-type: none"> • Oconee County • Oconee County Soil and Water Conservation District • Land Trusts and Conservation Organizations 	2030	
<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"> • Oconee County 	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"> • Oconee County • Property/Business Owners • Conservation Organizations • SCDNR • Keowee-Toxaway Habitat Enhancement Program 	2025	
<p>Objective 6.2.3. Manage natural assets to ensure natural resources enhance the quality of life for residents and visitors and increase economic opportunities.</p>			
<p><u>Strategy 6.2.3.1.</u> Protect and preserve natural resources for recreational use and develop new opportunities for recreational access.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • SCDNR • SCPRT • USFS 	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"> • Oconee County • Conservation Organizations • SCDNR • SCPRT • USFS 	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"> • Oconee County • Municipalities • SCDNR • SCPRT • USFS 	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"> • Oconee County • Municipalities • SCDNR • SCPRT • USFS 	Annually	
<p>Objective 6.2.4. Continue to promote reasonable access to Oconee County's public natural amenities for residents and visitors.</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"> • Oconee County 	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"> • Oconee County • Municipalities 	2030	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Strategy 6.2.4.3. Encourage and support efforts by public and private organizations to provide public access when conserving open space, natural areas and scenic vistas in Oconee County.	<ul style="list-style-type: none"> Oconee County Property Owners Conservation Organizations 	On-Going	
Strategy 6.2.4.4. Work with community partners to promote programs for residents of all ages to discourage littering and encourage participation in litter pickup programs and initiatives.	<ul style="list-style-type: none"> Oconee County Keep Oconee Beautiful Assn. SDOC Local Civic Groups 	2023	
Goal 6.3. Preserve, protect, and enhance the quality and quantity of the water resources of Oconee County.			
Objective 6.3.1. Expand sewer service to additional areas as feasible.			
Strategy 6.3.1.1. 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"> Oconee County Oconee Joint Regional Sewer Authority (OJRSA) Municipal Providers Other Public and Private Providers 	2025	
Strategy 6.3.1.2. Support wastewater treatment providers in the upgrade and expansion of existing treatment facilities to accommodate the expansion of sewer service.	<ul style="list-style-type: none"> Oconee County OJRSA Municipal Providers Other Public and Private Providers 	2023	
Objective 6.3.2. Monitor, maintain and improve water quality and quantity to meet the needs of County residents, employers, and institutions.			
Strategy 6.3.2.1. Partner with adjacent jurisdictions on comprehensive water studies detailing availability of all water sources, usage, and outflow.	<ul style="list-style-type: none"> Oconee County Municipalities Adjacent Jurisdictions Oconee County Soil & Water Conservation District 	2025	
Strategy 6.3.2.2. Explore local and regional strategies to minimize non-point source pollution and institute Best Management Practices for the protection of water resources.	<ul style="list-style-type: none"> Oconee County Municipalities Utility Providers SCDHEC Oconee County Soil & Water Conservation District 	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"> • Oconee County • Municipalities • Utility Providers • NPDES Permitted Dischargers • SCDHEC • Oconee County Soil & Water Conservation District 	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"> • Oconee County • Property Owners and Developers • Oconee County Soil & Water Conservation District 	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"> • Oconee County • Developers • SCDHEC • U.S. Army Corps of Engineers (USACOE) • Duke Energy 	2025	
Objective 6.3.3. Encourage development practices that protect and preserve water resources.			
<u>Strategy 6.3.3.1.</u> Establish strategies and adopt measures necessary to create a framework for the efficient implementation of erosion and sediment control regulations.	<ul style="list-style-type: none"> • Oconee County • Oconee County Soil & Water conservation district 	2030	
<u>Strategy 6.3.3.2.</u> Develop a County stormwater management program to prepare for efficient and cost-effective implementation in the event of Federal designation.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2025	
Objective 6.3.4. Manage water quantity and quality to ensure efficient utilization and appropriate conservation of the County's water resources.			
<u>Strategy 6.3.4.1.</u> Participate in and support regional efforts to protect watersheds.	<ul style="list-style-type: none"> • Oconee County • SCDHEC • Public and Non-profit Organizations • Oconee County Soil & Water Conservation District 	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"> • Oconee County • U.S. Army Corps of Engineers • SCDHEC 	2021	
		Time Frame	Date



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"> • Oconee County • Municipalities 	2022	
<u>Strategy 6.3.4.4.</u> Explore and promote best practices to protect waterways in agricultural and developing areas.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Oconee County Soil & Water Conservation District 	2021	
<u>Strategy 6.3.4.5.</u> Support regulatory authorities in their efforts to preserve water quality and habitat through shoreline management policies and regulation.	<ul style="list-style-type: none"> • Oconee County • Duke Energy • USCOE • USFS 	2030	
<u>Strategy 6.3.4.6.</u> Work with community partners to provide educational materials on best practices for septic tank maintenance.	<ul style="list-style-type: none"> • Oconee County • SCDHEC • Public and Non-profit organizations 	2025	
<u>Strategy 6.3.4.7.</u> Explore options for establishing and protecting riparian buffers and identify waterbodies in need of such protection.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Oconee County Soil & Water Conservation District 	2023	
Objective 6.3.5. Minimize flooding risk to County residents and business owners through the protection of floodplains and floodways.			
<u>Strategy 6.3.5.1.</u> Periodically review floodplain regulations and procedures to ensure protection per FEMA requirements and to evaluate conditions that may require more stringent standards.	<ul style="list-style-type: none"> • Oconee County 	Annually	
<u>Strategy 6.3.5.2.</u> Review and update the Oconee County Flood Damage Prevention Ordinance as needed.	<ul style="list-style-type: none"> • Oconee County 	Annually	
Goal 6.4. Enhance and promote access to natural resources and associated recreational activities for residents and visitors.			
Objective 6.4.1. Encourage coordination among County and municipal recreation and natural resource managers.			
<u>Strategy 6.4.1.1.</u> Explore opportunities for coordination and cooperation in Oconee County to include planning for and implementing public and private recreation and natural resource programs and activities.	<ul style="list-style-type: none"> • Oconee County • Municipalities • SCDNR • SCPRT • Duke Energy • USFS • USCOE 	2030	

7. COMMUNITY FACILITIES



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Goal 7.1. Provide adequate, safe, and efficient infrastructure to support current and projected needs.			
Objective 7.1.1. Work to guarantee adequate water distribution systems for present and future development in Oconee County.			
<u>Strategy 7.1.1.1.</u> Work to facilitate the establishment of a partnership with water providers aimed at expanding service into underserved unincorporated areas of the County and to encourage service providers to share resources where possible.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Other Water Providers 	Annually	
<u>Strategy 7.1.1.2.</u> Partner with municipalities and other providers to inventory the current condition of their water infrastructure systems to determine ability to accommodate future growth.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Other Water Providers 	Annually	
<u>Strategy 7.1.1.3.</u> Partner with adjacent jurisdictions on comprehensive water studies detailing availability from all sources and usages/outflows.	<ul style="list-style-type: none"> • Oconee County • Adjacent Jurisdictions 	2023	
Objective 7.1.2. Improve and expand wastewater treatment within Oconee County.			
<u>Strategy 7.1.2.1.</u> Expand sewer service throughout areas identified by the Land Use Element as potential areas of development, while implementing appropriate measures to avoid negative impacts on sensitive areas.	<ul style="list-style-type: none"> • Oconee County • OJRSA • Other Sewer Providers 	2021	
<u>Strategy 7.1.2.2.</u> Work with neighboring jurisdictions when possible to establish regional efforts to expand sewer service into prime commercial and industrial locations.	<ul style="list-style-type: none"> • Oconee County • Neighboring Jurisdictions 	Annually	
<u>Strategy 7.1.2.3.</u> Partner with municipalities and the Joint Regional Sewer Authority to coordinate efforts to provide sewer throughout high growth corridors.	<ul style="list-style-type: none"> • Oconee County • Municipalities • OJRSA • Other Sewer Providers 	Annually	
<u>Strategy 7.1.2.4.</u> Establish partnerships with regional, state, and federal agencies to seek and secure funding for wastewater treatment facility upgrade and expansion needs.	<ul style="list-style-type: none"> • Oconee County • OJRSA • Other Sewer Providers • Relevant Regional, State and Federal Agencies 	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"> • Oconee County • Duke Energy • U.S. Army Corps of Engineers • SCDNR • SCDHEC • Other Potential Partners 	2025	
Objective 7.1.3. Implement the goals, objectives, and implementation strategies of the Community Facilities Element.			
Strategy 7.1.3.1. Determine staff, facility and resource needs and partnerships to implement the Comprehensive Plan.	<ul style="list-style-type: none"> • Oconee County 	2020	
Strategy 7.1.3.2. Regularly update and utilize the County Capital Improvements Plan to systematically construct and upgrade facilities identified in the Community Facilities Plan.	<ul style="list-style-type: none"> • Oconee County 	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"> • Oconee County 	Annually	
Goal 7.2. Manage community facilities, infrastructure, and public resources in a manner that ensures both current residents and businesses and future generations can enjoy the benefits and opportunities that make Oconee County an attractive and affordable place to live.			
Objective 7.2.1. Seek local, state, federal, and community funding support in efforts to expand and enhance educational opportunities for Oconee County residents.			
Strategy 7.2.1.1. Continue to support and enhance advanced job training and work readiness of residents through state-of-the-art training centers.	<ul style="list-style-type: none"> • Oconee County • SDOC • TCTC 	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"> • Oconee County • SDOC 	2030	
Strategy 7.2.1.3. Prioritize expansion and upgrades of libraries through the capital improvements plan and coordinate their location with available infrastructure.	<ul style="list-style-type: none"> • Oconee County 	2025	
Strategy 7.2.1.4. Continue cooperative efforts with the School District that optimize resources and result in savings for both.	<ul style="list-style-type: none"> • Oconee County • SDOC 	Annually	
Objective 7.2.2. Upgrade solid waste facilities to improve services and allow for needed upgrades and expansion to provide for anticipated growth.			
Strategy 7.2.2.1. Work to reduce the volume of solid waste through increased recycling and composting.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2023	
		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"> Oconee County 	2025	
Objective 7.2.3. Regularly review public safety needs and enhance facilities as required and needed.			
Strategy 7.2.3.1. Review and upgrade existing emergency facilities plans on a regular basis, implementing established goals in a systematic manner.	<ul style="list-style-type: none"> Oconee County Emergency Services Commission 	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"> Oconee County Emergency Services Commission 	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"> Oconee County Emergency Services Commission 	Annually	
Strategy 7.2.3.4. Continue to conduct regular updates to the County Disaster Preparedness Plan.	<ul style="list-style-type: none"> Oconee County Other Relevant Local Agencies 	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"> Oconee County Emergency Services Commission Energy Providers Utilities 	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"> Oconee County Municipalities Communications Providers 	Annually	
Strategy 7.2.3.7. Communicate frequently with citizens of County about emergency plans.	<ul style="list-style-type: none"> Oconee County 	On-Going	
Objective 7.2.4. Ensure access to quality and timely health care for all residents and visitors.			
Strategy 7.2.4.1. Review and upgrade County-owned medical and other healthcare facilities as needed.	<ul style="list-style-type: none"> Oconee County 	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"> Oconee County Emergency Services Commission Oconee EMS 	On-Going	

		Time Frame	Date
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Goals/Objectives/Strategies	Accountable Agencies	for Evaluation	Completed
Objective 7.2.5. Strengthen coordination among the County, municipalities, neighboring counties, regional and State agencies, and other public and private organizations.			
Strategy 7.2.5.1. Continue coordination with municipalities, neighboring jurisdictions and the State on matters relating to public safety, homeland security, emergency preparedness, and other matters of regional or statewide importance.	<ul style="list-style-type: none"> Oconee County Municipalities Neighboring Jurisdictions State Agencies 	On-Going	
Strategy 7.2.5.2. Continue coordination of the provision of water, sewer, and electricity with municipalities and other public and private providers.	<ul style="list-style-type: none"> Oconee County Municipal Utility Providers Public & Private Utilities 	On-Going	
Strategy 7.2.5.3. Continue coordination with public and private organizations for the provision of services, programs, and facilities such as those for the elderly, for recreation, and for transportation.	<ul style="list-style-type: none"> Oconee County Municipalities Other Public and Private Organizations ACOG 	On-Going	
Objective 7.2.6. Ensure access to quality, lifelong educational opportunities for all residents.			
Strategy 7.2.6.1. Reduce the high school dropout rate.	<ul style="list-style-type: none"> SDOC SC Dept. of Education SC Dept. of Social Services 	Annually	
Goal 7.3. Preserve, maintain, expand, and promote opportunities for recreation.			
Objective 7.3.1. Provide passive and active recreational opportunities to meet the diverse needs of County residents and visitors.			
Strategy 7.3.1.1. Partner with public and private entities to develop a countywide greenway system that will offer opportunities for nature-based recreation in areas where few currently exist and to connect existing parks to enable safe cycling routes.	<ul style="list-style-type: none"> Oconee County Municipalities Other Recreation Providers 	2025	
Strategy 7.3.1.2. Upgrade and maintain County parks and recreation facilities to encourage and promote ecotourism opportunities.	<ul style="list-style-type: none"> Oconee County 	2025	
Strategy 7.3.1.3. Evaluate, amend, and implement recreation plans, as necessary.	<ul style="list-style-type: none"> Parks, Recreation and Tourism Commission Recreation Task Force 	2030	
Strategy 7.3.1.4. Seek partnerships to explore ways to increase recreational opportunities for children and families throughout the County, such as access to sports venues and programs.	<ul style="list-style-type: none"> Oconee County Parks, Recreation and Tourism Commission Municipalities Other Parks and Recreation Providers 	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"> • Oconee County • SDOC • YMCA 	2025	

8. AGRICULTURAL

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Goal 8.1. Support and Protect the Agricultural Industry in Oconee County.			
Objective 8.1.1. Recognize important agricultural land as a valuable natural resource to protect for future generations.			
Strategy 8.1.1.1. Advocate use of "Best Management Practices" in farmland and forest operations.	<ul style="list-style-type: none"> • Soil & Water Conservation Commissions • Oconee County • Clemson Cooperative Extension (CCE) • SC Forestry Commission 	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"> • Oconee County • CCE • Conservation groups 	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"> • Oconee County • SCDOT • Oconee County Chamber of Commerce • Municipalities 	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"> • Oconee County 	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"> • Oconee County • Oconee County Chamber of Commerce 	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"> • Oconee County • Oconee County Cooperative Extension Service • Oconee County Chamber of Commerce • Conservation groups 	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"> • Oconee County • Oconee County Cooperative Extension Service • Oconee County Chamber of Commerce 	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"> • Oconee County • State Real Estate Licensing Commission 	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"> • Oconee County • NGO • Not-for-Profit organizations • CCE • Municipalities • Agriculture organizations • School District of Oconee County (SDOC) 	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"> • Oconee County 	2023	
<p>Objective 8.1.2. Enhance agricultural operations and opportunities.</p>			
<p><u>Strategy 8.1.2.1.</u> Work with state and federal agencies to attract agribusiness-related grants and revenue sources and support efforts to establish pilot programs related to new agricultural technologies and products.</p>	<ul style="list-style-type: none"> • Oconee County 	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"> • Oconee County 	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"> • Oconee County 	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"> • Oconee County • Oconee County Cooperative Extension Service 	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"> • Oconee County 	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"> • Oconee County • Oconee County Cooperative Extension Service • Oconee County Chamber of Commerce 	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"> • Oconee County • Oconee County Cooperative Extension Service • FARM Center 	2023	
<u>Strategy 8.1.2.8.</u> Consider adopting a Voluntary Agricultural and Forestal Areas program.	<ul style="list-style-type: none"> • Oconee County • Oconee County Cooperative Extension Service 	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"> • Oconee County • Oconee Cooperative Extension Service • Agriculture Advisory Board • Organizations such as FFA and the Oconee Cultivation Project • FARM Center 	2023	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Goal 8.2. Protect Oconee County’s Forest Resources.			
<u>Strategy 8.2.1.1.</u> Maintain an accurate inventory of important forestland.	<ul style="list-style-type: none"> • Oconee County • SC Forestry Commission • US Forest Service 	2025	
<u>Strategy 8.2.1.2.</u> Coordinate and plan infrastructure and development to protect forestland.	<ul style="list-style-type: none"> • Oconee County • SC Forestry Commission • SCDOT • US Forest Service • Conservation groups 	2025	
<u>Strategy 8.2.1.3.</u> Support efforts to permanently preserve important forestland.	<ul style="list-style-type: none"> • Oconee County • SC Forest Commission • US Forest Service • Conservation groups 	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"> • Oconee County • SC Forestry Commission • Rural Fire Departments • US Forest Service • CCE 	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"> • Oconee County • Rural fire departments 	2030	
Goal 8.3. Ensure continuing access to healthy, fresh food.			
Objective 8.3.1. Eliminate food deserts and ensure access to healthy food.			
<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"> • Oconee County • Local food banks • Oconee County Cooperative Extension Service • SDOC 	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"> • Oconee County • Oconee County Cooperative Extension Service • SDOC 	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"> • Oconee County • Oconee County Chamber of Commerce • CCE 	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"> • Oconee County • Municipalities 	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"> • Oconee County • Municipalities • Local non-profits • Faith-based community • Farmers’ markets 	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"> • Oconee County 	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"> • Oconee County • Municipalities 	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"> • Oconee County • Municipalities • SC Emergency Management • Private organizations • NFPO • Disaster relief organizations 	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"> • Oconee County • SDOC • CCE • Agricultural groups • Private organizations • Municipalities • Conservation groups • Local non-profits • Faith-based community • Farmers’ markets • Oconee County Chamber of Commerce • Local food banks • SC Forestry Commission 	2023	



9. TRANSPORTATION

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Goal 9.1. Plan the location and development of transportation infrastructure to accommodate present and future needs.			
Objective 9.1.1. Develop and implement plans to guide decision-making on transportation issues.			
<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"> • Oconee County • Municipalities • ACOG • Neighboring Counties • Related Public and Private Organizations 	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"> • Oconee County • ACOG 	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"> • Oconee County • Municipalities • ACOG • SCDOT • County Transportation Committee 	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"> • Oconee County • Relevant stakeholders 	2025	
Goal 9.2. Upgrade and maintain the County road system in a manner that meets the needs of the growing population and provides safe and efficient routes through the County.			
Objective 9.2.1. Meet current and future need for quality transportation facilities throughout the County.			
<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"> • Oconee County • SCDOT • County Transportation Committee 	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"> • Oconee County 	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"> Oconee County Municipalities 	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"> Oconee County Municipalities 	2021	
<u>Strategy 9.2.1.5.</u> Prioritize evaluation of all roads within identified potential development areas.	<ul style="list-style-type: none"> Oconee County Municipalities County 	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"> Oconee County 	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"> Oconee County ACOG 	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"> Oconee County 	Annually	
Goal 9.3. Provide a safe, efficient, and accessible multi-modal transportation system.			
Objective 9.3.1. Provide and maintain a safe, efficient, and interconnected roadway network.			
<u>Strategy 9.3.1.1.</u> Encourage connected street systems within new developments and between new and existing developments.	<ul style="list-style-type: none"> Oconee County Municipalities 	2023	
<u>Strategy 9.3.1.2.</u> Explore incentives or requirements that increase the connectivity of local, connector, and arterial components of the County’s roadway network.	<ul style="list-style-type: none"> Oconee County Municipalities Developers 	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"> Oconee County ACOG 	2025	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Objective 9.3.2. Provide and maintain adequate, safe, and accessible trails, sidewalks and bicycle lanes in appropriate areas to promote alternative modes of travel by residents and visitors and to promote ecotourism opportunities.			
<u>Strategy 9.3.2.1.</u> Provide and encourage pedestrian and bicycle connectivity between existing and planned residential, parks and recreation areas, trails, public facilities, and commercial and industrial uses that will enable alternative transportation opportunities.	<ul style="list-style-type: none"> • Oconee County • Developers • Municipalities • Trail and Park Providers 	2023	
<u>Strategy 9.3.2.2.</u> Develop standards that encourage developers to incorporate sidewalks and bicycle trails and lanes into residential developments.	<ul style="list-style-type: none"> • Oconee County 	2021	
<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"> • Oconee County • Municipalities • SCPRT • Community Partners 	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"> • Oconee County 	2021	
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.			
<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"> • Oconee County 	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"> • Oconee County • Clemson Area Transit • Community Partners 	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"> • Oconee County • Clemson Area Transit • Community Partners 	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"> • Oconee County • Neighboring Counties 	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"> • Visit Oconee SC • Parks, Recreation and Tourism Commission • Oconee County 	2025	
Strategy 9.3.3.6. Support municipalities in their efforts to establish public transportation, while seeking options to expand service into unincorporated areas of the County as appropriate.	<ul style="list-style-type: none"> • Oconee County • Clemson Area Transit • Municipalities • Community Partners 	2025	
Strategy 9.3.3.7. Work with public transportation providers to increase their rideshare and coverage to impact as many potential riders as possible.	<ul style="list-style-type: none"> • Oconee County • City of Seneca • Clemson Area Transit 	2023	
Goal 9.4. Provide a state-of-the-art regional airport for residents, businesses and industries, and visitors to the County and region.			
Objective 9.4.1. Continue upgrades to the Oconee County Regional Airport in a manner that serves existing clientele and establishes the facility as one of the premier small airports in the nation.			
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"> • SC Aeronautics Commission • Oconee County • Public/Private partnerships 	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"> • SC Aeronautics Commission • Oconee County 	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"> • SC Aeronautics Commission • Oconee County 	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"> • SC Aeronautics Commission • Oconee County 	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"> • SC Aeronautics Commission • Oconee County • Public Private Partnerships 	2025	



10. PRIORITY INVESTMENT

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Goal 10.1. Identify and prioritize long range public infrastructure and facilities needs.			
Objective 10.1.1. Continue to plan for and prioritize public infrastructure and facilities needs.			
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"> Oconee County 	2025	
Strategy 10.1.1.2. Review, update, and adopt the Infrastructure Master Plan.	<ul style="list-style-type: none"> Oconee County 	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"> Oconee County 	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"> Oconee County 	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"> Oconee County 	2030	
Strategy 10.1.1.6. Prioritize infrastructure and facilities needs and capital investment.	<ul style="list-style-type: none"> Oconee County 	Annually	
Objective 10.1.2. Continue a comprehensive capital projects planning and implementation process to address future conditions and needs.			
Strategy 10.1.2.1. Encourage development in a way that protects and preserves our natural resources.	<ul style="list-style-type: none"> Oconee County 	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"> Oconee County 	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"> Oconee County Housing Developers 	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"> Oconee County 	2030	
Strategy 10.1.2.5. Regularly review public safety needs and enhance facilities as required and	<ul style="list-style-type: none"> Oconee County 	Annually	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
needed.			
<u>Strategy 10.1.2.6.</u> Work to address the age-related challenges and needs that may arise among Oconee County’s aging population, particularly focusing on issues not adequately dealt with by state and federal programs.	<ul style="list-style-type: none"> • Oconee County • Aging Services • Faith-based Communities • Healthcare Providers 	2025	
<u>Strategy 10.1.2.7.</u> Upgrade and maintain the County road system in a manner that meets the needs of Oconee County’s growing population and provides safe and efficient routes through the County.	<ul style="list-style-type: none"> • Oconee County • SCDOT • ACOG 	Annually	
<u>Strategy 10.1.2.8.</u> Continue to evaluate and fund public transportation in urbanizing areas of Oconee County, expanding as needed to provide for ongoing growth and development.	<ul style="list-style-type: none"> • Oconee County • CATbus • SCDOT • ACOG 	Annually	
<u>Strategy 10.1.2.9.</u> Expand bicycle and pedestrian routes to allow for greater use of alternative forms of transportation and to promote ecotourism opportunities.	<ul style="list-style-type: none"> • Oconee County • SCDOT • ACOG • Municipalities 	2030	
<u>Strategy 10.1.2.10.</u> Continue upgrades to the Oconee County Airport in a manner that not only serves existing clientele, but establishes the facility as a premier small airport.	<ul style="list-style-type: none"> • Oconee County 	2030	
<u>Strategy 10.1.2.11.</u> Promote a countywide arts program to facilitate an appreciation for the arts and other cultural facilities in Oconee County.	<ul style="list-style-type: none"> • Oconee County • Arts Organizations • SDOC 	2030	
<u>Strategy 10.1.2.12.</u> Conserve and protect features of significant local, regional, and national interest, such as scenic highways, state parks, historic sites, and expand efforts to promote these features for tourism.	<ul style="list-style-type: none"> • Oconee County • SCPRT • SCDOT • Historic Preservation Organizations 	2025	
<u>Strategy 10.1.2.13.</u> Maintain and update the County’s geographic information system (GIS) and related data.	<ul style="list-style-type: none"> • Oconee County 	On-Going	
Objective 10.1.3. Support adjacent jurisdictions and relevant agencies in planning for future public infrastructure and facility’s needs.			
<u>Strategy 10.1.3.1.</u> Support and participate in the efforts of Oconee County municipalities in planning for future public infrastructure and facilities needs.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	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"> • Oconee County • Neighboring Counties and Municipalities • State and Federal Agencies • ACOG 	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"> • Oconee County • SDOC • TCTC • Cultural Organizations • Utilities • Aging and Social Services providers • Healthcare providers 	2030	
<p>Goal 10.2. Pursue funding and partnerships to support identified public infrastructure needs.</p>			
<p>Objective 10.2.1. Explore and evaluate alternative methods of obtaining revenue and grant monies to fund capital improvement and new infrastructure.</p>			
<p><u>Strategy 10.2.1.1.</u> Identify and work to establish alternative revenue sources such as special tax districts and the local option sales tax.</p>	<ul style="list-style-type: none"> • Oconee County 	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"> • Oconee County 	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"> • Oconee County 	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"> • Oconee County 	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"> • Oconee County • Municipalities • Adjacent/ Relevant Jurisdictions and Agencies • Private Industries 	On-Going	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Goal 10.3. Coordinate with adjacent jurisdictions and relevant agencies in planning for capital improvements.			
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.			
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"> Oconee County 	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"> Oconee County Municipalities Adjacent/ Relevant Jurisdictions and Agencies 	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"> Oconee County Municipalities Adjacent/ Relevant Jurisdictions and Agencies 	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"> Oconee County 	2030	

11. LAND USE

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Goal 11.1. Establish an efficient, equitable, and mutually compatible distribution of land uses that complements Oconee County’s traditionally rural lifestyle, yet supports sustainable economic development, protects the environment, and manages future growth and changes.			
Objective 11.1.1. Encourage development in a way that protects and preserves the County’s natural resources.			
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"> Oconee County 	On-Going	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Strategy 11.1.1.2. 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.	<ul style="list-style-type: none"> Oconee County 	On-Going	
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.			
Strategy 11.1.2.1. Utilize the zoning process to enhance development.	<ul style="list-style-type: none"> Oconee County 	On-Going	
Strategy 11.1.2.2. 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.	<ul style="list-style-type: none"> Oconee County 	On-Going	
Strategy 11.1.2.3. Review and consolidate land use regulations to improve clarity, remove duplication, ensure consistency, and streamline review and administration.	<ul style="list-style-type: none"> Oconee County 	On-Going	
Strategy 11.1.2.4. Use incentives, tools, and regulatory options for reducing and preventing conflict between incompatible land uses and reducing such issues in high growth areas.	<ul style="list-style-type: none"> Oconee County 	On-Going	
Strategy 11.1.2.5. 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.	<ul style="list-style-type: none"> Oconee County 	On-Going	
Strategy 11.1.2.6. Address on-premise and off-premise signs, and billboards, and their life-safety and visual impacts along roadways in the County.	<ul style="list-style-type: none"> Oconee County 	2025	
Strategy 11.1.2.7. 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.	<ul style="list-style-type: none"> Oconee County 	2021	
Strategy 11.1.2.8. Enable and promote the development of cluster subdivisions, with design features incorporating site amenities and resources such as open space, greenways, and wetland preserves.	<ul style="list-style-type: none"> Oconee County 	2025	



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"> Oconee County 	2022	
Strategy 11.1.2.10. Encourage landscaping, beautification, and repair of properties through volunteer community programs.	<ul style="list-style-type: none"> Oconee County 	2022	
Objective 11.1.3. Protect agricultural land through preservation and land use strategies designed to mitigate higher density residential and commercial development of rural farmlands.			
Strategy 11.1.3.1. Map prime and functioning agricultural properties to determine areas that may request protection from incompatible uses.	<ul style="list-style-type: none"> Oconee County 	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"> Oconee County 	On-Going	
Strategy 11.1.3.3. Utilize the zoning process to accommodate appropriate development as requested.	<ul style="list-style-type: none"> Oconee County 	On-Going	
Objective 11.1.4. Address the changes and emerging needs of areas transitioning to a more intensive land use.			
Strategy 11.1.4.1. Develop additional corridor plans focused on safety and design issues but with additional focus on reducing visual blight and inappropriate and incompatible development.	<ul style="list-style-type: none"> Oconee County 	2025	
Strategy 11.1.4.2. Develop overlay districts, primarily along principle community entrances (highway corridors) to meet the individual needs of each district in areas such as signage, appearance, transportation needs, etc.	<ul style="list-style-type: none"> Oconee County 	2021	
Strategy 11.1.4.3. Promote development that is consistent with the scenic character of S.C. Hwy. 11 through the incorporation of a corridor overlay, conditional use provisions, or other mechanisms; and explore ways to preserve and maintain tree lines and scenic vistas along S.C. Hwy. 11.	<ul style="list-style-type: none"> Oconee County 	2021	
Strategy 11.1.4.4. Continue to work with the OJRSA and other infrastructure providers on expansions to serve residents and businesses and provide opportunities for economic growth.	<ul style="list-style-type: none"> Oconee County OJRSA Infrastructure providers 	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"> Oconee County 	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"> Oconee County Municipalities Adjacent jurisdictions Agencies and organizations 	On-Going	
Objective 11.1.5. Enable and promote a range of housing choices to meet the needs of residents that accommodate a variety of economic levels, age groups, and preferences.			
Strategy 11.1.5.1. Work with developers and other public and private agencies and organizations to encourage and enable development of affordable housing options to meet current and projected housing needs.	<ul style="list-style-type: none"> Oconee County Developers Public and private agencies and organizations 	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"> Oconee County Developers Public and private agencies and organizations 	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"> Oconee County 	On-Going	
Objective 11.1.6. Expand and promote opportunities for recreation and access to natural resources and greenspaces.			
Strategy 11.1.6.1. Work with the State, Sumter National Forest, Duke Energy, the Army Corps of Engineers, and other organizations to provide reasonable and safe access to the County's lakes and rivers for residents and visitors while protecting private property rights.	<ul style="list-style-type: none"> Oconee County State of South Carolina Sumter National Forest Duke Energy U.S. Army Corps of Engineers Other related organizations 	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"> Oconee County Municipalities 	On-Going	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Strategy 11.1.6.3. Continue to seek and utilize resources and partnerships to connect to regional trail and park systems.	<ul style="list-style-type: none"> • Oconee County • State of South Carolina • Park and trail providers 	On-Going	
Strategy 11.1.6.4. Continue to cultivate eco-tourism opportunities in key areas such as near the new mountain bike facility at Stumphouse Tunnel and planned expansions of County parks.	<ul style="list-style-type: none"> • Oconee County • Municipalities • State of South Carolina • Sumter National Forest 	On-Going	
Strategy 11.1.6.5. Seek opportunities to increase greenspaces, to include exploring requiring open space/greenspace as a component of new development.	<ul style="list-style-type: none"> • Oconee County 	On-Going	
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.			
Strategy 11.1.7.1. 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"> • Oconee County 	On-Going	
Strategy 11.1.7.2. 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"> • Oconee County 	On-Going	
Strategy 11.1.7.3. 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"> • Oconee County 	On-Going	

