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- 5:30PM, Monday October 5th
Council Chambers - Oconee County administrative complex

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 09/21/2020
6. Impact fees discussion
   A. Citizen comment (3-minutes per person)
   B. Discussion
   C. Motion/Vote
7. Junkyard/Scrapyard/Auto-salvage discussion
   A. Discussion
8. Housing discussion
   A. Citizen comment
   B. Discussion
   C. Motion/Vote
9. Development standards
   A. Citizen comment
   B. Discussion
   C. Motion/Vote
10. Comprehensive Plan items for "On-going" evaluation
    A. Citizen comment (3-minutes per person)
    B. Discussion
    C. Motion/Vote

9. Comprehensive Plan items for "2021" evaluation
   A. Citizen comment (3-minutes per person)
   B. Discussion
   C. Motion/Vote
10. 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 21, 2020
Council Chambers - Oconee County Administrative
Complex

Members Present
Frankie Pearson
Mike Smith
Gwen McPhail
Alex Vassey
Mike Johnson
Stacy Lyles

Staff Present
Adam Chapman
Vivian Kompier

Media Present
None

1. **Call to Order** – Ms. McPhail called the meeting to order at 5:00pm.
2. **Invocation**
3. **Pledge of Allegiance**
4. **Public Comment for <u>Non-Agenda Items</u>** – None
5. **Commission member comment** – Mr. Smith updated the commission about Habitat for Humanity and the County adopting their roads. Mr. Smith has contacted Roads & Bridges, SCDOT, and ACOG. Mr. Smith will keep the commission updated as talks continue.

6. **Approval of minutes from 09/10/2020** – Mr. Pearson made a motion to accept the minutes and Mr. Smith seconded and unanimously approved 6/0.

7. **Impact fees discussion**
   Citizen comment (3-minutes per person) - None
   Discussion – Mr. Chapman read the definition of impact fees and addresses the facilities that they will impact, a lengthy discussion followed.

8. **Agricultural Advisory Board "Agricultural disclosure"** – Mr. Chapman mentioned that the Agricultural Advisory Board drafted a letter that went to Council in support of an Agricultural disclosure for real estate. Council voted to send the letter to the delegation to put into motion.

9. **Planning Commission Comprehensive Plan "Annual" evaluation**
   Citizen comment (3-minutes per person) - None
   Discussion – Mr. Chapman formulated a list of all the strategies that have been or are
   Vote – Mr. Johnson made a motion to send this list to County Council updating them on the progress, Mr. Pearson seconded and was approved 6/0. Mr. Pearson will present at the next available meeting date with Council, with Mr. Smith as backup.

10. **Comprehensive Plan items for "on –going" evaluation**
    Citizen comment (3-minutes per person) - None
    Discussion – Mr. Chapman asked the Commissioners to review the on-going and see if there is anything that we could address or is being addressed for the next meeting.
    Vote – None

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

38-9.# Development standards

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

1. **Applicability**
   The owners of new, non-residential, multifamily, and mixed use developments being developed adjacent to existing residential, multifamily, agricultural, or forestry uses shall be responsible for the installation and maintenance of the lighting, buffering, and screening standards of this ordinance.

   The buffer and screening requirements may be waived or modified between adjacent property owners by a special exemption hearing of the Board of Zoning Appeals.

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

3. **Screening and buffering**
   Screening and a physical separation (buffer) must be provided at least the entire length of the proposed development +25% and up to the entire length of the shared property lines as determined by the planning director or their designee for the purpose of screening and buffering adjacent activities from view of proposed projects including but not limited to: buildings, solid-waste, parking & drive lanes, outdoor storage, signage, lighting.

   Development means any manmade change to improved or unimproved real estate including, but not limited to: new homes, building structures, dredging, filling, grading, paving, or excavation operations.

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

Unless otherwise required, the following minimum landscaping and screening provisions will apply.
1. A minimum 6-foot-tall wall, fence, berm, evergreen screening plant material, existing vegetation or a combination of wall, fence, berm or evergreen screening plant material, existing vegetation, with a combined minimum height of 6 feet above grade shall be used for the purposes of screening

2. If evergreen plant material is used, it must be at least 4 feet in height at the time of planting and capable of forming a continuous opaque screen at least 6 feet in height, with individual plantings spaced not more than 5 feet apart.
3. Existing vegetation may be utilized provided it provides the screening required as determined by the Planning Director or their designee.
 4. Fences or walls installed for the purposes of screening shall have a "finished" side toward the adjacent or neighboring properties.

b. Buffer requirements
   A buffer is a physical separation by distance between the new development and the adjacent property lines. This is not in addition to any underlying zoning district setbacks.

Buffer width

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

c. Uses permitted in the buffer:
   - Vegetation and landscaping
   - Storm water drainage easements and any necessary drains, culverts, riprap, etc.
   - SCDHEC approved storm water retention/detention areas
   - SCDHEC approved septic systems
   - Permitted signage
   - Sidewalks
   - Shared-use driveways/lanes between adjacent property
   - Parking lot stub outs (not parking lots) for the purposes of connectivity

Exemptions

1. Agricultural and Forestry uses as defined by the South Carolina Right-to Farm act and the South Carolina Right-to-Forestry act.

2. The screening & buffering requirements are not required in the following circumstances:
   - Property lines within/adjacent to public or private rights of ways/ easements
   - Property lines within/adjacent to permanent waterbodies.
   - Multi-tenant malls/town centers/ developments or Planned Development Districts for internal property lines. Property lines adjacent to properties outside of the development are required to adhere to the standards of this ordinance.
   - Private recreation facilities within a residential subdivision and not adjacent to properties outside of the subdivision

Population

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.	•Oconee County •ACOG •Neighboring Jurisdictions	On-Going
Strategy 2.1.2.2. Develop and promote policies and programs that improve economic opportunity for residents and potential residents.	•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.	•Oconee County •Municipalities	On-Going
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.	• 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.	• Oconee County • Municipalities • United Way • Local Service Agencies and Organizations • Faith-based Organizations	On-Going

Strategy 2.2.1.2. 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.	• Oconee Memorial Hospital/Prisma Health • County Health Department • DSNB • Rosa Clark Free Medical Clinic • YMCA • SDOC • Nonprofits	On-Going
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.	• Oconee County • Municipalities • ACOG • Neighboring Jurisdictions • Utility Providers • Nonprofits	On-Going

Housing

Strategy 3.2.1.2. Encourage and promote the development of housing options that are affordable for low- and middle-income families.	• USDA Rural Development • Residential Developers • Habitat for Humanity • Community Non-profits • Oconee County • Municipalities	On-Going
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.	• Oconee County • Municipalities	On-Going
Strategy 3.2.1.7. Promote and encourage development within defined Opportunity Zones featuring either mixed use or affordable housing elements.	• Oconee County • Financial Institutions • U.S. Senators from S.C.	On-Going

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.	• 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.	• Oconee County • Municipalities	On-Going

Economic

Strategy 4.1.1.2. Maintain communication with existing business and industry to assess the local business climate, public services, workforce quality, and potential areas for improvement.	• Oconee County • Oconee County Industrial Group (OCIG) • Oconee County Chamber of Commerce	On-Going
Strategy 4.1.1.3. Continue to develop the I-85 industrial corridor with associated infrastructure to support fully utilized industrial parks.	• Oconee County • Utility Providers • Upstate SC Alliance • SC Dept. of Commerce	On-Going
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.	• 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.	• Oconee County • Upstate SC Alliance • SC Dept. of Commerce	On-Going
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.	• Oconee County • Chamber of Commerce • OCIG • SDOC • TCTC	On-Going
Strategy 4.2.1.2. Work to improve the completion rate including alternative credit sources.	• SDOC	On-Going
Strategy 4.2.2.1. Increase the number of jobs with higher than average County wages and demand outlook.	• Oconee County • Upstate SC Alliance • SC Dept. of Commerce	On-Going
Strategy 4.3.2.2. Establish and maintain local business incubation capabilities.	• 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 *Think Oconee* buy local campaign throughout the County.	• Oconee County • Chamber of Commerce	On-Going

CULTURAL RESOURCES

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.	• 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.	• Fine/ Performing Arts Centers • SDOC • Other Cultural and Arts Groups	On-Going
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.	• SDOC • Cultural and Arts Groups	On-Going
Strategy 5.2.1.5. Promote opportunities for volunteerism and sponsorships of tourism, cultural, and recreational offerings.	• Oconee County • Municipalities • Cultural Organizations • Businesses/ Employers	On-Going
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.	• Cultural and Arts Groups • Faith-based Organizations • SDOC • Civic and Community groups	On-Going

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.	• Upcountry SC Tourism Association • Visit Oconee SC • Oconee Chamber of Commerce • Oconee County	On-Going
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.	• Oconee County • Property Owners • Conservation Organizations	On-Going
Strategy 6.3.4.1. Participate in and support regional efforts to protect watersheds.	• Oconee County • SCDHEC • Public and Non-profit Organizations • Oconee County Soil & Water Conservation District	On-Going

COMMMUNITY FACILITIES

Strategy 7.2.3.7. Communicate frequently with citizens of County about emergency plans.	• Oconee County	On-Going
Strategy 7.2.4.1. Review and upgrade County-owned medical and other healthcare facilities as needed.	• Oconee County	On-Going
Strategy 7.2.4.2. Continue to explore ways to increase the efficiency of emergency medical services throughout the County.	• Oconee County • Emergency Services Commission • Oconee EMS	On-Going

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.	• 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.	• 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.	• Oconee County • Municipalities • Other Public and Private Organizations • ACOG	On-Going

PRIORITY INVESTMENT

Strategy 10.1.2.1. Encourage development in a way that protects and preserves our natural resources.	• 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.	• Oconee County	On-Going

Strategy 10.1.2.3. Promote and enhance access to affordable housing through both public and private cooperation.	• Oconee County • Housing Developers	On-Going
Strategy 10.1.2.13. Maintain and update the County's geographic information system (GIS) and related data.	• Oconee County	On-Going
Strategy 10.2.1.5. Encourage and seek partnership opportunities to eliminate unnecessary redundancies, strengthen funding proposals, and establish public/private partnerships to meet public infrastructure and facilities needs.	• Oconee County • Municipalities • Adjacent/ Relevant Jurisdictions and Agencies • Private Industries	On-Going
Strategy 10.3.1.1. Improve communication and cooperation between the County and municipalities, state and federal agencies, and other public and private entities.	• Oconee County	On-Going
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.	• Oconee County	On-Going
Strategy 11.1.1.2. Explore ways to incorporate procedures, guidelines, requirements, and educational programs that will protect natural resources from	• Oconee County	On-Going

incompatible or potentially harmful land uses without unduly limiting growth and development.

Strategy 11.1.2.1. Utilize the zoning process to enhance development.	• 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.	• 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.	• 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.	• 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.	• Oconee County	On-Going

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.	• Oconee County	On-Going
Strategy 11.1.3.3. Utilize the zoning process to accommodate appropriate development as requested.	• Oconee County	On-Going
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.	• Oconee County • OJRSA • Infrastructure providers	On-Going
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.	• 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.	• Oconee County • Municipalities • Adjacent jurisdictions • Agencies and organizations	On-Going

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.	• 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.	• 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.	• Oconee County	On-Going
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.	• 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.	• Oconee County • Municipalities	On-Going

Strategy 11.1.6.3. Continue to seek and utilize resources and partnerships to connect to regional trail and park systems.	• 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.	• 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.	• Oconee County	On-Going
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.	• 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.	• Oconee County	On-Going
Strategy 11.1.7.3. Utilize Assessor's data and GIS technology to better track development trends for use	• Oconee County	On-Going

in planning for future
growth and change.

2021 Goals, objectives, & strategies for completion

Population

Strategy 2.2.2.2. 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.	• Oconee County • Municipalities • Worklink WIA • SDOC • TCTC • Oconee Adult Education • Local Employers	2021

Housing

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.	• Oconee County • Municipalities • Residential Developers	2021
Strategy 3.1.1.3. 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.	• Oconee County • Municipalities	2021
Strategy 3.1.1.4. 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.	• Oconee County • Municipalities	2021
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.	• Oconee County • Municipalities • Residential Developers	2021

2021 Goals, objectives, & strategies for completion

Economic

Strategy 4.1.1.1. Maintain economic incentives for new and expanding industry.	• Oconee County • Upstate SC Alliance • SC Dept. of Commerce	2021
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.	• 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.	• Oconee County • Upstate SC Alliance • SC Dept. of Commerce	2021
Strategy 4.3.2.5. Identify projects and promote Opportunity Zone incentive areas.	• Oconee County	2021

Cultural Resources

Strategy 5.1.1.2. Enhance the visual and aesthetic character of the County and its municipalities using codes enforcement, architectural review boards, and other measures as appropriate.	• Oconee County • Municipalities	2021

2021 Goals, objectives, & strategies for completion

Strategy 5.1.2.1. Promote the on-going improvement and maintenance of property condition and appearance of historic structures and districts.	• Oconee County • Municipalities • Nonprofits • Property Owners/ Businesses • Neighborhood Associations	2021
Strategy 5.1.2.4. Explore the purchase and adaptive reuse of the Utica Mill site.	• Oconee County • City of Seneca • Private Businesses/ Nonprofits	2021
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.	• Oconee County • Municipalities • Museums/Arts Organizations • Business Owners • Oconee Chamber of Commerce	2021
Strategy 5.3.2.3. Collaborate with the private sector to expand local shopping, dining, and lodging amenities as an important means of capturing tourist dollars.	• Oconee Chamber of Commerce • Oconee County • Municipalities • Business Owners	2021

Natural Resources

Strategy 6.2.1.2. Provide appropriate assistance from County departments and agencies in efforts to identify and preserve significant lands, and scenic areas.	• Oconee County	2021
Strategy 6.2.3.2. Work with public conservation partners to identify additional significant natural resources including viewsheds and	• Oconee County • Conservation Organizations • SCDNR • SCPRT • USFS	2021

habitats that warrant protection.

Strategy 6.3.2.3. Support and coordinate with SCDHEC to mitigate identified water quality impairments.	• Oconee County • Municipalities • Utility Providers • NPDES Permitted Dischargers • SCDHEC • Oconee County Soil & Water Conservation District	2021
Strategy 6.3.4.2. Explore partnerships to develop a master plan for preserving the watershed areas surrounding our lakes including Keowee, Jocassee, and Hartwell.	• Oconee County • U.S. Army Corps of Engineers • SCDHEC	2021
Strategy 6.3.4.4. Explore and promote best practices to protect waterways in agricultural and developing areas.	• Oconee County • Municipalities • Oconee County Soil & Water Conservation District	2021

Community Facilities

Strategy 7.1.2.1. Expand sewer service throughout areas identified by the Land Use Element as potential areas of development, while implementing appropriate measures to avoid negative impacts on sensitive areas.	• Oconee County • OJRSA • Other Sewer Providers	2021

Agricultural

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	• Oconee County • SCDOT • Oconee County Chamber of Commerce • Municipalities	2021

continuation of agriculture and silviculture.

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.	• Oconee County	2021
Strategy 8.1.1.7. Ensure that the impacts to adjacent farms and forest land is part of the deliberation and decision making for proposed public projects.	• Oconee County • Oconee County Cooperative Extension Service • Oconee County Chamber of Commerce	2021
Strategy 8.1.2.1. 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.	• Oconee County	2021
Strategy 8.1.2.2. Provide appropriate assistance to expand non- traditional and specialty agribusiness opportunities.	• Oconee County	2021
Strategy 8.1.2.3. Ensure the ability of a farm to have a farm-related business onsite.	• Oconee County	2021

Strategy 8.1.2.6. Support South Carolina right-to-farm laws and consider adopting a county right-to-farm policy.	• Oconee County • Oconee County Cooperative Extension Service • Oconee County Chamber of Commerce	2021
Strategy 8.2.1.3. Support efforts to permanently preserve important forestland.	• Oconee County • SC Forest Commission • US Forest Service • Conservation groups	2021

Transportation

Strategy 9.2.1.2. Develop an ongoing systematic road maintenance and upgrade program based on steady revenue sources.	• Oconee County	2021
Strategy 9.2.1.4. 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.	• Oconee County • Municipalities	2021
Strategy 9.2.1.7. Enhance communication with local and State departments of transportation on current and proposed projects.	• Oconee County • ACOG	2021
Strategy 9.3.2.2. Develop standards that encourage developers to incorporate sidewalks and bicycle trails and lanes into residential developments.	• Oconee County	2021

2021 Goals, objectives, & strategies for completion

Strategy 9.3.2.4. Find and repair any conflicts that exist within the current code of ordinances to provide and maintain adequate, safe, and accessible trails.	• Oconee County	2021

Land Use

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.	• Oconee County	2021
Strategy 11.1.3.1. Map prime and functioning agricultural properties to determine areas that may request protection from incompatible uses.	• Oconee County	2021
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.	• 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	• Oconee County	2021

scenic vistas along S.C. Hwy.
11.