COMMISSION MEMBERS

Teresa Spicer, District I	David Nix, District II
Britton Adams, District III	Frankie Pearson, Chairman, District IV
Gary Gaulin, District V	
Mickey Haney, At-Large	Mike Johnson, Vice Chair, At-Large

AGENDA

5:00 pm, Monday May 1, 2023

Council Chambers - Oconee County 415 S Pine St, Walhalla SC 29691

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Approval of minutes from April 17, 2023
5. Public Comment for *Non-Agenda Items* (4 minutes per person)
6. Commission Member Comments
7. Staff Comments
8. Planning Commission Meeting time
   a. Public Comment
   b. Discussion/ vote
9. Discussion regarding 2023 updates to the Comprehensive Plan
10. Discussion regarding prioritization of Commission goals
    a. Public Comment
    b. Discussion/ vote
11. Affordable housing
    a. Public Comment
    b. Discussion/ vote
12. Adjourn

If you are not able to attend in person and you have a comment, you may submit it by contacting the Planning Department at planninginfo@oconeesc.com or 864-638-4218, so that we may receive your comment and read it into the record. Meetings available on YouTube: "YourOconee"

Minutes
5:00 pm- Monday, April 17, 2023
Council Chambers - Oconee County Administrative Complex

Members

Gary Gaulin	Teresa Spicer
Frankie Pearson	David Nix
Mike Johnson	Pat Williams - Absent

Staff Present
James Coley, Planning Director
David Root, County Attorney

Media
Lauren Pierce, The Journal

1. Call to order – Mr. Pearson called meeting to order at 5:00 PM.

2. Invocation was led by Mr. Root.

3. Pledge of Allegiance was led by Mr. Gaulin.

4. Approval of minutes from April 3, 2023 – Mr. Gaulin made a motion to approve the minutes; seconded by Mr. Nix. Approved unanimously 5/0

5. Public comment (non-agenda items): None

6. Commission member comments:
   Mr. Gaulin discussed affordable housing as a priority for the commission. Discussion followed.

7. Staff comments: None

8. Discussion regarding development ordinance changes to chapter 32, which would adopt an initial "screening criteria" of "greater than 20 acres in size AND greater than two houses per acre (40 or more houses for a 20-acre example) AND property within the proposed subdivision is intended for resale". If a prospective development meets ALL of these criteria, the property will be "automatically" screened into the "residential zoning" category upon staff approval of the proposed subdivision, and then the applicable rules in Chapter 38 (Zoning) of the Oconee County ordinances would apply.
   a. Public Comment: None

b. Discussion / Vote:

Mr. Root confirms that this will work as a general concept but will need to have more detail. Discussion followed.

Mr. Nixed moved to have Mr. Root and Mr. Coley work together to bring form to the ordinance and bring it back to the planning commission for review. Seconded by Mrs. Spicer. Approved 5/0.

9. Discussion regarding Density and the Zoning District Standards of Oconee County Ordinances Chapter 38, 38-10-2 – 38-10-13
    a. Public Comment: None
    b. Discussion / Vote:
    Mrs. Spicer made a motion to establish a new Agriculture 2 zoning district - one dwelling per five acres. Seconded by Mr. Gaulin. Approved 4/1.

    Mr. Gaulin made a motion to revise the rezoning percentage from 100% to 75%. The motion failed for lack of a second.

10. Discussion regarding prioritization of Commission goals
    a. Public Comment: None
    b. Discussion / Vote:
    Open discussion regarding how the members would like to prioritize the goals for 2023 year.

    Mr. Pearson made a motion to review the Comprehensive plan at the next meeting. Seconded by Mr. Gaulin. Approved 5/0

    Mr. Nix made a motion to prioritize the goals as follows:
    1. Density Standards
    2. Agriculture Protection
    3. Quality Development
    4. Affordable Housing
    5. Fire Service
    6. Traffic Safety

    Mr. Pearson made a motion to table the discussion until next meeting. Seconded by Mr. Johnson. Approved 4/1

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

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.	• 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.	• 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.	• 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 2.1.2.4. 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.	• Oconee County • SDOC • Private Schools • TCTC	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.	• Oconee County • Municipalities • State and Local Agencies • Non-profits	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	On-Going	
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.			
Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
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	• Oconee Memorial Hospital/Prisma Health • County Health Department	On-Going	
Objective 2.2.2. Promote educational attainment and job readiness among County residents.			
Strategy 2.2.2.1. Create a safe and healthy environment for education and socialization for students at all levels.	• Oconee County • Municipalities • SDOC • TCTC	2023	
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			

Objective 2.3.1. Coordinate planning efforts among the County, municipalities, and neighboring			
Strategy 2.3.1.1. Review and/or update the County's Population Element at least once every five years.	• Oconee County	2023	
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,	• Oconee County • Municipalities • ACOG • Neighboring	On-Going	

3. HOUSING

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Objective 3.1.2. Encourage housing development that will enable residents to "age-in-place."			
Strategy 3.1.2.1. Work with public and private agencies and organizations to assess the housing and associated needs of senior citizens.	• Oconee County • Municipalities • ACOG • Oconee County Senior	2023	
Strategy 3.1.2.2. 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.	• Oconee County • Municipalities • Assisted Living Providers	2023	
Goal 3.2. Promote and enhance access to affordable, safe, and decent housing for all Oconee residents			
Objective 3.2.1. Encourage the provision of affordable, safe, and decent housing.			

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
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	On-Going	
Strategy 3.2.1.5. Work to encourage affordable housing development in Opportunity Zones identified in Oconee County.	• Oconee County • ACOG • Financial Institutions • Community Non-	2023	
Strategy 3.2.1.6. Protect existing neighborhoods from incompatible uses that could reduce safety and lower property values through consistent enforcement of zoning and subdivision regulations.	• 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	

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			
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.	• Oconee County • Municipalities • Water and Sewer Providers	2023	
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	• 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	• Oconee County • Municipalities	On-Going	

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Goal 3.3. Provide appropriate housing and associated services, assistance, and access to resources for Oconee County			
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.	• Oconee County • Municipalities • United Housing Connections	Annually	
Goals/Objectives/Strategies	**Accountable Agencies**	**Time Frame for Evaluation**	**Date Completed**
Strategy 3.3.1.3. 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.	• 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.			
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	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	
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.	• 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	• 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.	• Oconee County • Chamber of Commerce • OCIG • SDOC	On-Going	
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.	• Oconee County • OCIG • Workforce Development Partners	Annually	
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	• Oconee County • SDOC/TCTC • WorkLinks • ApprenticeshipSC	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.	• 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.	• Oconee County • Upstate SC Alliance • SC Dept. of Commerce	On-Going	
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	• Oconee County • SDOC/TCTC • Business/ Industry	2023	

Goal 4.3. Increase business and commercial activity in priority areas.			
Objective 4.3.1. Strengthen downtown commercial districts.			
Strategy 4.3.1.2. Promote policies that preserve and promote the unique nature of downtowns, key buildings, streets, and public spaces.	• 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.	• Municipalities • Oconee County	2023	
Strategy 4.3.1.5. Establish a county-wide loan pool, in partnership with area banks, focused on downtown revitalization.	• 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	• Oconee County • Small Business Development Center (SBDC) • Chamber of Commerce	Annually	
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	

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			
Strategy 4.3.3.1. Continue implementation of the *Destination Oconee* plan objectives.	• Oconee County • Municipalities	2023	
Strategy 4.3.3.3. 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.	• Oconee County • SBDC • Chamber of Commerce • TCEDC	2023	

5. CULTURAL RESOURCES

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
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			

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
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	• 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	On-Going	
Goals/Objectives/Strategies	**Accountable Agencies**	**Time Frame for Evaluation**	**Date Completed**
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	
Objective 5.2.2. Strengthen the creative and operational capacity of existing community arts and cultural organizations.			
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	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			
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	On-Going	
Objective 5.3.2. Support employers engaged in the cultural and heritage tourism, agritourism, and nature-			
Goals/Objectives/Strategies	**Accountable Agencies**	**Time Frame for Evaluation**	**Date Completed**
Strategy 5.3.2.4. Preserve the culture and identity tied to agriculture and the landscape of the County's rural communities.	• Oconee County • Farms and Agribusinesses • Land Conservation Groups	2023	

6. NATURAL RESOURCES

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Goal 6.2. Preserve, protect, and enhance Oconee County's land resources.			
Objective 6.2.3. Manage natural assets to ensure natural resources enhance the quality of life for residents and visitors and			
Strategy 6.2.3.1. Protect and preserve natural resources for recreational use and develop new opportunities for recreational access.	• Oconee County • Municipalities • SCDNR • SCPRT	Annually	
Strategy 6.2.3.3. Promote parks and recreation facilities, both public and private, as part of a comprehensive countywide recreation system.	• Oconee County • Municipalities • SCDNR • SCPRT	2023	
Strategy 6.2.3.4. Expand and maintain public parks and recreation spaces to a uniform standard of excellence.	• Oconee County • Municipalities • SCDNR • SCPRT	Annually	
Objective 6.2.4. Continue to promote reasonable access to Oconee County's public natural amenities for residents and			

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.	• 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.	• Oconee County • Keep Oconee Beautiful Assn. • SDOC	2023	
Goal 6.3. Preserve, protect, and enhance the quality and quantity of the water resources of Oconee			
Objective 6.3.1. Expand sewer service to additional areas as feasible.			
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.	• Oconee County • OJRSA • Municipal Providers • Other Public and Private	2023	
Objective 6.3.2. Monitor, maintain and improve water quality and quantity to meet the needs of County			
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.	• Oconee County • Municipalities • Utility Providers • SCDHEC	Annually	
Objective 6.3.4. Manage water quantity and quality to ensure efficient utilization and appropriate			
Strategy 6.3.4.1. Participate in and support regional efforts to protect watersheds.	• Oconee County • SCDHEC • Public and Non-profit Organizations	On-Going	
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	
Goals/Objectives/Strategies	**Accountable Agencies**	**Time Frame for Evaluation**	**Date Completed**
Strategy 6.3.4.7. Explore options for establishing and protecting riparian buffers and identify waterbodies in need of such protection.	• 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			
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.	• Oconee County	Annually	
Strategy 6.3.5.2. Review and update the Oconee County Flood Damage Prevention Ordinance as needed.	• Oconee County	Annually	
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**			
Strategy 7.1.1.1. Work to facilitate the establishment of a partnership with water providers aimed at expanding service into underserved unincorporated areas of the County and to encourage service providers to share	• Oconee County • Municipalities • Other Water Providers	Annually	
Strategy 7.1.1.2. Partner with municipalities and other providers to inventory the current condition of their water infrastructure systems to determine ability to accommodate future growth.	• Oconee County • Municipalities • Other Water Providers	Annually	

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Strategy 7.1.1.3. Partner with adjacent jurisdictions on comprehensive water studies detailing availability from all sources and usages/outflows.	• Oconee County • Adjacent Jurisdictions	2023	
Objective 7.1.2. Improve and expand wastewater treatment within Oconee County.			
Strategy 7.1.2.2. Work with neighboring jurisdictions when possible to establish regional efforts to expand sewer service into prime commercial and industrial locations.	• Oconee County • Neighboring Jurisdictions	Annually	
Strategy 7.1.2.3. Partner with municipalities and the Joint Regional Sewer Authority to coordinate efforts to provide sewer throughout high growth corridors.	• Oconee County • Municipalities • OJRSA • Other Sewer Providers	Annually	
Strategy 7.1.2.4. Establish partnerships with regional, state, and federal agencies to seek and secure funding for wastewater treatment facility upgrade and expansion needs.	• Oconee County • OJRSA • Other Sewer Providers • Relevant Regional, State and	Annually	
Goals/Objectives/Strategies	**Accountable Agencies**	**Time Frame for Evaluation**	**Date Completed**
Objective 7.1.3. Implement the goals, objectives, and implementation strategies of the Community			
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.	• 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.	• Oconee County	Annually	
Goal 7.2. Manage community facilities, infrastructure, and public resources in a manner that ensures both current residents			
Objective 7.2.1. Seek local, state, federal, and community funding support in efforts to expand and			
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.	• Oconee County • SDOC • TCTC	Annually	
Strategy 7.2.1.4. Continue cooperative efforts with the School District that optimize resources and result in savings for both.	• Oconee County • SDOC	Annually	
Objective 7.2.2. Upgrade solid waste facilities to improve services and allow for needed upgrades and			
Strategy 7.2.2.1. Work to reduce the volume of solid waste through increased recycling and composting.	• Oconee County • Municipalities	2023	
Goals/Objectives/Strategies	**Accountable Agencies**	**for Evaluation**	**Completed**
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.	• 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.	• Oconee County • Emergency Services Commission	Annually	

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Strategy 7.2.3.3. Partner with private entities in the development of emergency satellite facilities and specialized response equipment.	• Oconee County • Emergency Services Commission	Annually	
Strategy 7.2.3.4. Continue to conduct regular updates to the County Disaster Preparedness Plan.	• 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.	• Oconee County • Emergency Services Commission • Energy Providers	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.	• Oconee County • Municipalities • Communications Providers	Annually	
Strategy 7.2.3.7. Communicate frequently with citizens of County about emergency plans.	• 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.	• 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	
Goals/Objectives/Strategies	**Accountable Agencies**	**Time Frame for Evaluation**	**Date Completed**
Objective 7.2.5. Strengthen coordination among the County, municipalities, neighboring counties, regional			
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	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.	• SDOC • SC Dept. of Education • SC Dept. of Social Services	Annually	
Goal 8.1. Support and Protect the Agricultural Industry in Oconee County.			
Goals/Objectives/Strategies	**Accountable Agencies**	**Time Frame for Evaluation**	**Date Completed**
Strategy 8.1.1.6. 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.	• Oconee County • Oconee County Cooperative Extension Service • Oconee County Chamber of	2023	

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Strategy 8.1.1.8. 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	• Oconee County • State Real Estate Licensing Commission	2023	
Strategy 8.1.1.9. 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	• Oconee County • NGO • Not-for-Profit organizations • CCE	2023	
Strategy 8.1.1.10. 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	• Oconee County	2023	

Objective 8.1.2. Enhance agricultural operations and opportunities.

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Strategy 8.1.2.4. Promote the establishment of new farm enterprises through support of training for interested persons.	• Oconee County • Oconee County Cooperative Extension Service	2023	
Strategy 8.1.2.7. Promote farm stands and farmers markets in rural and urban areas and local food hub(s) with adjoining counties	• Oconee County • Oconee County Cooperative Extension Service • FARM Center	2023	
Strategy 8.1.2.9. Encourage and support programs that educate and engage residents of all ages in aspects of farming and agriculture.	• Oconee County • Oconee Cooperative Extension Service • Agriculture Advisory Board	2023	

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed

Goal 8.3. Ensure continuing access to healthy, fresh food.

Objective 8.3.1. Eliminate food deserts and ensure access to healthy food.

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Strategy 8.3.1.3. Recruit, support, and incentivize businesses that provide healthy food choices in all areas of the County.	• Oconee County • Oconee County Chamber of Commerce • CCE	2023	
Strategy 8.3.1.4. 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	• Oconee County • Municipalities	2023	
Strategy 8.3.1.5. Work collaboratively with non- profits and other entities to address the needs of vulnerable populations (e.g. elderly, children, homeless).	• Oconee County • Municipalities • Local non-profits • Faith-based community	2023	
Strategy 8.3.1.6. Support new opportunities for distribution of locally and regionally produced food.	• Oconee County	2023	
Strategy 8.3.1.7. Revise the zoning code to require healthy food access as a part of development standards.	• Oconee County • Municipalities	2023	
Strategy 8.3.1.8. 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	• Oconee County • Municipalities • SC Emergency Management • Private organizations	2023	

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Strategy 8.3.1.9. Educate and assist in mitigating the harmful effects of Climate Change in Oconee County through agricultural means.	• Oconee County • SDOC • CCE • Agricultural groups	2023	
Goals/Objectives/Strategies	**Accountable Agencies**	**Time Frame for Evaluation**	**Date Completed**
Strategy 9.2.1.6. 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.	• Oconee County	2023	
Strategy 9.2.1.8. Upgrade County roads that were built prior to current standards and align roads that pose safety hazards, if feasible.	• 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.			
Strategy 9.3.1.1. Encourage connected street systems within new developments and between new and existing developments.	• Oconee County • Municipalities	2023	
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.	• Oconee County • Municipalities • Developers	Annually	
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			
Strategy 9.3.2.1. 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	• Oconee County • Developers • Municipalities • Trail and Park Providers	2023	
Strategy 9.3.2.3. Seek funding opportunities to create nature trails, sidewalks, bicycle lanes, and other facilities designed to make communities more walkable, reduce vehicular traffic, and improve safety for pedestrians and	• Oconee County • Municipalities • SCPRT • Community Partners	2023	
Objective 9.3.3. Continue to evaluate and fund public transportation in urbanizing areas of Oconee County, expanding as			
Goals/Objectives/Strategies	**Accountable Agencies**	**Time Frame for Evaluation**	**Date Completed**
Strategy 9.3.3.7. Work with public transportation providers to increase their rideshare and coverage to impact as many potential riders as possible.	• Oconee County • City of Seneca • Clemson Area Transit	2023	
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 10.1.1.2. Review, update, and adopt the Infrastructure Master Plan.	• Oconee County	Annually	
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.	• Oconee County	Annually	
Strategy 10.1.1.6. Prioritize infrastructure and facilities needs and capital investment.	• Oconee County	Annually	

Objective 10.1.2. Continue a comprehensive capital projects planning and implementation process to address future			
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 10.1.2.5. Regularly review public safety needs and enhance facilities as required and	• Oconee County	Annually	
Goals/Objectives/Strategies	**Accountable Agencies**	**Time Frame for Evaluation**	**Date Completed**
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	• Oconee County • SCDOT • ACOG	Annually	
Strategy 10.1.2.8. Continue to evaluate and fund public transportation in urbanizing areas of Oconee County, expanding as needed to provide for ongoing growth and development.	• Oconee County • CATbus • SCDOT • ACOG	Annually	
Strategy 10.1.2.13. Maintain and update the County's geographic information system (GIS) and related data.	• Oconee County	On-Going	
Objective 10.1.3. Support adjacent jurisdictions and relevant agencies in planning for future public			
Strategy 10.1.3.1. Support and participate in the efforts of Oconee County municipalities in planning for future public infrastructure and facilities needs.	• Oconee County • Municipalities	Annually	
Goals/Objectives/Strategies	**Accountable Agencies**	**Time Frame for Evaluation**	**Date Completed**
Goal 10.2. Pursue funding and partnerships to support identified public infrastructure needs.			
Objective 10.2.1. Explore and evaluate alternative methods of obtaining revenue and grant monies to fund			
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.	• Oconee County	Annually	
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	• Oconee County • Municipalities • Adjacent/ Relevant Jurisdictions and Agencies	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			
Objective 10.3.1. Notify and coordinate with adjacent and relevant jurisdictions and agencies when			
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 10.3.1.2. Coordinate with adjacent and relevant jurisdictions and agencies on updates to the Oconee County *Priority Investment Element* .	• Oconee County • Municipalities • Adjacent/ Relevant Jurisdictions and Agencies	Annually	
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			
Objective 11.1.1. Encourage development in a way that protects and preserves the County's natural			
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	• 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	• Oconee County	On-Going	
Objective 11.1.2. Manage development in a manner that ensures the County's natural resources and lifestyle enhance			
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	• 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	• Oconee County	On-Going	
Objective 11.1.3. Protect agricultural land through preservation and land use strategies designed to			
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 11.1.3.2. 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	• Oconee County	On-Going	
Strategy 11.1.3.3. Utilize the zoning process to accommodate appropriate development as requested.	• Oconee County	On-Going	
Objective 11.1.4. Address the changes and emerging needs of areas transitioning to a more intensive land			
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	

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.	• 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	On-Going	
Objective 11.1.5. Enable and promote a range of housing choices to meet the needs of residents that accommodate a variety			
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	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	On-Going	
Strategy 11.1.5.3. Encourage new and innovative approaches to residential development that will expand housing options.	• Oconee County	On-Going	
Objective 11.1.6. Expand and promote opportunities for recreation and access to natural resources and			
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	• Oconee County • State of South Carolina • Sumter National	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	
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.	• Oconee County • State of South Carolina • Park and trail	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	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	
Objective 11.1.7. Continue support of a comprehensive planning process to ensure that the citizens of			
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	• 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 in planning for future growth and change.	• Oconee County	On-Going	

Planning Commission Goals 2023	
Commissioner	Goal(s)
Pearson	1. Development Standards
Johnson	1. Development Standards 2. Agriculture Protections
Gaulin	1. Quality Development 2. Development Regulations 3. Agricultural Issues 4. Affordable housing 5. Comp Plan review
Williams	1. Density Standard 2. Agriculture Standards
Spicer	1. Confirm adequate fire service for new development 2. Traffic safety (ACOG)
Nix	1. Density and development standards