

Chapter 11. Land Use Element

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

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

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

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

A. EXISTING LAND USE

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



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

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

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

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

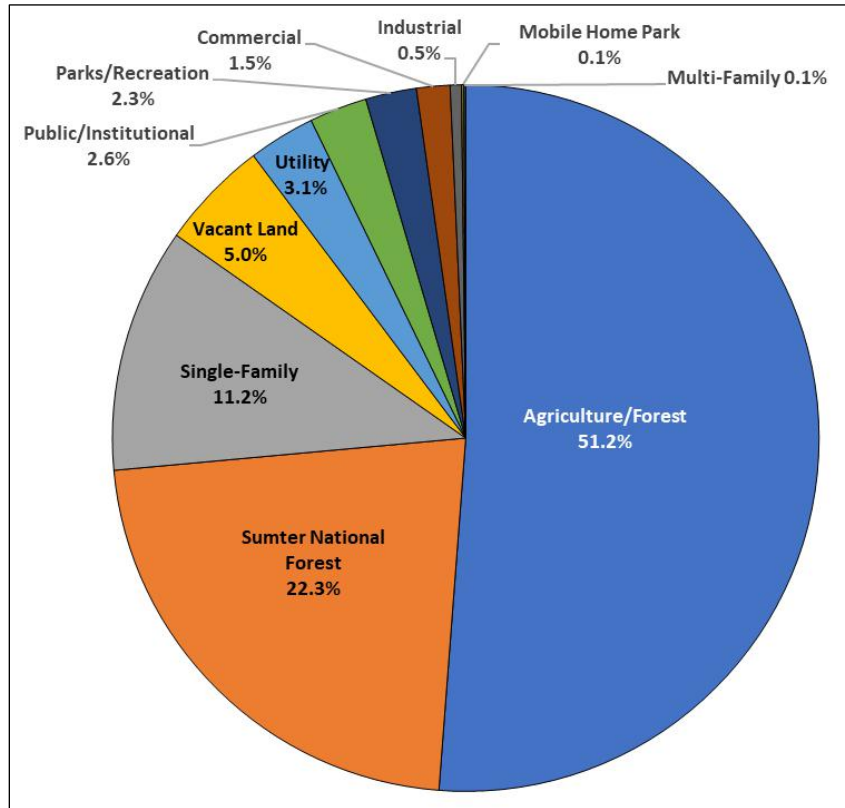
Sources: Oconee County Assessor, November 2018; Oconee County GIS Manager, May 201

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

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

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

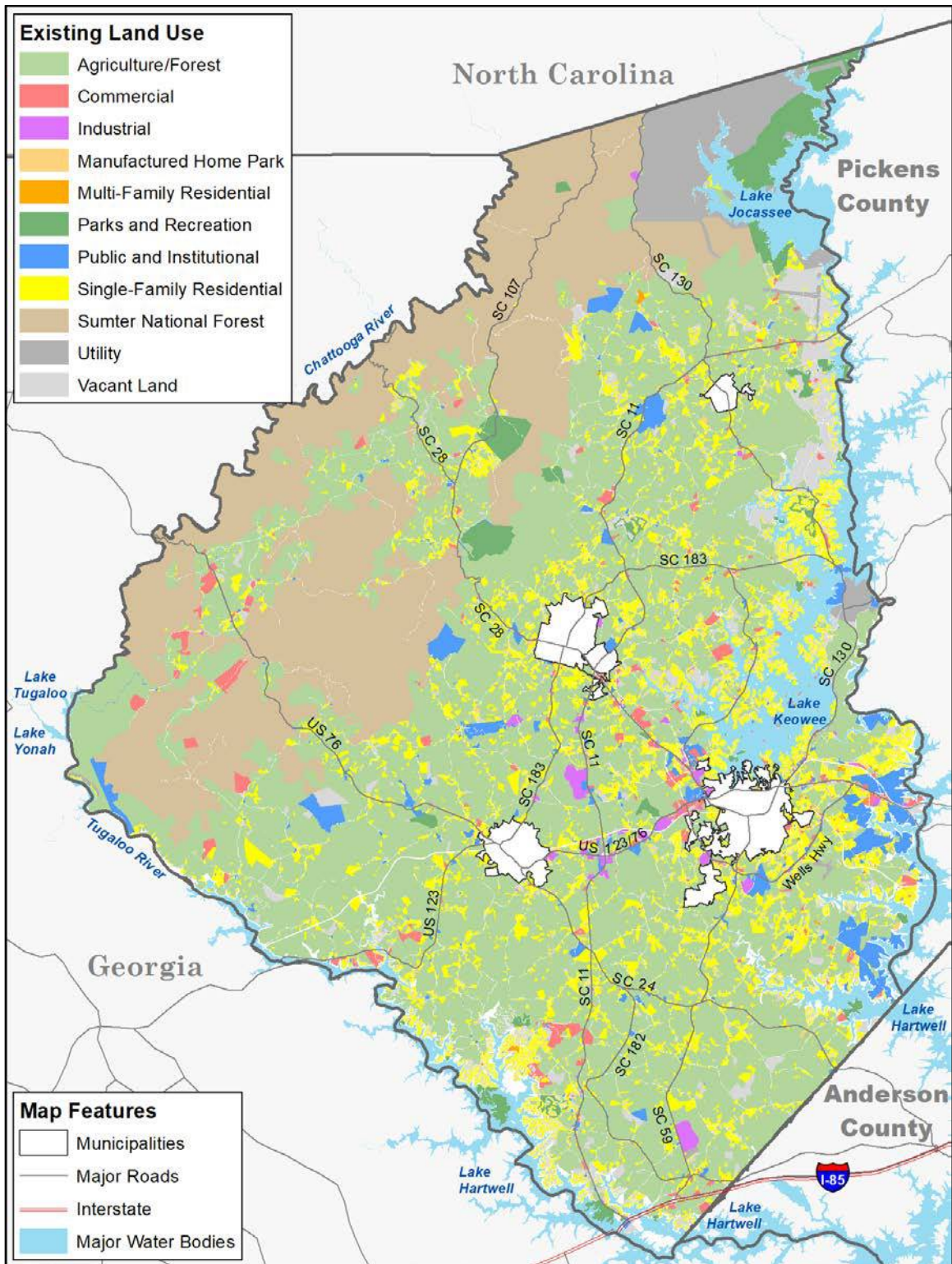
Figure 11-1. Existing Land Use Area Chart, 2019



Sources: Oconee County Assessor, November 2018; Oconee County GIS Manager, May 201



Map 11-1. Existing Land Use Map



Sources: Oconee County Assessor, November 2018; Oconee County GIS Manager, May 201



B. FUTURE LAND USE

The Future Land Use (FLU) Map is a reference for the physical development of Oconee County and sets the context and provides the vision for future growth and development in the County for the next ten years. As detailed in the Population and Housing Elements, by 2030 the Oconee County population is projected to increase by 7,678 persons, accompanied by nearly 3,335 new dwelling units.

1. Future Land Use Map

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

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



residential developments, as well as pockets of agriculture, rural, commercial, and other land uses. Although new uses may vary, they should not detract from the overall residential character of area, and not impose negative secondary impacts on nearby properties.

- **Parks and Recreation** lands are primarily reserved for recreational use, and as such are reasonably open to the public.
- **Industrial** areas are reserved for existing, planned, and future industrial or commercial uses. This in no way imposes a limitation on the location of such uses in other future land use categories or other land uses in the industrial category, where appropriate.
- **Sumter National Forest** includes all federally-owned and managed lands within the Sumter National Forest.

The analysis of future land use in Oconee County provided in Table 11-2 does not include land areas within the cities of Seneca, Walhalla, and Westminster and the towns of Salem and West Union because the County does not conduct land use planning and regulation within the incorporated borders. Table 11-2 contains the breakdown of land uses in the County.

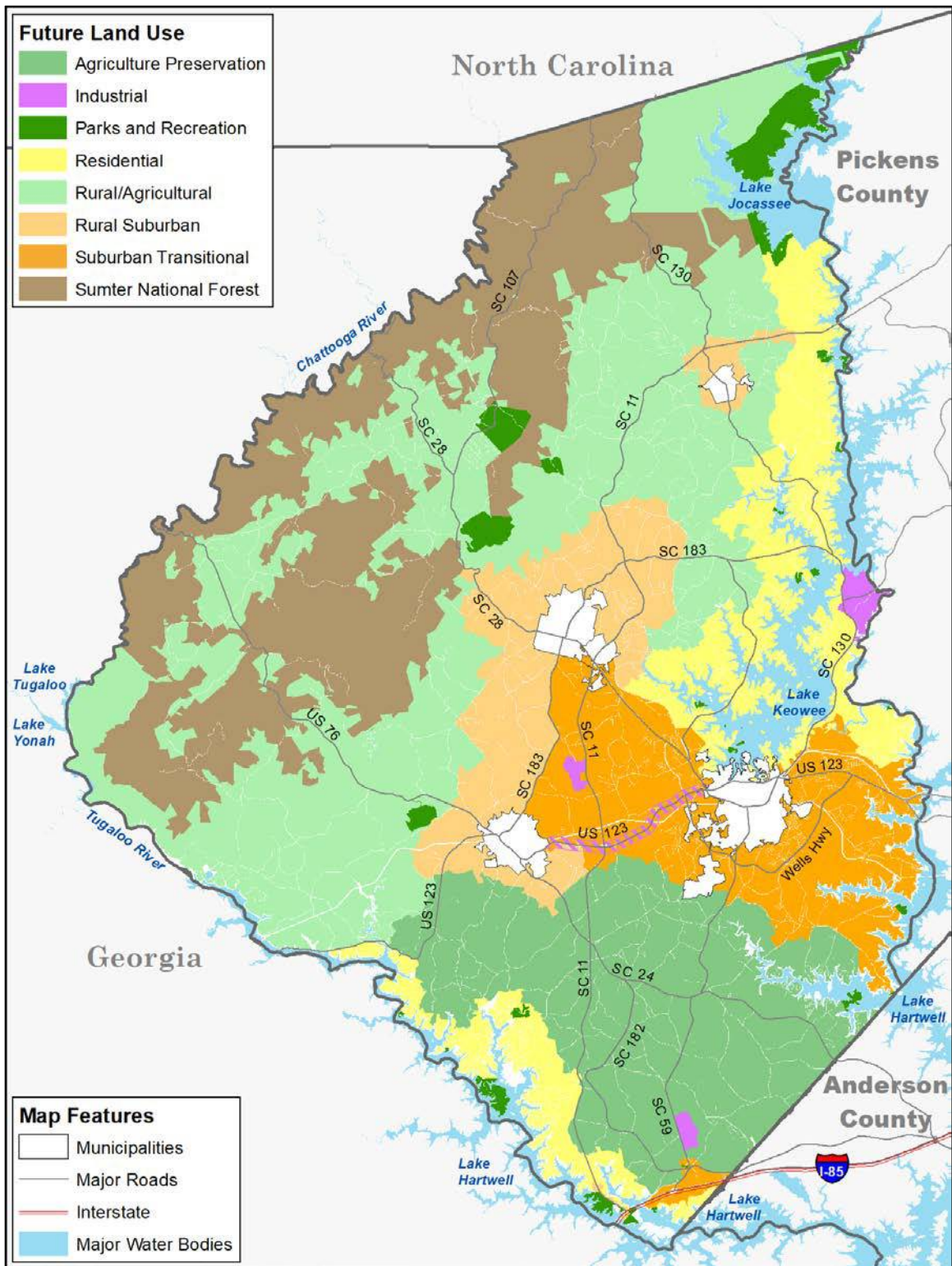
Table 11-2. Future Unincorporated County Land Use by Area

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

Source: Oconee County Planning and Zoning Department, 201

The U.S. Highway 123 corridor that connects Seneca and Westminster is designated primarily as *Suburban Transitional*, but is also designated as *Industrial* on the Future Land Use map. The intention of this dual designation is to encourage the continued development of a mixture of higher intensity uses including industrial, commercial, and support activities, with convenient access to U.S. Highway 123 and to S.C. Highway 11 that provides a direct connection to I-85 to the south.

Map 11-2. Future Land Use Map



Source: Oconee County Planning and Zoning Department, 201



2. Future Development Opportunities and Challenges

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

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

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

Oconee County enjoys mutually beneficial working relationships with its municipalities, adjacent jurisdictions such as the City of Clemson and Pickens County, Clemson University, Duke Power, the U.S. Army Corps of Engineers, home owners associations, and other organizations. With so many related groups and jurisdictions, it is challenging to maintain



regular communication while building on established relationships and initiatives. However, the mutually dependent nature of these relationships provides opportunities to establish new and enhanced ways to share information and ideas and coordinate and cooperate where appropriate and needed. Such formal and informal lines of communication are necessary in emergency situations, but are also vital to providing reasonable and consistent land use planning and requirements in growth areas that span municipal boundaries and for planning for the provision of infrastructure, recreation, and services.

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

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

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

Oconee County is blessed with unparalleled natural resources, as detailed in the *Natural Resources Element*. Additionally, the County has a rich agricultural tradition that continues to thrive. Stewardship of these resources creates both challenges and opportunities. Perhaps the most critical challenge is how to balance protection of these resources with encouragement of appropriate and complimentary growth and development. Included in that challenge is the need to provide reasonable and safe access to the County's lakes and rivers for residents and



visitors, while protecting the rights of private property owners. Much of the land in the County is in the Sumter National Forest, which protects many of the County's natural resources. Likewise, agricultural lands are in private ownership. However, as the County continues to grow, it has an opportunity to explore ways to incorporate procedures, guidelines, requirements, and educational programs that will protect natural resources and agriculture from incompatible or potentially harmful land uses without unduly limiting growth and development.

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

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

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



C. GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

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

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
Goal 11.1. Establish an efficient, equitable, and mutually compatible distribution of land uses that complements Oconee County’s traditionally rural lifestyle, yet supports sustainable economic development, protects the environment, and manages future growth and changes.		
Objective 11.1.1. Encourage development in a way that protects and preserves the County’s natural resources.		
<u>Strategy 11.1.1.1.</u> Review and update existing land use regulations as needed to facilitate development that preserves forests, prime agricultural lands, sensitive areas, and natural resources.	• Oconee County	On-Going
<u>Strategy 11.1.1.2.</u> Explore ways to incorporate procedures, guidelines, requirements, and educational programs that will protect natural resources from incompatible or potentially harmful land uses without unduly limiting growth and development.	• Oconee County	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.		
<u>Strategy 11.1.2.1.</u> Utilize the zoning process to enhance development.	• Oconee County	On-Going
<u>Strategy 11.1.2.2.</u> Coordinate urban/suburban development in Oconee County to ensure adequate infrastructure is in place to support balanced growth in primary growth areas, while minimizing urban sprawl and protecting natural resources, prime agricultural lands, and sensitive areas.	• Oconee County	On-Going
<u>Strategy 11.1.2.3.</u> Review and consolidate land use regulations to improve clarity, remove duplication, ensure consistency, and streamline review and administration.	• Oconee County	On-Going
<u>Strategy 11.1.2.4.</u> Use incentives, tools, and regulatory options for reducing and preventing conflict between incompatible land uses and reducing such issues in high growth areas.	• Oconee County	On-Going
<u>Strategy 11.1.2.5.</u> Use corridor overlays, design guidelines, and performance standards to ensure the protection of the environment, community appearance, and property values while respecting private property rights.	• Oconee County	On-Going
<u>Strategy 11.1.2.6.</u> Address on-premise and off-premise signs, and billboards, and their life-safety and visual impacts along roadways in the County.	• Oconee County	2025



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
<u>Strategy 11.1.2.7.</u> Identify the location and density of RV parks within the County to determine if additional regulation is needed to manage traffic, ensure health and safety, and address environmental impacts, with particular emphasis on waterbodies.	• Oconee County	2021
<u>Strategy 11.1.2.8.</u> Enable and promote the development of cluster subdivisions, with design features incorporating site amenities and resources such as open space, greenways, and wetland preserves.	• Oconee County	2025
<u>Strategy 11.1.2.9.</u> Consider requiring landscaping and buffer provisions for new non-residential development along specific corridors and within specific areas of the County.	• Oconee County	2022
<u>Strategy 11.1.2.10.</u> Encourage landscaping, beautification, and repair of properties through volunteer community programs.	• Oconee County	2022
Objective 11.1.3. Protect agricultural land through preservation and land use strategies designed to mitigate higher density residential and commercial development of rural farmlands.		
<u>Strategy 11.1.3.1.</u> Map prime and functioning agricultural properties to determine areas that may request protection from incompatible uses.	• Oconee County	2021
<u>Strategy 11.1.3.2.</u> Implement as feasible the incorporation of voluntary mechanisms such as the use of conservation easements, purchase of development rights, and transfer of development rights to preserve agricultural lands and environmentally sensitive areas.	• Oconee County	On-Going
<u>Strategy 11.1.3.3.</u> 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 use.		
<u>Strategy 11.1.4.1.</u> Develop additional corridor plans focused on safety and design issues but with additional focus on reducing visual blight and inappropriate and incompatible development.	• Oconee County	2025
<u>Strategy 11.1.4.2.</u> Develop overlay districts, primarily along principle community entrances (highway corridors) to meet the individual needs of each district in areas such as signage, appearance, transportation needs, etc.	• Oconee County	2021
<u>Strategy 11.1.4.3.</u> Promote development that is consistent with the scenic character of S.C. Hwy. 11 through the incorporation of a corridor overlay, conditional use provisions, or other mechanisms; and explore ways to preserve and maintain tree lines and scenic vistas along S.C. Hwy. 11.	• Oconee County	2021

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
<p><u>Strategy 11.1.4.4.</u> Continue to work with the OJRSA and other infrastructure providers on expansions to serve residents and businesses and provide opportunities for economic growth.</p>	<ul style="list-style-type: none"> • Oconee County • OJRSA • Infrastructure Providers 	<p>On-Going</p>
<p><u>Strategy 11.1.4.5.</u> Seek resources, plan for, and implement the innovative development and redevelopment of unincorporated areas such as Fair Play, Oakway, Newry and Utica.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>On-Going</p>
<p><u>Strategy 11.1.4.6.</u> Continue to seek new opportunities to coordinate, collaborate, and cooperate with municipalities, adjacent jurisdictions, and associated agencies and organizations.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • Adjacent jurisdictions • Agencies and Organizations 	<p>On-Going</p>
<p>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.</p>		
<p><u>Strategy 11.1.5.1.</u> Work with developers and other public and private agencies and organizations to encourage and enable development of affordable housing options to meet current and projected housing needs.</p>	<ul style="list-style-type: none"> • Oconee County • Developers • Public and Private Agencies and Organizations 	<p>On-Going</p>
<p><u>Strategy 11.1.5.2.</u> 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.</p>	<ul style="list-style-type: none"> • Oconee County • Developers • Public and Private Agencies and Organizations 	<p>On-Going</p>
<p><u>Strategy 11.1.5.3.</u> Encourage new and innovative approaches to residential development that will expand housing options.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>On-Going</p>
<p>Objective 11.1.6. Expand and promote opportunities for recreation and access to natural resources and greenspaces.</p>		
<p><u>Strategy 11.1.6.1.</u> Work with the State, Sumter National Forest, Duke Energy, the Army Corps of Engineers, and other organizations to provide reasonable and safe access to the County's lakes and rivers for residents and visitors while protecting private property rights.</p>	<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 	<p>On-Going</p>
<p><u>Strategy 11.1.6.2.</u> Explore partnerships and alternative methods of connecting residential, employment, recreation, other essential services, and communities such as greenways and trails.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities 	<p>On-Going</p>



<p><u>Strategy 11.1.6.3.</u> Continue to seek and utilize resources and partnerships to connect to regional trail and park systems.</p>	<ul style="list-style-type: none"> • Oconee County • State of South Carolina • Park and Trail Providers 	<p>On-Going</p>
<p>Goals/Objectives/Strategies</p>	<p>Accountable Agencies</p>	<p>Time Frame for Evaluation</p>
<p><u>Strategy 11.1.6.4.</u> Continue to cultivate eco-tourism opportunities in key areas such as near the new mountain bike facility at Stumphouse Tunnel and planned expansions of County parks.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • State of South Carolina • Sumter National Forest 	<p>On-Going</p>
<p><u>Strategy 11.1.6.5.</u> Seek opportunities to increase greenspaces, to include exploring requiring open space/greenspace as a component of new development.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>On-Going</p>
<p>Objective 11.1.7. Continue support of a comprehensive planning process to ensure that the citizens of Oconee County possess accurate inventories and analyses of existing county conditions and the opportunity to better manage future conditions.</p>		
<p><u>Strategy 11.1.7.1.</u> Review and update the components of the Oconee County Comprehensive Plan as needed, not restricted to the minimum time periods established in the S.C. Comprehensive Planning Enabling Act, as amended.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>On-Going</p>
<p><u>Strategy 11.1.7.2.</u> Expand public access to the County’s geographic information system (GIS), emphasizing the accuracy and maintenance of data collected and the usability of the GIS website.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>On-Going</p>
<p><u>Strategy 11.1.7.3.</u> Utilize Assessor’s data and GIS technology to better track development trends for use in planning for future growth and change.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>On-Going</p>

