

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
ORDINANCE 2026-04**

**AN ORDINANCE AMENDING ARTICLE VI OF CHAPTER 32 OF
THE OCONEE COUNTY CODE OF ORDINANCES, ENTITLED
“LAND DEVELOPMENT AND SUBDIVISION REGULATIONS”
AND OTHER MATTERS RELATED THERETO.**

WHEREAS, consistent with the powers granted county governments by S.C. Code § 4-9-25 and S.C. Code § 4-9-30, Oconee County (“County”), a body politic and corporate and a political subdivision of the State of South Carolina, acting by and through its governing body, the Oconee County Council (“County Council”), has the authority to enact regulations, resolutions, and ordinances, not inconsistent with the Constitution and the general law of the State of South Carolina, including the exercise of such powers in relation to health and order within its boundaries and respecting any subject as appears to it necessary and proper for the security, general welfare, and convenience of the County or for preserving health, peace, order, and good government therein;

WHEREAS, the County has adopted multiple ordinances for the effective, efficient governance of the County, which, subsequent to adoption, are codified in the Oconee County Code of Ordinances (“Code of Ordinances”), as amended;

WHEREAS, the County is authorized by Section 4-9-30(9) and Chapter 29 of Title 6 of the South Carolina Code of Laws, among other sources, to impose land use standards in the unincorporated areas of the County;

WHEREAS, County Council recognizes that there is a need to revise the law of the County to meet the changing needs of the County and that there is a need to amend, specifically, Article VI of Chapter 32 of the Code of Ordinances, entitled Land Development and Subdivision Regulations, as set forth on Exhibit A, attached hereto and incorporated herein by this reference; and

WHEREAS, County Council has therefore determined to modify Article VI of Chapter 32 of the Code of Ordinances and to affirm and preserve all other provisions of the Code of Ordinances not specifically, or by implication, amended hereby.

NOW THEREFORE, it is hereby ordained by the Oconee County Council, in meeting duly assembled, that:

1. Article VI of Chapter 32 of the Code of Ordinances, entitled “Land Development and Subdivision Regulations” is hereby revised, rewritten, and amended to read as set forth in Exhibit A, which is attached hereto and incorporated herein by reference. Attached hereto as Exhibit B is a version of Exhibit A which reflects the changes to the prior provisions of Article VI of Chapter 32; Exhibit B is for illustrative purposes only and shall not be codified.

2. County Council hereby approves and adopts Exhibit A and directs that it be codified in the Oconee County Code of Ordinances.

3. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by any court of competent jurisdiction, such determination shall not affect the remainder of this Ordinance, all of which is hereby deemed separable.

4. All ordinances, orders, resolutions, and actions of County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded. Nothing contained herein, however, or in the attachment hereto, shall cancel, void, or revoke, or shall be interpreted as cancelling, voiding, or revoking, *ex post facto*, in any regard any prior land use provision, or decision of the County or County Council based thereon, which were valid and legal at the time in effect and undertaken pursuant thereto, in any regard.

5. All other terms, provisions, and parts of the Code of Ordinances, and specifically, but without exception, the remainder of Chapter 32, not amended hereby, directly or by implication, shall remain in full force.

6. This Ordinance shall take effect and be in full force from and after third reading, public hearing, and enactment by County Council.

ORDAINED in meeting, duly assembled, this _____ day of _____, 2026.

ATTEST:

Jennifer C. Adams
Clerk to Oconee County Council

Matthew Durham
Chair, Oconee County Council

First Reading: March 17, 2026
Second Reading: April 07, 2026
Third Reading: April 21, 2026
Public Hearing: April 21, 2026

Exhibit A

[See Attached]

Exhibit B

[See attached]

ARTICLE VI. LAND DEVELOPMENT AND SUBDIVISION REGULATIONS¹

Sec. 32-211. General provisions.

- (a) *Short title.* This article shall be known and cited as the "Oconee County Land Development and Subdivision Regulations Ordinance."
- (b) *Authority.* These land development and subdivision regulations are adopted under authority granted by S.C. Code 1976, tit. VI, ch. 29, § 6-29-1120 et seq.
- (c) *Jurisdiction.* These regulations shall apply to the development and subdivision of land within the unincorporated areas of the county as now or hereafter established and any incorporated municipality which contracts with the county for these regulations to be administered within such municipality. (*Note, Chapter 26 of the Oconee County Code of Ordinances contains specific provisions with respect to roads and bridges.*)
- (d) *Purpose.* The purpose of this article is to protect and promote the public health, safety and general welfare of the citizens of the county, South Carolina, providing for the harmonious, progressive, and orderly development of land. These regulations are established for the following specific purposes, among others, as provided for in the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (S.C. Code 1976, § 6-29-1120, et seq.):
 - (1) To encourage the development of an economically sound and stable county;
 - (2) To ensure the timely provision of required roadways, utilities, and other facilities and services, as may be required, to new land development where easements or rights of way have been granted;
 - (3) To ensure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in and through new land developments;
 - (4) To ensure the provision for open spaces, easements, rights-of-way, and building sites, including any dedication or reservation of land for recreational, educational, transportation, and other public purposes; if needed/required within and/or for new and development as determined by zoning or other state or local government regulation; and
 - (5) To ensure, in general, the wise and timely development of new areas, and redevelopment of previously developed areas in harmony with the county's comprehensive plan.

(Ord. No. 2008-20, Art. 1(1.1—1.4), 12-16-2008)

¹Editor's note(s)—Ord. No. 2008-20, adopted Dec. 16, 2008, repealed Ch. 32, Art. VI, Div. 1, §§ 32-211—32-234 and Div. 2, §§ 32-311—32-316, in its entirety. Arts. 1—16 of said ordinance enacted new provisions to read as herein set out. Prior to amendment, Art. VI pertained to subdivisions and land development and derived from Ord. No. 2002-05, §§ 6.1.1, 6.1.2, 6.2.1, 6.3—6.23, adopted May 7, 2002; Ord. No. 2004-14, adopted Jun. 15, 2004; Ord. No. 2006-07, §§ 7.1—7.4, adopted May 1, 2006 and Ord. No. 2006-20, §§ 1(6.3), 2(6.3), 3(6.5(6.5.13)), 4(6.7(6.7.14)), adopted Aug. 15, 2006 and Ord. No. 2008-19, adopted Dec. 16, 2008.

State law reference(s)—Authority to regulate subdivisions and land development, S.C. Code 1976, § 6-29-1110 et seq.

Sec. 32-212. Definitions.

When used in this article, the following words and terms shall have the meaning indicated. Words and terms not herein defined shall have their customary dictionary definitions. The term "shall" is mandatory. When not inconsistent with the content, words used in the singular number include the plural and those used in the plural number include the singular.

Affordable housing means a housing unit for which the total annual cost of a sale (including mortgage, amortization, taxes, insurance, and condominium and association fees) constitutes no more than 28 percent of the annual household income for a household earning no more than 80 percent of the area's median income, by household size, as reported by U.S. Housing and Urban Development (HUD); or for a rental housing unit, the total annual cost for rent and utilities can constitute no more than 30 percent of the annual household income for a household earning no more than 80 percent of the area median income, by household size, as reported by HUD.

Apartment complex means a building or portion thereof, other than a hotel, divided into more than two dwelling units which are arranged in such a manner as to be used for lodging by separate households.

Applicant means the developer or agent of the developer who applies for a subdivision review and is designated as the primary contact for said subdivision.

Average daily traffic means the number of trips made by vehicles that will be utilizing a road, intersection or other reference point in a 24-hour period.

Block means a parcel of land entirely surrounded by roads or highways, railroad rights-of-way, waterway, or combination thereof.

Building footprint means the area included within surrounding exterior walls, or exterior walls and fire walls, exclusive of courtyards.

Building line (also referred to as "building setback line") means a line beyond which no part of the structure of any building shall project, unless specifically permitted in this Code of Ordinances, with the exception of subsurface projection of footings, measured perpendicular to the property line. This includes, but is not limited to, the building, eaves, porches, decks, chimneys, bay windows, and fire escapes.

Building permit means a document or certificate issued by the county authorizing construction, enlargement, alteration, moving of, or demolition of a building or structure, or the placement of a mobile home (manufactured housing).

Cleared or grubbed areas means the area within the road right-of-way that is cleared of vegetation.

Comprehensive plan means any legally adopted part or element of the Comprehensive Plan of Oconee County, South Carolina. This plan may include, but is not limited to, the community facilities, population, economic development, land use, natural resources, and housing elements.

Condominium complex means a building or group of buildings containing dwelling units which are individually owned. The structure, common areas, and other facilities are owned by the developer and/or the owners of the individual units on a proportional or individual basis.

Crosswalk means an area with a width determined by the developer and dedicated for pedestrian use, and intended for pedestrian access to adjacent land area.

Cul-de-sac means a local road (minor) with one end open to traffic and the other end terminated with a planned vehicular turnaround.

Density means the number of dwelling units or lots per acre of land developed or used for residential purposes.

(1) *Low density*: Two or less dwelling units per acre.

(2) *Medium density*: From 2.1 to 6.0 dwelling units per acre.

(3) *High density*: Over six dwelling units per acre.

Developer means an individual, partnership or corporation (or agent therefore) that undertakes the activities covered by these regulations.

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.

Dwelling means a building or portion of a building arranged and/or designed to provide living quarters for one or more families where each dwelling unit is provided with separate kitchen and bathroom facilities.

(1) *Single-family dwelling* means a detached dwelling designed for or occupied exclusively by one family on a single residential lot.

(2) *Duplex* means a building arranged or designed to be occupied by two families living independently of each other on a single residential lot.

(3) *Group dwelling* means a group of two or more principal structures built on a single residential lot, parcel or tract of land and designed for occupancy by separate families.

(4) *Multiple-family dwelling* means a building or series of buildings on the same parent parcel used or designed as a dwelling place for three or more families living independently of each other, with the number of families in residence not exceeding the number of dwelling units provided.

Dwelling unit means one or more rooms connected together and constituting a separate, independent housekeeping establishment, with provisions for cooking, eating, and sleeping, and physically set apart from any other dwelling units in the same structure.

Easement means a grant of one or more specific property rights by the property owner permitting a specific use or uses to the public, a corporation, or another person or entity.

Easement, private roadway means an easement that grants access for roadway construction and maintenance.

Flag lot means a lot shaped like a flag on a pole. The "flag" shaped area is situated behind another lot and is the portion of a flag lot where structures may be located. The "pole" shaped area is the portion of the lot by which vehicular access to the flag area from its adjoining road is located. (See chapter 38 for specific provisions addressing flag lots.)

Flood means a temporary overflowing of water onto land that is usually devoid of surface water.

Floodplain means land areas adjoining a river, stream or watercourse which are subject to a one percent or greater chance of flooding in any given year. These areas are specifically established by the Federal Emergency Management Agency, according to the Flood Insurance Study for the county.

Full pond level means full pond level is 660 feet above mean sea level on Lake Hartwell, 800 feet above mean sea level on Lake Keowee, and 1,110 feet above mean sea level on Lake Jocassee.

Lake means a considerable inland body of standing water.

Land development means the changing of land characteristics through redevelopment, construction, subdivision into parcels, condominium complexes, apartment complexes, commercial parks, shopping centers, industrial parks, mobile home parks, and similar developments for sale, lease, or any combination of owner and rental characteristics.

Lot means a single parcel or tract of contiguous land intended as a unit for transfer of ownership, or for building development, or both.

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- (1) Corner lot means a lot with frontage on at least two intersecting roads located at the point of intersection.
 - (2) Lot depth means the mean horizontal distance between the front and rear lot lines.
 - (3) Double frontage lot means a parcel having frontage on two or more roads which is not located at any intersection of such roads.
 - (4) Lot width, unless indicated otherwise by context, means the straight-line distance between the points where the front building line intersects the two side lot lines.

Minor subdivision means any subdivision of a parcel that is reviewed by the county that:

- (1) Results in a total of no more than ten residential lots; and
- (2) May or may not involve the construction of a private drive, private road, or public road.

Mobile home (manufactured housing unit) means a detached, single-family dwelling designed for long-term occupancy, designed to be transported on its own axle and wheels, arriving at the site in sections or a complete dwelling unit, usually including major appliances and furniture, and ready for occupancy. Removal of wheels and placement of a foundation does not change the mobile home classification. A travel trailer is not a mobile home.

Multi-family housing means a building or buildings designed to be occupied by two or more households living independently of each other, with the number of households in residence not exceeding the number of dwelling units provided.

Natural vegetative buffer means plants, trees, and vegetation that normally survive in the county without the need for fertilizers, herbicides, or pesticides.

Oconee County road means any paved road, gravel road, dirt road or bridge that is owned and/or regularly maintained by the county and considered part of the county road system.

Open space site means a tract of land provided in residential subdivisions to meet the local recreational needs and desires of residents. Such tracts may include play areas, parks, natural woods, open fields and meadows and areas of scenic beauty.

Owner's engineer means an engineer registered and in good standing with the South Carolina Board of Registration for Professional Engineers and Land Surveyors who is the agent of the owner of the land proposed to be subdivided, or which is in the process of being subdivided.

Owner's land surveyor means a land surveyor registered and in good standing with the South Carolina Board of Registration for Professional Engineers and Land Surveyors who is the agent of the owner of the land proposed to be subdivided, or which is in the process of being subdivided.

Parking, off the roadway means an area adequate for parking an automobile with room for safely opening doors on both sides, together with properly related access to a roadway, arranged so that no maneuvering incidental to parking shall occur on any roadway.

Perennial stream means any creek, river, or other watercourse that has flowing water year-round.

Person means any individual, corporation, company, partnership, organization, utility and/or municipality.

Planning commission means the county planning commission and planning staff specifically authorized to carry out certain functions on its behalf.

Plat means a map or drawing which is an accurate graphical representation of a subdivider's plan for a subdivision.

- (1) *Sketch plan* means a simple sketch of a proposed subdivision layout showing roads and other principal features. The sketch plan is preparatory to the preliminary and final plats and may enable the

subdivider to save time and expense in reaching general agreement as to the form of the plat and the objectives of these regulations.

- (2) *Preliminary plan (plat)* means a drawing which shows the proposed layout of a subdivision in sufficient detail to indicate its working ability in all aspects.
- (3) *Final plat (plan)* means a drawing which shows the 'as built' layout of all road construction, public utilities, public facilities, and lots to be sold.

Potable water, also referred to as drinking water, means water from surface collection and/or ground sources which is treated to levels that meet state and federal standards for human consumption.

Roadway means the vehicular traveling surface of roads, streets, and similar rights-of-way, exclusive of the shoulder or berm.

Sanitary sewer means a constructed conduit connected with or as a sewer system for the carrying of liquids and solids other than stormwaters to a sanitary treatment facility.

SCDES means the South Carolina Department of Environmental Services (formerly the South Carolina Department of Health and Environmental Control).

Setback means the required minimum distance between every structure and the lot lines of the lot on which it is located (measured from the road right-of-way at the front of the lot if the road right-of-way projects over the property line, and measured from the property lines on the remaining portions of the property).

Setback area (also referred to as "Yard" in the Oconee County Code of Ordinances) means the minimum required area lying between the building lines and the nearest lot line or road right-of-way, as applicable. The minimum required setback area shall be unoccupied and unobstructed from the ground upward, except as may be expressly permitted.

- (1) *Front setback area* means the space situated between the front building line and the front lot line or road right-of-way, as applicable, and extending the full width of the lot.
- (2) *Rear setback area* means the space situated between the rear building line and the rear lot line, and extending the full width of the lot.
- (3) *Side setback area* means the space situated between the side building line(s) and the side lot line(s), and extending the full depth of the lot.

Setback line means the line indicating the minimum distance permitted between the property line or road right-of-way line, as applicable, and the building line.

Sketch plan See Plat (plan).

Street means a public (unless the context clearly indicates otherwise) thoroughfare, including the full width of the right-of-way therefor.

Storm sewer means a constructed conduit connected with or as a storm sewer system for the carrying of stormwaters to a watercourse.

Stream means a flow of water in a channel or bed, such as a brook, creek or river.

Subdivider means any person, firm, corporation owner, agent, developer, or other legal entity who directly or indirectly attempts to subdivide land within the jurisdiction of this article. See also "developer."

Subdivision means all divisions of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose (whether immediate or future) of sale, lease, or building development; including all division of land involving a new roadway or an alteration in an existing roadway. Also instances in which the further division, relocation of lot lines, or the rearrangement (including combinations of lots) of any lot or lots within a subdivision previously approved or recorded according to law. The alteration of any roadways or the

establishment of any new roads within any subdivision previously approved or recorded according to law. A subdivision can include townhouses, condominium complexes, apartment complexes and multi-family housing.

The following exceptions are included within this definition only for the purpose of requiring that the local planning agency be informed and have a record of the subdivision:

- (1) The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to the standards of the county;
- (2) The division of land into parcels of five acres or more where no new public or private street is involved and plats of these exceptions must be received as information by the county planning commission which shall indicate that fact on the plats; and
- (3) The combination or recombination of entire lots of record where no new public or private street or change in existing streets is involved.

Terrain classifications means classification of terrain by grade ranges as follows:

Townhouse means a building or group of buildings containing a dwelling unit or units constructed in a series or group of attached units with property lines separating such units.

Traditional septic systems means a waste disposal system designed for the treatment and disposal of domestic sewage by means of an onsite septic tank and soil absorption system utilizing a traditional drain field on a single lot. All such systems are subject to the review and approval of the South Carolina Department of Environmental Services.

Transfer or sale of lots means any means by which the ownership of a property changes hands; including, but not limited to, the purchase or trade of a property subject to a mortgage, the assumption of a mortgage debt by the property purchaser, and any exchange of possession of the property under a land sales contract or any other land trust device.

Utilities means utilities shall consist of any and all utility services to a subdivision, including water, sewer, storm sewer, electricity, telephone, cable television, gas, and sanitary sewerage, whether such utilities are supplied by a private individual, private company, authority, or a governmental entity.

View lane means the portion of a natural buffer utilized and maintained by the property owner to enhance observation of the lake and surrounding landscapes. Typically, the vegetation in the view lane is lower in height and/or smaller in diameter than that found in the rest of the buffer.

Watercourse means any natural or artificial stream, river, creek, ditch, channel, canal, conduit, culvert, drain, waterway, gully, ravine, or wash in which water flows in a definite direction or course, either continuously or intermittently, and has a definite channel, bed, and banks and includes any area adjacent thereto subject to inundation by reason of overflow or floodwater.

(Ord. No. 2008-20, Art. 2, 12-16-2008; Ord. No. 2024-23, §§ 1, 2(Exh. A), 10-15-2024)

Cross reference(s)—Definitions generally, § 1-2.

Sec. 32-213. Requirements and standards.

- (a) *Unapproved plat prohibition.* No plat of the subdivision of any land within the unincorporated areas of the county as now or hereafter established, and any incorporated municipality which contracts with the county for these regulations to be administered within such municipality, shall be filed with or recorded by the county register of deeds until such plat shall have been submitted to and approved by the county planning commission, planning director, or designee according to the procedures set forth in this article. No road or other way shall be accepted or maintained, nor shall any water line, sewerage, road lighting or similar improvements extended or connected, nor shall any permit be issued by any department of the county for

any or other improvements in any subdivision established hereafter which has not been approved by the county planning department and met such requirements as prescribed by the county council.

- (b) *Survey standards.* Plats shall be prepared and survey data entered thereon in accordance with the most recent adopted version of the "Minimum Standards Manual of the Practice of Surveying in South Carolina" established by the South Carolina Board of Registration for Professional Engineers and Land Surveyors provided that all elevations information shall refer to Mean Sea Level Datum or other establish datum (a minimum of [Z] assumed elevation with two benchmarks).
- (c) *Subdivision name.*
- (1) All subdivision names must be submitted to the addressing office. Names must be easy to read and pronounce. Proposed names may be rejected by the addressing office if in the opinion of emergency response officials, pronunciation may impair an efficient response.
 - (2) Subdivision names that may be confused as homonyms (having the same or similar pronunciation) of existing subdivision names shall not be approved.
 - (3) Names that are vulgar, ethnically offensive, or otherwise problematic shall not be approved.
 - (4) Subdivision names spelled in an unconventional, complex, or potentially confusing manner shall not be approved.
 - (5) A subdivision shall be designated by only one name.
 - (6) Special characters, including numbers, are not allowed.
 - (7) No duplicates of existing subdivision names are allowed.
- (d) *Utilities.* When utilizing a public road right-of-way, all utility lines shall be buried at a depth of at least 36 inches. Such lines shall be located a minimum of two feet outside the portion of the road to be surfaced to prevent having to cut into the paved surface or reconstruct drainage structures to serve abutting properties. In order to prevent future road cuts, utility stub-outs shall be added to all utility lines extending beyond the roadway to each property line.
- (e) *Road signs on public roads.* Road name signs shall be installed at all intersections within a subdivision. All other signs shall be installed as required by local and state law. All signage will be in accordance with the Manual of Uniform Traffic Control. The developer shall be responsible for all costs of road signage for private drives, private roads, and proposed county roads (at a cost determined by resolution of county council from time to time) prior to acceptance of road by the county. Any person who shall willfully or maliciously damage, deface, remove or otherwise tamper with a sign erected by a subdivider or the county designating the name of any county road shall be guilty of a misdemeanor. In addition thereto, such person shall be liable to the county for the cost incurred by the county as a result of said criminal acts.
- (f) *Family transfers.* When no consideration, other than a nominal monetary amount and love and affection, is paid to the grantor of subdivisions resulting from family transfers, as defined below, the following shall apply:
- (1) A family transfer for subdivisions purposes, as used herein, means the subdivision of parcels for conveyance from parent to child,² child to parent, sibling to sibling, grandparent to grandchild, or grandchild to grandparent; and which does not involve the construction or extension of any road, bridge, or drainage structure to provide access to interior lots; and which does not involve the creation of any new drainage easement.

² Singular includes the plural.

(2) Subdivisions reflecting family transfers shall be received as information only and approved administratively by the planning director.

(g) *Minor subdivision.* (Reserved).

(h) *Compliance with road standards.* Road plans and supporting documentation needed to comply with all adopted county road standards shall be included with the submission of subdivision plans. Approval of the subdivision shall not be granted unless all applicable road standards are met.

(Ord. No. 2008-20, Art. 3(3.1[a.], 3.1[b.], 3.2—3.7), 12-16-2008; Ord. No. 2018-14, § 1(Att. A), 12-4-2018)

Sec. 32-214. Lot improvements.

(a) *Lot arrangements.* All lots shall be arranged such that there will be no apparent difficulties in securing driveway encroachment permits or building permits for reasons of topography or other conditions and must have driveway access from an approved road. The developer shall be liable for all lots within a proposed subdivision.

(b) *Lot dimensions.* Except where circumstances such as topography, watercourses, road alignment or existing site boundary configurations dictate otherwise, the following requirements shall apply:

(1) Dimensions of corner lots shall be large enough to allow for the erection of buildings observing the minimum setback areas from both road rights-of-ways, or property lines, as applicable, without encroaching into side and rear setback areas, established in the building line section of this chapter.

(2) Depth and width of properties reserved or laid out for business, commercial, or industrial purposes shall be adequate to provide for off-roadway parking and loading facilities required for that type of development, without encroaching into setback areas.

(c) *Lot size.* Minimum lot size shall be determined by the underlying zoning district located in chapter 38. All required setbacks shall be met regardless of lot size. No part of a septic system shall be located within any road right-of-way.

(d) *Building lines.* (See section 38-10.2 for all setback requirements in the control free district of the county.)

(e) *Reserved.*

(f) *Usable area.* All lots adjacent to floodplains, creeks, and wetlands should use these natural features as lot boundaries when possible.

(g) *Septic system setback.*

(1) Traditional septic systems shall be constructed so that they comply with all regulations of the South Carolina Department of Environmental Services (SCDES).

(2) The applicant shall provide the planning director a copy of all SCDES permit drawings and an approved SCDES permit application for the proposed septic systems utilized within the development.

(h) *Lot drainage.* Lots shall be laid out so as to provide positive drainage away from all buildings, and individual lot drainage shall be coordinated with the general storm drainage pattern for the area. Drainage shall be designed so as to prevent concentration of stormwater from each lot to any adjacent property. Drainage systems used to control water on one property shall not increase the water flow on adjacent properties without legal easements.

(i) *Lakes and streams.* If a tract being subdivided contains a water body, or portion thereof, the ownership of and the responsibility for safe and environmentally compliant maintenance of the water body is to be placed so that it will not become a local government responsibility. The minimum area of a lot required under this article may not be satisfied by land that is under water. Where a watercourse other than storm drainage

separates the lot's buildable area from the road providing access, an engineer's certified structure shall be provided linking the buildable area to the road. All watercourses shall remain free of obstructions and degradations.

- (j) *Easements.* Easements located along the side or rear lot lines shall be provided as required for utilities and drainage.
- (k) *Reserved.* (Formerly "Entrances")
- (l) *Reserved.*

(Ord. No. 2008-20, Art. 4(4.1—4.12), 12-16-2008; Ord. No. 2015-15, § 1(Att. A), 6-2-2015; Ord. No. 2018-26, § 1(Att. A), 10-2-2018)

Sec. 32-215. Blocks.

- (a) *Residential block length.* In order that there may be convenient access between various parts of a subdivision and in order to help prevent traffic congestion and undue inconvenience, the length of blocks hereafter established should not exceed 1,800 feet and shall not be less than 600 feet; provided, however, that such length may be modified when appropriate due to the topography or physical shape of the property being subdivided.
- (b) *Residential block width.* Blocks shall have sufficient width to allow two tiers of lots. Blocks may be one lot in depth at the boundary of the subdivision, or where single-tier lots are required to separate residential development from through vehicular traffic or nonresidential uses.

(Ord. No. 2008-20, Art. 5(5.1, 5.2), 12-16-2008)

Sec. 32-216. Drainage and stormwater.

- (a) *General requirements.* In most cases the land disturbance permit required by SCDES will have considered the information needed for compliance with this section. However, the county will review the information to ensure that all stormwater runoff will be removed from proposed developments in perpetually maintained drainage systems designed to avoid damage to personal property. The planning director shall not approve any plat of subdivision which fails to make adequate provision for storm or floodwater runoff channels or basins. Stormwater drainage systems shall be separate and independent of any sanitary sewer system. Inlets shall be provided so that surface water is not carried across or around any road intersection except where routing around of small volumes is approved in writing by the county engineer or the owner's engineer.
- (b) *Reserved.*
- (c) *Accommodation of upstream drainage areas.* The owner's engineer shall determine, certify, and design drainage facilities that are large enough to accommodate potential runoff from its entire upstream drainage area, whether inside or outside the subdivision.
- (d) *Effect on downstream drainage areas.* The owner's engineer shall study and provide the planning director and county engineer with sufficient data proving that there are no adverse impacts on existing downstream drainage facilities outside the area of the subdivision. Where it is determined that the additional runoff incident to the development of the subdivision will overload an existing downstream drainage facility, the planning director may withhold approval of the subdivision until provision has been made for the improvement of said potential condition or receive an approved appeal from the appropriate government body.

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- (e) *Floodplain areas.* Floodplain areas shall be noted on all plans and plats for proposed development, and shall be preserved from any and all destruction or damage resulting from clearing, grading or dumping of earth, waste material, or stumps, unless explicitly permitted by SCDES, or other appropriate state agency. All construction activity within a development shall comply with standards of the county floodplain ordinance.
- (1) Where a subdivision is traversed by a watercourse, drainageway, channel, or stream, there shall be provided a stormwater easement or drainage right-of-way conforming substantially to the lines of such watercourse, and of such width and construction or both as will be adequate for the purpose and to accommodate maintenance equipment and activities. Wherever possible, it is desirable that the drainage be maintained by an open channel with landscaped banks and adequate width for maximum potential volume of flow. The planning department will review the information required by the SCDES land disturbance permit to ensure the intentions of 6.12 are met.
 - (2) Where topography or other conditions are such as to make impractical the inclusion of drainage facilities within road right-of-way, perpetual unobstructed easements for such drainage facilities shall be provided across property outside the road lines and with satisfactory access to the road. Easements shall be indicated on all plats. Drainage easements shall be carried from the road to a natural watercourse or to other approved or adequate drainage facilities.
 - (3) When a proposed drainage system will increase the maximum flow of water across private land outside the subdivision, appropriate drainage rights must be secured and indicated on the plat.
 - (4) All rights-of-way shall contain a permanent drainage easement for all water runoff from the road right-of-way as deemed necessary by the county engineer. It shall be the responsibility of the owner/developer to acquire any necessary drainage easements from private landowners.

(Ord. No. 2008-20, Art. 6(6.1—6.5), 12-16-2008)

Sec. 32-217. Water facilities.

- (a) *General requirements.*
- (1) Where the accessible public water main is six inches or greater in diameter, distribution lines shall be at least six inches in diameter. In the event that the water supplier certifies the existence of insufficient water pressure to provide service to six-inch distribution lines to the site, the planning director shall permit appropriate reductions in the diameter of distribution lines. In cases along permanent cul-de-sacs or circles less than 1,000 feet in length, a minimum diameter of 2½ inches is permitted.
 - (2) Water distribution systems shall be approved by the designated utility entity and the appropriate division of SCDES.
 - (3) The location and design of all water system improvements shall be shown on the preliminary plat, and the cost of installing same shall be included in any bond to be furnished by the developer.
 - (4) All utility lines within public road right-of-way shall be located a minimum of two feet outside of road surface areas at the edge of the rights-of-way and shall be buried at a depth of at least 36 inches. When the sewer line is located in a road right-of-way and it will be necessary to cut into the road surface to serve the abutting lots, a connection shall be stubbed out to the property line to serve each lot prior to surfacing the road.
- (b) *Individual wells and central water systems.* Wells may be used or a package central water system provided in such a manner that an adequate supply of potable water will be available to every lot in the subdivision. Central water systems shall be approved by the appropriate division of SCDES. Orders of approval shall be submitted to the planning department.

(c) *Fire hydrants.* Fire hydrants shall be required for all subdivisions except minor subdivisions, family transfer subdivisions, subdivisions exempt by definition, or where individual wells are used or a water main of less than six-inch diameter is permitted, and shall be located as defined in the adopted fire code and shall be approved by the applicable fire protection entity. In the event no adequate water supply is available, alternative methods of fire protection may be approved by appropriate fire officials, provided such measures are provided for under adopted fire code. To avoid future road cutting, all underground utilities for fire hydrants, together with the fire hydrants themselves and all other supply improvements shall be installed and approved before any final paving of a road shown on the subdivision plat.

(d) *Wastewater facilities.*

- (1) When the sewer line is located in a road right-of-way and it will be necessary to cut into the road surface to serve the abutting lots, a connection shall be stubbed out to the property line to serve each lot prior to surfacing the road.
- (2) Sanitary sewer shall be designed and installed to the design standards and specifications of the city, county, or public service district into whose sewer system the subdivision is connecting and all design standards and specifications of the appropriate SCDES division.
- (3) Where public sanitary sewerage systems are not desired by the subdivider, package, central or individual waste collection/treatment systems may be provided. These systems must be approved by the appropriate division of SCDES prior to approval of any preliminary subdivision plan.

(Ord. No. 2008-20, Art. 7(7.1—7.4), 12-16-2008)

Sec. 32-218. Nonresidential subdivisions.

(a) *General.* If a proposed subdivision includes land that is proposed for commercial, industrial or other nonresidential purposes, the layout of the subdivision shall incorporate such provisions and facilities as required by the standards set forth in subsection (b), below.

(b) *Standards.* In addition to the principles and standards in these regulations, which are appropriate to the planning of all subdivisions, the applicant shall demonstrate to the satisfaction of the commission that the road, parcel, and block pattern proposed is specifically adapted to the uses anticipated and takes into account other uses in the vicinity. The following principles and standards shall be observed:

- (1) Proposed nonresidential parcels shall be suitable in area and dimensions to the types of industrial/commercial development anticipated.
- (2) Road rights-of-way shall be adequate to accommodate the type and volume of traffic anticipated to be generated.
- (3) Reserved.
- (4) Reserved.
- (5) Roads carrying nonresidential traffic, especially truck traffic, shall not be extended to the boundaries of adjacent existing or potential residential areas.

(Ord. No. 2008-20, Art. 8(8.1, 8.2), 12-16-2008)

Sec. 32-219. Security in lieu of completion of improvement.

In lieu of the completion of the physical development and installation of the required improvements prior to the final plat approval, the county may accept a financial guarantee in the form of cash, bond, or escrow letter of

credit with an approved financial institution, in an amount and with conditions satisfactory to it, securing to the county the actual construction and installation of such improvements and utilities within a period specified by the county engineer.

- (1) If the subdivider wishes to have a final plat approved prior to the installation, inspection and approval of all required improvements he may file a performance of surety bond executed by a surety company licensed to do business in the State of South Carolina, in an amount equal to 125 percent of the owner's engineer (and verified by the county engineer) estimated cost to complete the improvements. The bond shall guarantee the completion of all improvements within a time prescribed by the planning director.
- (2) If the subdivider wishes to have a final plat approved prior to the installation, inspection and approval of all required improvements, he may establish an escrow account with the county into which the subdivider shall place, prior to the sale of any lot in the subdivision, an amount equal to 125 percent of the owner's engineer (verified by the county engineer) estimated cost to complete the improvements. Funds in such escrow account shall be returned to the subdivider following completion of all improvements within time limits prescribed by the county engineer. The final determination for returning the escrowed money to the developer shall be made by the county engineer.
- (3) In the event that required improvements are not completed, inspected and approved within the required time, the county may expend escrowed funds, securities, or performance bond funds to complete the required improvements. The planning director may also, at his discretion, withhold building permits or occupancy permits in such subdivision until such improvements are completed. In which case, it shall then be unlawful to sell any further lots in the subdivision until all improvements are completed. No occupancy permits shall be issued within the subdivision, unless road improvements are at least adequate for vehicular access by the prospective occupant(s) and by the emergency vehicles and personnel.
- (4) No building permit shall be issued for the final ten percent of lots in a subdivision, or if ten percent be less than two, for the final two lots of a subdivision, until all public improvements required by the county engineer for the subdivision have been fully completed and the county has accepted all as-built drawings.
- (5) The developer shall be required to maintain all required public improvements on the individual subdivided lots, if required by the planning director, until acceptance of the improvements by the appropriate utility or government entity. If there are any certificates of occupancy on a road not dedicated to the county, the county may on 12 hours notice effect emergency repairs and charge those costs to the developer.
- (6) Surety bonds will be returned to the developer following delivery of all as-built drawings to the county engineer, and after acceptance of all improvements by the county.

(Ord. No. 2008-20, Art. 9, 12-16-2008)

Sec. 32-220. Plat requirements and review procedures.

- (a) *General.* No lot proposed to be created through the creation of a subdivision shall be sold until a final plat showing the subdivision has been approved by the planning director, and has been recorded with the county Register of Deeds.
- (b) *Application review.* The planning director approves minor, family transfer, or subdivisions exempt by definition, after reviewing the final plan, consistent with the terms of this Article.

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- (c) *Plat recordation.* The planning director's approval of a subdivision final plan is contingent on submission of four original copies of the plat to the county Register of Deeds, and recordation of the plat by the Register of Deeds. An authorized copy of the recorded plat shall be submitted to the planning director.
 - (d) *Appeal of decision.* Any person aggrieved by the planning director's decision to approve or deny an application for subdivision approval may appeal the decision to the planning commission in writing within ten working days of said decision as outlined in [section 32-223((d)], of this article.

(Ord. No. 2008-20, Art. 10(10.1—10.4), 12-16-2008)

Sec. 32-221. Sketch plan.

- (a) *Sketch plan review conference.* All persons intending to subdivide or develop property are strongly encouraged to confer with the planning director prior to proceeding. Proposed developments consisting of more than 10 new dwelling units shall schedule a sketch plan review prior to any formal application.
- (b) *Basic sketch plan (optional requirements for developments less than 10 dwelling units.)*
 - (1) The sketch plan shall be drawn to show the approximate layout of the proposed subdivision and its relationship to the surrounding area.
 - (2) Sketch plans are informal, exploratory examinations of a proposed idea. The planning director will review the proposed layout and discuss any issues with the subdivider.
- (c) *Detailed sketch plan (required for 11 or more dwelling units)*
 - (1) The sketch plan shall be drawn at an approximate scale of not less than a scale of 200 feet to one inch and shall include a vicinity map at a scale of not less than two miles to one-inch showing the relationship of the proposed subdivision to the surrounding areas.
 - (2) The sketch plan submittals shall include the following in sketch or narrative form:
 - a. An accounting of total acreage in the tract to be divided and number of lots proposed;
 - b. Arrangement, shape, dimensions, and area of proposed lots;
 - c. Location of existing property lines, easements, road right-of-ways, buildings, or other public ways adjoining the tract to be subdivided;
 - d. Alignment, right-of-way width, and clarification of proposed roads;
 - e. Topography by contour at intervals of not more than 20 feet (as from USGS quad sheets);
 - f. Map scale, north arrow, and date;
 - g. Name/address/telephone number of legal owner or agent and the professional (surveyor or engineer) who will undertake detailed subdivision layout and improvements design;
 - h. Location of watercourses and land subject to flooding based on a 100-year frequency flood. Owner's surveyor shall indicate if property is or is not in a floodplain;
 - i. The existing and proposed uses of land throughout the subdivision;
 - j. Proposed method of water supply and wastewater treatment and other utility service;
 - k. The proposed name of the subdivision.
 - l. A statement as to whether the road(s) will be built to public road standards.

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- (3) A subdivider shall submit a sketch plan of the entire tract even if the subdivider's present plans call for the actual development of only a part of the property. All phases of the subdivision must be shown on the sketch plan and marked as future development.
 - (4) Prior to sketch plan submittal, the subdivider is encouraged to interact with the county soil and water conservation district to obtain soil survey information and written site evaluation comments to be included as part of the sketch plan submittal.
- (d) *Sketch plan review.*
- (1) A subdivider shall submit sketch plan copies and application forms in quantities specified by the planning director. The planning director shall obtain input from the county engineer and affected agencies and shall provide comments in the form of a composite list to the subdivider within 15 working days of sketch plan submitted.
 - (2) If the subdivider disagrees with comments provided, the subdivider may request an informal review by the planning commission in accordance with the county planning commission rules of procedure.
 - (3) In reviewing a sketch plan and sketch plan comments, the planning commission may affirm such comments or modify them to the extent as such modifications do not depart from the provisions of these adopted regulations.

(Ord. No. 2008-20, Art. 11(11.1—11.4), 12-16-2008)

Sec. 32-222. Preliminary plan and supporting data.

- (a) *Submittal requirements.*
- (1) Applications for preliminary approval of a subdivision shall be submitted to the planning director for review.
 - (2) The applicant shall submit all appropriate fees at the time of application.
 - (3) Applications shall include four copies of the proposed preliminary plan.
 - (4) The applicant shall submit all responses, amended plans, additional information, or any other necessary materials to satisfy all adopted the county regulations.
 - (5) An applicant may withdraw an application for subdivision approval at any time by submitting written notice to the planning director.
 - (6) It shall be unlawful for construction to commence prior to preliminary approval of the plan as defined in this article.
 - (7) Preliminary approval typically permits a developer to proceed with the construction of all roads, utilities, and public infrastructure.
 - (8) A copy of a preliminary letter of approval from the appropriate division of the South Carolina Department of Environmental Services (SCDES) shall be required for subdivisions served in part of in whole by individual onsite septic systems.
 - (9) An electronic copy of the proposed development plan showing the layout of the subdivision in an approved format and file extension shall be required.
 - (10) Properties signed with intent to access state roads shall submit to and receive conditional approval from the South Carolina Department of Transportation ("SCDOT") prior to receiving final approval from the Oconee County Planning Department. All SCDOT comments shall be incorporated in the plans submitted to the county.

(b) *Preliminary plan requirements.*

(1) *General.* The preliminary plan shall include the following:

- a. The preliminary plan shall be drawn at a scale of 200 feet to one-inch or greater, and shall include a vicinity sketch at a scale of not less than one-inch = two miles. Sheet sizes should be 8.5 inches x 11 inches, 8.5 inches x 14 inches, 11 inches x 17 inches, 18 inches x 24 inches, or 24 inches x 36 inches. This map and supporting data shall be prepared according to standards set forth in this article and shall contain the following sections: General, existing conditions, and proposed conditions.
- b. The proposed name of the subdivision, name/address/telephone of owner and/or subdivider, and name/address/telephone of surveyor and/or engineer.
- c. A graphic scale, north arrow and date (north arrow shall be identified as magnetic, true, or grid).
- d. The acreage to be subdivided.
- e. The boundaries of the tract to be subdivided with all bearings and distances indicated.
- f. An SCDES approved stormwater pollution prevention plan (SWPPP).
- g. The following statement:

"NO COUNTY BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS ON INDIVIDUAL LOTS PRIOR TO THE RECORDING OF A FINAL PLAT IN THE OFFICE OF THE REGISTER OF DEEDS"

(2) *Existing conditions.* The preliminary plan shall include the following:

- a. Deed record names of adjoining property owners or subdivisions.
- b. Location of watercourses and land subject to flooding based on a 100-year frequency flood. Owner's surveyor shall indicate if property is or is not located in a floodplain.
- c. Location of adjoining property lines and existing building on the property to be subdivided.
- d. Location and right-of-way of roads, railroads, and utility lines either on or adjoining the property to be subdivided.
- e. Size and location of existing sewers, water mains, drains, culverts, or other underground facilities within the site and adjoining the tract.
- f. The acreage of each drainage area affecting the proposed subdivision.
- g. Topography by contour at intervals of not more than 20 feet (as from USGS Quad maps).
- h. Elevations shall refer to sea level or assumed elevation with a minimum of Z bench mark near the site.
- i. Location of city and county line, if applicable, and a statement identifying the location of the nearest central water and sewer lines and fire department and the distance from same to the tract being subdivided.

(3) *Proposed conditions.* The preliminary plan shall include the following:

- a. Total number of lots, total acreage, total length of new roads.
- b. Layout of roads including all right-of-way, crosswalks, road names or designations, grades, and cross sections.
- c. Profile of proposed roads showing natural and finished grades.

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- d. Layout of all lots, including area; building setback lines, scaled dimensions of lots; lot and block numbers, utility easements with width and use.
 - e. Construction plan of sanitary sewers (if applicable) with grade, pipe size, and location and permit to construct from SCDES and approval of the appropriate utility provider.
 - f. Storm sewers shall be sized to accommodate runoff based upon the ten-year design storm except road crossings shall be a minimum of 25-year design storm.
 - g. Construction plan for water supply system (if applicable) with pipe size and location of hydrants and valves and permit to construct from SCDES and, where applicable, approval of the appropriate utility provider.
 - h. Designation of all land to be reserved or dedicated for public or community use.
 - i. Designation of proposed use of all lots.
 - j. Proposed major contour changes in areas where substantial cut and/or fill is to be done.

Note: Refer to survey requirements.

(c) *Preliminary review procedure.*

- (1) The planning director shall notify all appropriate review agencies for comments. These may include, but are not limited to, the following:
 - a. Appropriate division of SCDES.
 - b. Soil and water conservation office.
 - c. Appropriate public service district or city as applicable.
 - d. County public works department.
 - e. Appropriate fire protection entity.
 - f. County engineer.
 - g. Oconee County Sewer Commission.
 - h. Oconee County School District.
- (2) Agencies and departments shall provide written comments to the planning director within 15 working days of the date of the preliminary plan application.
- (3) The planning director shall render a decision within 25 working days of the date of preliminary plan application. The planning director's action and reasons therefore shall be transmitted in writing to the subdivider.
- (4) Agencies and departments shall provide written comments to the planning director within 15 working days of the date of the preliminary plan application.
- (5) Once the submitted plans are deemed to be in compliance with all applicable the county ordinances, the applicant shall be notified in writing that the plans have been preliminarily approved.
- (6) The planning director may grant conditional preliminary approval to ensure compliance with all county ordinances. All such conditions shall be met prior to final approval.
- (7) If a plan is approved subject to conditions, the subdivider shall submit plan exhibits amended to incorporate such conditions within 20 working days of such approval. Preliminary plat approval shall be effective for one-year provided the commission may extend same for up to one additional year upon written request from the subdivider.

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- (8) A subdivider, or other party materially affected by the planning director's decision, may appeal for review by the planning commission. Such appeal shall detail the reasons therefore, and be made in writing within ten working days of the planning director's action. Affected parties shall be notified in writing of the planning commission's determination. The planning commission's decision may be appealed to the circuit court within 30 days after the actual notice of the commission's decision.
 - (9) Variances shall be considered by the planning commission pursuant to Section 1-5.5(3) of the United Performance Standards Ordinance and conducted in a manner consistent with standards put forth in the Oconee County Planning Commission Rules of Procedure.

(Ord. No. 2008-20, Art. 12(12.1—12.3), 12-16-2008; Ord. No. 2022-22, § 1, 12-6-2022; Ord. No. 2023-09, § 1, 6-6-2023)

Sec. 32-223. Final plan.

(a) *Submittal requirements.*

- (1) A person seeking final approval of a subdivision shall submit an application to the planning director for review of this article.
- (2) The applicant shall also submit all appropriate fees at the time of application.
- (3) Where the improvements required by this article and the preliminary plan have not been completed prior to the submission of the final plan for approval, approval of the plan shall be subject to the owner filing a performance guarantee in the form of cash and/or surety with the county according to the provision set forth in this article.
- (4) Upon 90 percent completion of the construction of road and utilities of a preliminarily approved subdivision, a final "as built" plan shall be submitted to the planning director noting any changes from the preliminarily approved plans.
- (5) The planning director's approval of a final plan is contingent on submission of four original stamped copies of the plat to the county Register of Deeds.
- (6) A copy of the recorded plat authorized by the Register of Deeds shall be submitted to the planning director.
- (7) Where individual septic waste disposal is proposed, the developer shall provide a letter of final subdivision approval from the appropriate division of SCDES identifying each lot for which individual waste disposal is approved.

(b) *Final plan requirements.* The final plan shall include the following:

- (1) If the final plan is drawn in two or more sections, each section shall be accompanied by a key map showing the location of the several sections. Final plans shall be drawn at a scale of no less than 100 feet to one inch; shall be drawn on sheets 8.5 inches x 11 inches, 8.5 inches x 14 inches, 11 inches x 17 inches, 18 inches x 24 inches, or 24 inches x 36 inches; shall be prepared according to the standards set forth in this article.
- (2) Name of owner of record.
- (3) Name of subdivision and identification number assigned, date, north arrow, and graphic scale.
- (4) Name, registration number, and seal of registered surveyor.
- (5) Sufficient surveying data to determine readily and reproduce accurately on the ground the location, bearing, and length of every road line, lot line, easement, boundary line, and building line whether curved or straight. Curve boundaries will be defined by curve data to include the radius, delta angle,

total area, length and the long chord by bearing and distance and shall also be defined as a traverse of chords around the curve using bearings and distance.

- (6) Names of owners of record of all adjoining land, all property boundaries, watercourses, roads, easements, utilities and other such improvements, which cross or form a boundary line of the tract being subdivided.
 - (7) Exact boundaries of the tract of land being subdivided as noted in the survey article of this article.
 - (8) Roads, rights-of-way, percent of grades and road names. Steel or iron rods at least 20 inches long and one half inch in diameter shall be placed at all lot corners and at all other survey points not marked by permanent monuments. Property lines extending to road centerlines shall be marked by an iron stake on all offset with location clearly shown on the plat and selected so corners lie on a line of survey or a prolongation of such lines.
 - (9) Rights-of-way or easement; location, widths, and purposes.
 - (10) Lot lines, minimum building setback lines, and lot and block indicators.
 - (11) Any parks, school sites, other public or community spaces.
 - (12) All dimensions shall be to the nearest 1/100 of a foot and angles to the nearest 20 seconds.
 - (13) Accurate description of the location of all monuments and markers.
 - (14) Utility easements, showing the widths of the following:
 - a. Water;
 - b. Gas;
 - c. Sanitary sewer;
 - d. Storm drainage; and
 - e. Electrical line.
 - (15) Where individual septic waste disposal is proposed, a letter of final subdivision approval from the appropriate division of SCDES identifying each lot for which individual waste disposal is approved. Areas or lots not so approved shall not be included on the final plat unless restricted to prohibit construction of building space thereon by such notation as "reserved exclusively for open space", etc.
- (c) *Final plat certificates.*

The following certificates shall appear on the final plat which is submitted to the planning commission by the subdivider:

Certificate of Accuracy (signed when submitted)

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Oconee County Land Development and Subdivision Regulations and the monuments shown have been placed to the specifications set forth in said regulations.

_____, 20__

Registration No. Registered Land Surveyor

Certificate of Ownership and Dedication (signed when submitted)

It is hereby certified that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby dedicate all roads, alleys, walks, parks, and other sites to public or private use as noted.

Date Owner

Owner

Certificate of Maintenance Roads (use applicable clause)

The road rights-of-way shown on this plat shall be private, not owned, maintained, or supervised by Oconee County, and such rights of way were not designed or constructed pursuant to any plan for future acceptance by Oconee County. Road rights-of-way shown upon the plat shall not be accepted for maintenance by Oconee County at any time in the future unless designed and constructed in accordance with all adopted Oconee County regulations. Maintenance of the rights-of-way shall be the responsibility of

_____.

Date

Owner / Developer

Or:

The road rights-of-way shown on this plat are private as of the date of this plat. The road rights-of-way have, however, been designed and constructed, or will be constructed, pursuant to a plan to request future acceptance of the road rights-of-way into the Oconee County Public Road System, consistent with Chapter 26 of the Oconee County Code of Ordinances. Until the road rights-of-way are accepted by Oconee County into its Public Road System, if ever, maintenance of the road rights-of-way shall be the responsibility of _____ . Future acceptance, if any, of the road rights-of-way into the Oconee County Public Road System shall be evidenced by a separate document.

Date

Owner / Developer

Certificate of Security in Lieu of Completion (when applicable)

The developer of this subdivision has filed the appropriate security of lieu of completion prior to recording the final plat.

Date Planning Director

Certificates of Construction (one or both as applicable/signed when submitted)

I hereby certify that the roads and drainage system, in _____ Subdivision as shown on Plat dated _____, prepared by _____ have been installed substantially in accordance with the Preliminary Plan (Construction Drawings) approved _____.

SEAL

Registered Engineer or Surveyor

I hereby certify that central () water () sewer systems in _____ Subdivision as shown on Plat dated _____, prepared by _____, have been installed in accordance with Preliminary Plat (Constructed drawings) approved _____.

SEAL

Registered Engineer or Surveyor

Certificate of Approval (to be signed upon approval)

The subdivision plat hereon has been found to comply with the Oconee County Land Development Regulations and has been approved for recording. I certify that this plat creates a subdivision subject to and approved in accordance with the ordinances of Oconee County.

Date Planning Director

(d) *Final plan review procedure.*

- (1) Final approval of the submitted plans shall be granted to the applicant after a review by the planning director.
- (2) Final plan application shall include all of or phases of a subdivision for which preliminary approval was granted, and shall contain documentation that all required improvements have been installed and certified.
- (3) Final plan applications may be considered, at the discretion of the planning director, if accompanied by the required security in lieu of completion of improvement.
- (4) Upon a determination that the final plan application is completed; the planning director shall render a written approval or rejection. Said decision shall be made within 30 working days of application submittal.

A subdivider or any party materially affected by the planning director's decision may appeal to the planning commission in writing within ten working days of said decision. The commission shall schedule a hearing, conduct said hearing, and render a decision within sixty days of the date of appeal. The decision of the commission is final. The decision of the commission may be appealed to the circuit court within thirty days after the actual notice of the commission's decision.

(Ord. No. 2008-20, Art. 13(13.1, 13.2, 13.4, 13.5), 12-16-2008)

Sec. 32-224. Appeal of decision.

Any person aggrieved by the planning director's decision to approve or deny an application for a subdivision record plat approval may appeal the decision to the planning commission in writing within ten working days of said decision as outlined in [section 32-223((d))], of this article.

(Ord. No. 2008-20, Art. 14, 12-16-2008)

Sec. 32-225. Violations and penalties.

- (a) Any violation of these regulations shall be a misdemeanor and, upon conviction, is punishable as provided by law.
- (b) Unapproved subdivision and subsequent transfer or sale of lots. Any such agreement, negotiated before such plat has been approved by the county planning commission and recorded by the county Register of Deeds shall be considered a violation of this article and punishable as provided herein. The description of metes and bounds in the instrument of transfer or other documents used in the process of selling or transfer shall not exempt the transaction from these penalties. Oconee County may enjoin such transfer or sale or agreement by appropriate action.

(Ord. No. 2008-20, Art. 15, 12-16-2008)

Sec. 32-226. Legal provisions.

The regulations expressed in this document shall be considered as the minimum provisions for the protection of the health, safety, economy, good order, appearance, convenience, and welfare of the general public.

- (1) *Conflict with other laws, ordinances, or regulations.* Whenever the requirements made under authority of these regulations impose higher standards than are required in any statute or local ordinance or regulation, provisions of these regulations shall govern. Whenever the provisions of any other statute or local ordinance or regulation impose higher standards than are required by these regulations, the provisions of such statute or local ordinance or regulations shall apply.
- (2) *Severability.* Should any section or provision of this article be declared by the courts to be unconstitutional or invalid, such declaration shall not affect the ordinance as a whole, or any other part thereof, other than the part so declared to be unconstitutional or invalid.
- (3) *Repeal of conflicting ordinances.* All ordinances or parts of ordinances in conflict with any of the provisions of this article are hereby repealed.
- (4) *Amendments.* The planning commission shall hold a public hearing on any proposed amendment to these regulations; notice of time and place shall be given at least 30 days prior to the hearing date. The notice shall be placed in a newspaper of general circulation. Amendments may be adopted by vote of the county council.

(Ord. No. 2008-20, Art. 16(16.1—16.4), 12-16-2008)

Secs. 32-227—32-414. Reserved.

ARTICLE VI. LAND DEVELOPMENT AND SUBDIVISION REGULATIONS¹

Sec. 32-211. General provisions.

- (a) *Short title.* This article shall be known and cited as the "Oconee County Land Development and Subdivision Regulations Ordinance."
- (b) *Authority.* These land development and subdivision regulations are adopted under authority granted by S.C. Code 1976, tit. VI, ch. 29, § 6-29-1120 et seq.
- (c) *Jurisdiction.* These regulations shall apply to the development and subdivision of land within the unincorporated areas of the county as now or hereafter established and any incorporated municipality which contracts with the county for these regulations to be administered within such municipality. ~~Regulations contained within this article that apply to the construction and maintenance of roads shall apply to all roads and drainage structures, whether public or private, constructed within any unincorporated area of the county and municipalities contracted with the county for administration of these regulations. Regulations contained within this article that apply to the construction and maintenance of roads, appurtenances or drainage structures shall apply to all public and private roads, drives and driveways in the unincorporated areas of the county; also included shall be all municipalities contracted with the county to administer these regulations. These regulations shall not apply to those roads completed, under construction, or approved (accepted) by the county prior to adoption of this article by county council. In the event that a regulation in this article conflicts with any other county regulation, the more stringent standard shall apply. (Note, Chapter 26 of the Oconee County Code of Ordinances contains specific provisions with respect to roads and bridges.)~~
- (d) *Purpose.* The purpose of this article is to protect and promote the public health, safety and general welfare of the citizens of the county, South Carolina, providing for the harmonious, progressive, and orderly development of land. These regulations are established for the following specific purposes, among others, as provided for in the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (S.C. Code 1976, § 6-29-1120, et seq.):
- (1) To encourage the development of an economically sound and stable county;
 - (2) To ~~assure~~ensure the timely provision of required ~~streets~~roadways, utilities, and other facilities and services, ~~as may be required,~~ to new land ~~developments;~~development where easements or rights of way have been granted;
 - (3) To ~~assure~~ensure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in and through new land developments;

¹Editor's note(s)—Ord. No. 2008-20, adopted Dec. 16, 2008, repealed Ch. 32, Art. VI, Div. 1, §§ 32-211—32-234 and Div. 2, §§ 32-311—32-316, in its entirety. Arts. 1—16 of said ordinance enacted new provisions to read as herein set out. Prior to amendment, Art. VI pertained to subdivisions and land development and derived from Ord. No. 2002-05, §§ 6.1.1, 6.1.2, 6.2.1, 6.3—6.23, adopted May 7, 2002; Ord. No. 2004-14, adopted Jun. 15, 2004; Ord. No. 2006-07, §§ 7.1—7.4, adopted May 1, 2006 and Ord. No. 2006-20, §§ 1(6.3), 2(6.3), 3(6.5(6.5.13)), 4(6.7(6.7.14)), adopted Aug. 15, 2006 and Ord. No. 2008-19, adopted Dec. 16, 2008.

State law reference(s)—Authority to regulate subdivisions and land development, S.C. Code 1976, § 6-29-1110 et seq.

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- (4) To ~~assure~~ensure the provision ~~of needed public~~for open spaces, easements, rights-of-way, and building sites ~~in new land developments through the~~, including any dedication or reservation of land for recreational, educational, transportation, and other public purposes; ~~and if needed/required within~~ and/or for new and development as determined by zoning or other state or local government regulation; and
 - (5) To ~~assure~~ensure, in general, the wise and timely development of new areas, and redevelopment of previously developed areas in harmony with the county's comprehensive plan.

(Ord. No. 2008-20, Art. 1(1.1—1.4), 12-16-2008)

Sec. 32-212. Definitions.

When used in this article, the following words and terms shall have the meaning indicated. Words and terms not herein defined shall have their customary dictionary definitions. The term "shall" is mandatory. When not inconsistent with the content, words used in the singular number include the plural and those used in the plural number include the singular.

Affordable housing means a housing unit for which the total annual cost of a sale (including mortgage, amortization, taxes, insurance, and condominium and association fees) constitutes no more than 28 percent of the annual household income for a household earning no more than 80 percent of the area's median income, by household size, as reported by U.S. Housing and Urban Development (HUD); or for a rental housing unit, the total annual cost for rent and utilities can constitute no more than 30 percent of the annual household income for a household earning no more than 80 percent of the area median income, by household size, as reported by HUD.

Apartment complex means a building or portion thereof, other than a hotel, divided into more than two dwelling units which are arranged in such a manner as to be used for lodging by separate households.

Applicant means the developer or agent of the developer who applies for a subdivision review and is designated as the primary contact for said subdivision.

Average daily traffic means the number of trips made by vehicles that will be utilizing a road, intersection or other reference point in a 24-hour period.

Block means a parcel of land entirely surrounded by roads or highways, railroad rights-of-way, waterway, or combination thereof.

Building footprint means the area included within surrounding exterior walls, or exterior walls and fire walls, exclusive of ~~courts~~courtyards.

Building line (also referred to as "building setback line") means a line beyond which no part of the structure of any building shall project, unless specifically permitted in this Code of Ordinances, with the exception of subsurface projection of footings, measured perpendicular to the property line. This includes, but is not limited to, the building, eaves, porches, decks, chimneys, bay windows, and fire escapes.

Building permit means a document or certificate issued by the county authorizing construction, enlargement, alteration, moving of, or demolition of a building or structure, or the placement of a mobile home (manufactured housing).

Cleared or grubbed areas means the area within the road right-of-way that is cleared of vegetation.

Comprehensive plan means any legally adopted part or element of the Comprehensive Plan of Oconee County, South Carolina. This plan may include, but is not limited to, the community facilities, population, economic development, land use, natural resources, and housing elements.

Condominium complex means a building or group of buildings containing dwelling units which are individually owned. The structure, common areas, and other facilities are owned by the developer and/or the owners of the individual units on a proportional or individual basis.

Crosswalk means an area with a width ~~of ten or more feet determined by the developer and~~ dedicated for ~~public~~pedestrian use, and intended for pedestrian access to adjacent land area.

Cul-de-sac means a local road (minor) with one end open to traffic and the other end terminated with a planned vehicular turnaround.

Density means the number of dwelling units or lots per acre of land developed or used for residential purposes.

- (1) *Low density*: Two or less dwelling units per acre.
- (2) *Medium density*: From 2.1 to 6.0 dwelling units per acre.
- (3) *High density*: Over six dwelling units per acre.

Developer means an individual, partnership or corporation (or agent therefore) that undertakes the activities covered by these regulations.

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.

~~*DHEC* means the South Carolina Department of Health and Environmental Control.~~

Dwelling means a building or portion of a building arranged and/or designed to provide living quarters for one or more families where each dwelling unit is provided with separate kitchen and bathroom facilities.

- (1) *Single-family dwelling* means a detached dwelling designed for or occupied exclusively by one family on a single residential lot.
- (2) *Duplex* means a building arranged or designed to be occupied by two families living independently of each other on a single residential lot.
- (3) *Group dwelling* means a group of two or more principal structures built on a single residential lot, parcel or tract of land and designed for occupancy by separate families.
- (4) *Multiple-family dwelling* means a building or series of buildings on the same parent parcel used or designed as a dwelling place for three or more families living independently of each other, with the number of families in residence not exceeding the number of dwelling units provided.

Dwelling unit means one or more rooms connected together and constituting a separate, independent housekeeping establishment, with provisions for cooking, eating, and sleeping, and physically set apart from any other ~~rooms or~~ dwelling units in the same structure.

Easement means a grant of one or more specific property rights by the property owner permitting a specific use or uses to the public, a corporation, or another person or entity.

Easement, private roadway means an easement that grants access for ~~all utility and~~ roadway construction and maintenance.

Flag lot means a lot shaped like a flag on a pole. The "flag" shaped area is situated behind another lot and is the portion of a flag lot where structures may be located. The "pole" shaped area is the portion of the lot by which vehicular access to the flag area from its adjoining road is located. (See chapter 38 for specific provisions addressing flag lots.)

Flood means a temporary overflowing of water onto land that is usually devoid of surface water.

Floodplain means land areas adjoining a river, stream or watercourse which are subject to a one percent or greater chance of flooding in any given year. These areas are specifically established by the Federal Emergency Management Agency, according to the Flood Insurance Study for the county.

Full pond level means full pond level is 660 feet above mean sea level on Lake Hartwell, 800 feet above mean sea level on Lake Keowee, and 1,110 feet above mean sea level on Lake Jocassee.

~~*Half road* means a road located so that a cross means section of its width lies on more than one parcel.~~

Lake means a considerable inland body of standing water.

Land development means the changing of land characteristics through redevelopment, construction, subdivision into parcels, condominium complexes, apartment complexes, commercial parks, shopping centers, industrial parks, mobile home parks, and similar developments for sale, lease, or any combination of owner and rental characteristics.

Lot means a single parcel or tract of contiguous land intended as a unit for transfer of ownership, or for building development, or both.

- (1) Corner lot means a lot with frontage on at least two intersecting roads located at the point of intersection.
- (2) Lot depth means the mean horizontal distance between the front and rear lot lines.
- (3) Double frontage lot means a parcel having frontage on two or more roads which is not located at any intersection of such roads.
- (4) Lot width, unless indicated otherwise by context, means the straight-line distance between the points where the front building line intersects the two side lot lines.

Minor subdivision means ~~a minor subdivision is~~ any subdivision of a parcel that is reviewed by the county that:

- (1) Results in a total of no more than ten residential lots; and
- (2) May or may not involve the construction of a private drive, private road, or public road.

Mobile home (manufactured housing unit) means a detached, single-family dwelling designed for long-term occupancy, designed to be transported on its own axle and wheels, arriving at the site in sections or a complete dwelling unit, usually including major appliances and furniture, and ready for occupancy. Removal of wheels and placement of a foundation does not change the mobile home classification. A travel trailer is not a mobile home.

Multi-family housing means a building or buildings designed to be occupied by two or more households living independently of each other, with the number of households in residence not exceeding the number of dwelling units provided.

Natural vegetative buffer means plants, trees, and vegetation that normally survive in the county without the need effor fertilizers, herbicides, or pesticides.

Oconee County road means any paved road, gravel road, dirt road or bridge that is owned and/or regularly maintained by the county and considered part of the county road system.

Open space site means a tract of land provided in residential subdivisions to meet the local recreational needs and desires of residents. Such tracts may include play areas, parks, natural woods, open fields and meadows and areas of scenic beauty.

Owner's engineer means an engineer registered and in good standing with the South Carolina Board of Registration for Professional Engineers and Land Surveyors who is the agent of the owner of the land proposed to be subdivided, or which is in the process of being subdivided.

Owner's land surveyor means a land surveyor registered and in good standing with the South Carolina Board of Registration for Professional Engineers and Land Surveyors who is the agent of the owner of the land proposed to be subdivided, or which is in the process of being subdivided.

Parking, off-~~street~~ the roadway means an area adequate for parking an automobile with room for safely opening doors on both sides, together with properly related access to a public road~~roadway~~, arranged so that no maneuvering incidental to parking shall occur on any road~~roadway~~.

Perennial stream means any creek, river, or other watercourse that has flowing water year-round.

Person means any individual, corporation, company, partnership, organization, utility and/or municipality.

Planning commission means the county planning commission and planning staff specifically authorized to carry out certain functions on its behalf.

Plat means a map or drawing which is an accurate graphical representation of a subdivider's plan for a subdivision.

- (1) *Sketch plan* means a simple sketch of a proposed subdivision layout showing roads and other principal features. The sketch plan is preparatory to the preliminary and final plats and may enable the subdivider to save time and expense in reaching general agreement as to the form of the plat and the objectives of these regulations.
- (2) *Preliminary plan (plat)* means a drawing which shows the proposed layout of a subdivision in sufficient detail to indicate its working ability in all aspects.
- (3) *Final plat (plan)* means a drawing which shows the 'as built' layout of all road construction, public utilities, public facilities, and lots to be sold.

Potable water, also referred to as drinking water, means water used from surface collection and/or ground sources which is treated by a water company or utility to be sold to levels that meet state and federal standards for human consumption.

Private driveway~~Roadway~~ means a driveway that provides the vehicular access and road frontage to not more than three single-family residences.

Private drive means a privately owned and maintained right-traveling surface of-way or an easement that specifically grants the right for utilities and all road work, that provides vehicular access and road frontage to not less than four and not more than ten single-family residential lots.

Private road means a privately owned and maintained right-of-way that contains a roadway constructed in accordance with these regulations and provides vehicular access and road frontage to more than ten single-family residential lots.

Public road means roads, avenues, boulevards, highways, freeways, lanes, courts, thoroughfares, collectors, minor roads, cul-de-sacs and other ways including the entire right-of-way considered public and both dedicated to and accepted by the United States, the State of South Carolina, or the county.

- (1) *Arterial road* means a major road with access control, channelized intersections, restricted parking, and that collects and distributes traffic to and from minor arterials and from collector streets.
- (2) *Collector road* means a road that typically exceeds 800 ADTs and has the primary purpose of intersecting traffic from intersecting local road and handling movements to the nearest arterial road. A secondary function is to provide direct access to abutting properties. A road that connects local access roads to the highway systems major and high-speed arterial roads. The collector road provides both land access service and traffic service within residential subdivisions.

(3) Local road (major) means a road in which the road typical number of average daily traffic (ADT) ranges from 401 to 800 and contains two or more access points. The primary purpose is to provide access to abutting properties and receiving traffic from minor local roads.

(4) Local road (minor) means a road in which the typical number of average daily traffic (ADT) ranges from zero to 400 and has the primary purpose of providing access to abutting properties. This road normally terminates in a cul-de-sac, loop or other turnaround, with no more than two access points.

Road right-of-way width means an easement within which utility installation, utility maintenance, road way construction, and roadway maintenance shall occur according to the standards put forth in these regulations.

The following are the required road, and similar rights-of-way and minimum road widths allowable, exclusive of the shoulder or berm.

Arterial roads:

Right-of-way: 66 to 120 feet (as determined by the county engineer)

Road widths: 28 feet (as determined by the county engineer)

Collector roads:

Right-of-way: 66 feet

Road widths: 24 feet

Major local:

Right-of-way: 50 feet

Road widths: 22 feet

Minor local and/or service roads:

Right-of-way: 50 feet

Road widths: 20 feet

The above widths are driving surface widths and exclude widths added by curb and gutter and/or asphalt valleys.

Sanitary sewer means a constructed conduit connected with or as a sewer system for the carrying of liquids and solids other than stormwaters to a sanitary treatment facility.

SCDES means the South Carolina Department of Environmental Services (formerly the South Carolina Department of Health and Environmental Control).

Setback means the required minimum distance between every structure and the lot lines of the lot on which it is located (measured from the road right-of-way at the front of the lot if the road right-of-way projects over the property line, and measured from the property lines on the remaining portions of the property).

Setback area (also referred to as "Yard" in the Oconee County Code of Ordinances) means the minimum required area lying between the building lines and the nearest lot line or road right-of-way, as applicable. The minimum required setback area shall be unoccupied and unobstructed from the ground upward, except as may be expressly permitted.

(1) Front setback area means the space situated between the front building line and the front lot line or road right-of-way, as applicable, and extending the full width of the lot.

(2) Rear setback area means the space situated between the rear building line and the rear lot line, and extending the full width of the lot.

(3) Side setback area means the space situated between the side building line(s) and the side lot line(s), and extending the full depth of the lot.

Setback line means the line indicating the minimum distance permitted between the property line or road right-of-way line, as applicable, and the building line.

Sketch plan See Plat (plan).

Street means a public (unless the context clearly indicates otherwise) thoroughfare, including the full width of the right-of-way therefor.

Storm sewer means a constructed conduit connected with or as a storm sewer system for the carrying of stormwaters to a ~~water source~~watercourse.

Stream means a flow of water in a channel or bed, such as a brook, creek or river.

~~Street. See Public road.~~

Subdivider means any person, firm, corporation owner, agent, developer, or other legal entity who directly or indirectly attempts to subdivide land within the jurisdiction of this article. See also "developer."

Subdivision means all divisions of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose (whether immediate or future) of sale, lease, or building development; including all division of land involving a new roadway or an alteration in an existing roadway. Also instances in which the further division, relocation of lot lines, or the rearrangement (including combinations of lots) of any lot or lots within a subdivision previously approved or recorded according to law. The alteration of any roadways or the establishment of any new roads within any subdivision previously approved or recorded according to law. A subdivision can include townhouses, condominium complexes, apartment complexes and multi-family housing.

The following exceptions are included within this definition only for the purpose of requiring that the local planning agency be informed and have a record of the subdivision:

- (1) The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to the standards of the county;
- (2) The division of land into parcels of five acres or more where no new public or private street is involved and plats of these exceptions must be received as information by the county planning commission which shall indicate that fact on the plats; and
- (3) The combination or recombination of entire lots of record where no new public or private street or change in existing streets is involved.

Terrain classifications means classification of terrain by grade ranges as follows:

Townhouse means a building or group of buildings containing a dwelling unit or units constructed in a series or group of attached units with property lines separating such units.

Traditional septic systems means a waste disposal system designed for the treatment and disposal of domestic sewage by means of an onsite septic tank and soil absorption system utilizing a traditional drain field on a single lot. All such systems are subject to the review and approval of the South Carolina Department of ~~Health and Environmental Control~~Services.

Transfer or sale of lots means any means by which the ownership of a property changes hands; including, but not limited to, the purchase or trade of a property subject to a mortgage, the assumption of a mortgage debt by the property purchaser, and any exchange of possession of the property under a land sales contract or any other land trust device.

Utilities means utilities shall consist of any and all utility services to a subdivision, including water, sewer, storm sewer, electricity, telephone, cable television, gas, and sanitary sewerage, whether such utilities are supplied by a private individual, private company, authority, or a governmental entity.

View lane means the portion of a natural buffer utilized and maintained by the property owner to enhance observation of the lake and surrounding landscapes. Typically, the vegetation in the view lane is lower in height and/or smaller in diameter than that found in the rest of the buffer.

Watercourse means any natural or artificial stream, river, creek, ditch, channel, canal, conduit, culvert, drain, waterway, gully, ravine, or wash in which water flows in a definite direction or course, either continuously or intermittently, and has a definite channel, bed, and banks and includes any area adjacent thereto subject to inundation by reason of overflow or floodwater.

~~*Yard* means a space that lies between the principal building or buildings and the nearest lot line or road right-of-way, as applicable. The minimum required yard shall be unoccupied and unobstructed from the ground upward, except as may be expressly permitted.~~

~~(1) *Front yard* means a yard situated between the front building line and the front lot line or road right-of-way, as applicable, extending the full width of the lot.~~

~~(2) *Rear yard* means a yard situated between the rear building line and the rear lot line extending the full width of the lot.~~

~~(3) *Side yard* means a yard between the side building line and a side lot line that extends from the front yard to the rear yard.~~

(Ord. No. 2008-20, Art. 2, 12-16-2008; Ord. No. 2024-23, §§ 1, 2(Exh. A), 10-15-2024)

Cross reference(s)—Definitions generally, § 1-2.

Sec. 32-213. Requirements and standards.

- (a) *Unapproved plat prohibition.* No plat of the subdivision of any land within the unincorporated areas of the county as now or hereafter established, and any incorporated municipality which contracts with the county for these regulations to be administered within such municipality, shall be filed with or recorded by the county register of deeds until such plat shall have been submitted to and approved by the county planning commission, planning director, or designee according to the procedures set forth in this article. No road or other way shall be accepted or maintained, nor shall any water line, sewerage, road lighting or similar improvements extended or connected, nor shall any permit be issued by any department of the county for any or other improvements in any subdivision established hereafter which has not been approved by the county planning department and met such requirements as prescribed by the county council.
- (b) *Survey standards.* Plats shall be prepared and survey data entered thereon in accordance with the most recent adopted version of the "Minimum Standards Manual of the Practice of Surveying in South Carolina" established by the South Carolina Board of Registration for Professional Engineers and Land Surveyors provided that all elevations information shall refer to Mean Sea Level Datum or other establish datum (a minimum of [Z] assumed elevation with two benchmarks).
- (c) *Subdivision name.*
 - (1) All subdivision names must be submitted to the addressing office. Names must be easy to read and pronounce. Proposed names may be rejected by the addressing office if in the opinion of emergency response officials, pronunciation may impair an efficient response.
 - (2) Subdivision names that may be confused as homonyms (having the same or similar pronunciation) of existing subdivision names shall not be approved.

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- (3) Names that are vulgar, ethnically offensive, or otherwise problematic shall not be approved.
 - (4) Subdivision names spelled in an unconventional, complex, or potentially confusing manner shall not be approved.
 - (5) A subdivision shall be designated by only one name.
 - (6) Special characters, including numbers, are not allowed.
 - (7) No duplicates of existing subdivision names are allowed.
- (d) *Utilities.* When utilizing a public road right-of-way, all utility lines shall be buried at a depth of at least 36 inches. Such lines shall be located a minimum of two feet outside the portion of the road to be surfaced to prevent having to cut into the paved surface or reconstruct drainage structures to serve abutting properties. In order to prevent future road cuts, utility stub-outs shall be added to all utility lines extending beyond the roadway to each property line.
 - (e) *Road signs- on public roads.* Road name signs shall be installed at all intersections withwithin a subdivision. All other signs shall be installed as required by local and ~~at the direction of the county engineer or his/her designee~~state law. All signage will be in accordance with the Manual of Uniform Traffic Control. The developer shall be responsible for all costs of road signage for private drives, private roads, and proposed county roads (at a cost determined by resolution of county council from time to time) prior to acceptance of road by the county. Any person who shall willfully or maliciously damage, deface, remove or otherwise tamper with a sign erected by a subdivider or the county designating the name of any county road shall be guilty of a misdemeanor. In addition thereto, such person shall be liable to the county for the cost incurred by the county as a result of said criminal acts.
 - (f) *Family transfers.* When no consideration, other than a nominal monetary amount and love and affection, is paid to the grantor of subdivisions resulting from family transfers, as defined ~~by this section of this article~~below, the following shall apply:
 - (1) ~~Subdivision~~A family transfer for subdivisions purposes, as used herein, means the subdivision of parcels ~~that results from the for~~ conveyance ~~of parcels deeded by parents from parent~~ to children, children² child to parent, sibling to sibling, ~~grandparentsgrandparent~~ to grandchildrengrandchild, or grandchild to grandparent; and which does not involve the construction or extension of any road, bridge, or drainage structure to provide access to interior lots; and which does not involve the creation of any new drainage easement;
 - (2) Subdivisions reflecting family transfers shall be received as information only and approved administratively by the planning director.
 - (g) *Minor subdivision.* (Reserved).
 - (h) *Compliance with road standards.* Road plans and supporting documentation needed to comply with all adopted ~~the~~ county road standards shall be included with the submission of subdivision plans. Approval of the subdivision shall not be granted unless all applicable road standards are met.

(Ord. No. 2008-20, Art. 3(3.1[a.], 3.1[b.], 3.2—3.7), 12-16-2008; Ord. No. 2018-14, § 1(Att. A), 12-4-2018)

Sec. 32-214. Lot improvements.

- (a) *Lot arrangements.* All lots shall be arranged such that there will be no apparent difficulties in securing driveway encroachment permits or building permits for reasons of topography or other conditions and must

² Singular includes the plural.

have driveway access from an approved road. The developer shall be liable for all lots within a proposed subdivision.

- (b) *Lot dimensions.* Except where circumstances such as topography, watercourses, road alignment or existing site boundary configurations dictate otherwise, the following requirements shall apply:
- (1) Dimensions of corner lots shall be large enough to allow for the erection of buildings observing the minimum ~~yard setbacks~~setback areas from both ~~streets~~road rights-of-ways, or property lines, as applicable, without encroaching into side and rear ~~yard setbacks~~setback areas, established in the building line section of this chapter.
 - (2) Depth and width of properties reserved or laid out for business, commercial, or industrial purposes shall be adequate to provide for off-~~street~~roadway parking and loading facilities required for that type of development, without encroaching into ~~yard setbacks~~setback areas.
- (c) *Lot size.* Minimum lot size shall be determined by the underlying zoning district located in chapter 38. All required setbacks shall be met regardless of lot size. No part of a septic system shall be located within any road right-of-way.
- (d) *Building lines.* (See section 38-10.2 for all setback requirements in the control free district of the county.)
- (e) *Reserved.*
- (f) *Usable area.* All lots adjacent to floodplains, creeks, and wetlands should use these natural features as lot boundaries when possible. ~~Lots containing areas unsuitable for usage shall not use these areas in calculating minimum lot area.~~
- (g) *Septic system setback.*
- (1) Traditional septic systems shall be constructed so that they comply with all regulations of the South Carolina Department of ~~Health and Environmental Control~~(DHEC)SCDES (SCDES).
 - (2) The applicant shall provide the planning director a copy of all ~~South Carolina Department of Health and Environmental Control (DHEC)SCDES~~ permit drawings and an approved ~~DHEC~~SCDES permit application for the proposed septic systems utilized within the development.
 - ~~(3) The developer must demonstrate to the planning director that the proposed development will not adversely affect the present water table and the existing water supplies; and also demonstrate that the proposed water supply system will not be adversely affected by existing septic systems.~~
- (h) *Lot drainage.* Lots shall be laid out so as to provide positive drainage away from all buildings, and individual lot drainage shall be coordinated with the general storm drainage pattern for the area. Drainage shall be designed so as to prevent concentration of stormwater from each lot to any adjacent property. Drainage systems used to control water on one property shall not increase the water flow on adjacent properties without legal easements.
- (i) *Lakes and streams.* If a tract being subdivided contains a water body, or portion thereof, the ownership of and the responsibility for safe and environmentally compliant maintenance of the water body is to be placed so that it will not become a local government responsibility. The minimum area of a lot required under this article may not be satisfied by land that is under water. Where a watercourse other than storm drainage separates the lot's buildable area from the road providing access, an engineer's certified structure shall be provided linking the buildable area to the road. All watercourses shall remain free of obstructions and degradations.
- (j) *Easements.* Easements ~~having a minimum width of ten feet and~~ located along the side or rear lot lines shall be provided as required for utilities and drainage.

~~(k) Entrances. One entrance is required for every 100 lots in a proposed subdivision, or a maximum of 100 lots on a dead end road with a cul-de-sac. This requirement may be waived by the planning director due to topography and feasibility. Every effort shall be made to not have an entrance directly onto an arterial road.~~

(k) Reserved. (Formerly "Entrances")

(l) *Reserved.*

(Ord. No. 2008-20, Art. 4(4.1—4.12), 12-16-2008; Ord. No. 2015-15, § 1(Att. A), 6-2-2015; Ord. No. 2018-26, § 1(Att. A), 10-2-2018)

Sec. 32-215. Blocks.

- (a) *Residential block length.* In order that there may be convenient access between various parts of a subdivision and in order to help prevent traffic congestion and undue inconvenience, the length of blocks hereafter established should not exceed 1,800 feet and shall not be less than 600 feet; provided, however, that such length may be modified when appropriate due to the topography or physical shape of the property being subdivided.
- (b) *Residential block width.* Blocks shall have sufficient width to allow two tiers of lots. Blocks may be one lot in depth at the boundary of the subdivision, or where single-tier lots are required to separate residential development from through vehicular traffic or nonresidential uses.

(Ord. No. 2008-20, Art. 5(5.1, 5.2), 12-16-2008)

Sec. 32-216. Drainage and stormwater.

- (a) *General requirements.* In most cases the land disturbance permit required by DHECSCDES will have considered the information needed for compliance with this section. However, the county will review the information to ensure that all stormwater runoff will be removed from proposed developments in perpetually maintained drainage systems designed to avoid damage to personal property. The planning director shall not approve any plat of subdivision which fails to make adequate provision for storm or floodwater runoff channels or basins. Stormwater drainage systems shall be separate and independent of any sanitary sewer system. Inlets shall be provided so that surface water is not carried across or around any road intersection except where routing around of small volumes is approved in writing by the county engineer— or the owner's engineer.
- ~~(b) *Nature of stormwater facilities.* The applicant may be required by the planning department or county engineer to carry away by pipe or open ditch any spring or surface water that may exist either previously to, or as a result of the subdivision. Such drainage facilities shall be located in the road right-of-way where feasible, or in perpetual unobstructed easements of appropriate width, and shall be constructed in accordance with accepted engineering standards and specifications as approved by the county engineer. All swales, ditches, or other open drainage shall be constructed and established to minimize erosion as approved by the county engineer.~~(b) Reserved.
- (c) *Accommodation of upstream drainage areas.* The owner's engineer shall determine, certify, and design drainage facilities that are large enough to accommodate potential runoff from its entire upstream drainage area, whether inside or outside the subdivision.
- (d) *Effect on downstream drainage areas.* The owner's engineer shall study and provide the planning director and county engineer with sufficient data proving that there are no adverse impacts on existing downstream drainage facilities outside the area of the subdivision. Where it is determined that the additional runoff incident to the development of the subdivision will overload an existing downstream drainage facility, the

planning director may withhold approval of the subdivision until provision has been made for the improvement of said potential condition- or receive an approved appeal from the appropriate government body.

- (e) *Floodplain areas.* Floodplain areas shall be noted on all plans and plats for proposed development, and shall be preserved from any and all destruction or damage resulting from clearing, grading or dumping of earth, waste material, or stumps, unless explicitly permitted by DHECSCDES, or other appropriate state agency. All construction activity within a development shall comply with standards of the county floodplain ordinance.
- (1) Where a subdivision is traversed by a watercourse, drainageway, channel, or stream, there shall be provided a stormwater easement or drainage right-of-way conforming substantially to the lines of such watercourse, and of such width and construction or both as will be adequate for the purpose and to accommodate maintenance equipment and activities. Wherever possible, it is desirable that the drainage be maintained by an open channel with landscaped banks and adequate width for maximum potential volume of flow. The planning department will review the information required by the DHECSCDES land disturbance permit to ensure the intentions of 6.12 are met.
 - (2) Where topography or other conditions are such as to make impractical the inclusion of drainage facilities within road right-of-way, perpetual unobstructed easements at least 20 feet in width for such drainage facilities shall be provided across property outside the road lines and with satisfactory access to the road. Easements shall be indicated on all plats. Drainage easements shall be carried from the road to a natural watercourse or to other approved or adequate drainage facilities.
 - (3) When a proposed drainage system will increase the maximum flow of water across private land outside the subdivision, appropriate drainage rights must be secured and indicated on the plat.
 - ~~(4) Low lying lands along watercourses subject to flooding or overflowing during storm periods, included in areas for dedication, shall be preserved and retained in their natural state as drainage ways except where improvements such as grassing, walkways, and playground areas are specifically approved by the planning director.~~
- ~~(5)~~(4) All rights-of-way shall contain a permanent drainage easement for all water runoff from the road right-of-way as deemed necessary by the county engineer. It shall be the responsibility of the owner/developer to acquire any necessary drainage easements from private landowners.

(Ord. No. 2008-20, Art. 6(6.1—6.5), 12-16-2008)

Sec. 32-217. Water facilities.

(a) *General requirements.*

- ~~(1) Where a public water main is within 1,000 feet of a subdivision boundary, the developer shall connect thereto and install adequate central water facilities.~~ (1) Where the accessible public water main is six inches or greater in diameter, distribution lines shall be at least six inches in diameter. In the event that the water supplier certifies the existence of insufficient water pressure to provide service to six-inch distribution lines to the site, the planning director shall permit appropriate reductions in the diameter of distribution lines. In cases along permanent cul-de-sacs or circles less than 1,000 feet in length, a minimum diameter of 2½ inches is permitted.
- (2) Water distribution systems shall be approved by the designated utility entity and the appropriate division of DHECSCDES.
- (3) The location and design of all water system improvements shall be shown on the preliminary plat, and the cost of installing same shall be included in any bond to be furnished by the developer.

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- (4) All utility lines within public road right-of-way shall be located a minimum of two feet outside of road surface areas at the edge of the rights-of-way and shall be buried at a depth of at least 36 inches. When the sewer line is located in a road right-of-way and it will be necessary to cut into the road surface to serve the abutting lots, a connection shall be stubbed out to the property line to serve each lot prior to surfacing the road.
- (b) *Individual wells and central water systems.* ~~If a public water system is not available, wells~~Wells may be used or a package central water system provided in such a manner that an adequate supply of potable water will be available to every lot in the subdivision. Central water systems shall be approved by the appropriate division of DHECSCDES. Orders of approval shall be submitted to the planning department.
- (c) *Fire hydrants.* Fire hydrants shall be required for all subdivisions except minor subdivisions, family transfer subdivisions, subdivisions exempt by definition, or where individual wells are used or a water main of less than six-inch diameter is permitted, and shall be located as defined in the adopted fire code and shall be approved by the applicable fire protection entity. In the event no adequate water supply is available, alternative methods of fire protection may be approved by appropriate fire officials, provided such measures are provided for under adopted fire code. To avoid future road cutting, all underground utilities for fire hydrants, together with the fire hydrants themselves and all other supply improvements shall be installed and approved before any final paving of a road shown on the subdivision plat.
- (d) *Wastewater facilities.*
- (1) ~~Where a public sanitary sewerage system is reasonably accessible and available, the applicant shall connect with same and provide sewers accessible to each lot in the subdivision.~~ When the sewer line is located in a road right-of-way and it will be necessary to cut into the road surface to serve the abutting lots, a connection shall be stubbed out to the property line to serve each lot prior to surfacing the road.
 - (2) Sanitary sewer shall be designed and installed to the design standards and specifications of the city, county, or public service district into whose sewer system the subdivision is connecting and all design standards and specifications of the appropriate DHECSCDES division.
 - (3) Where public sanitary sewerage systems are not ~~reasonably accessible or available~~desired by the subdivider, package, central or individual waste collection/treatment systems may be provided. These systems must be approved by the appropriate division of DHECSCDES prior to approval of any preliminary subdivision plan.

(Ord. No. 2008-20, Art. 7(7.1—7.4), 12-16-2008)

Sec. 32-218. Nonresidential subdivisions.

- (a) *General.* If a proposed subdivision includes land that is proposed for commercial, industrial or other nonresidential purposes, the layout of the subdivision shall incorporate such provisions and facilities as required by the standards set forth in subsection (b), below.
- (b) *Standards.* In addition to the principles and standards in these regulations, which are appropriate to the planning of all subdivisions, the applicant shall demonstrate to the satisfaction of the commission that the road, parcel, and block pattern proposed is specifically adapted to the uses anticipated and takes into account other uses in the vicinity. The following principles and standards shall be observed:
- (1) Proposed nonresidential parcels shall be suitable in area and dimensions to the types of industrial/commercial development anticipated.
 - (2) Road rights-of-way ~~and pavement~~ shall be adequate to accommodate the type and volume of traffic anticipated to be generated.

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- ~~(3) Special requirements may be imposed by the county with respect to road, curb, gutter, and sidewalk design and construction.~~
- ~~(4) Every effort shall be made to protect adjacent residential areas from potential nuisances from a proposed commercial or industrial subdivision, including the provision of extra depth in parcels backing up on existing or potential residential development and provisions for a permanently landscaped buffer strip when necessary.~~
- (3) Reserved.
- (4) Reserved.
- (5) Roads carrying nonresidential traffic, especially truck traffic, shall not ~~normally~~ be extended to the boundaries of adjacent existing or potential residential areas.

(Ord. No. 2008-20, Art. 8(8.1, 8.2), 12-16-2008)

Sec. 32-219. Security in lieu of completion of improvement.

In lieu of the completion of the physical development and installation of the required improvements prior to the final plat approval, the county may accept a financial guarantee in the form of cash, bond, or escrow letter of credit with an approved financial institution, in an amount and with conditions satisfactory to it, securing to the county the actual construction and installation of such improvements and utilities within a period specified by the county engineer.

- (1) If the subdivider wishes to have a final plat approved prior to the installation, inspection and approval of all required improvements he may file a performance of surety bond executed by a surety company licensed to do business in the State of South Carolina, in an amount equal to 125 percent of the owner's engineer (and verified by the county engineer) estimated cost to complete the improvements. The bond shall guarantee the completion of all improvements within a time prescribed by the planning director.
- (2) If the subdivider wishes to have a final plat approved prior to the installation, inspection and approval of all required improvements, he may establish an escrow account with the county into which the subdivider shall place, prior to the sale of any lot in the subdivision, an amount equal to 125 percent of the owner's engineer (verified by the county engineer) estimated cost to complete the improvements. Funds in such escrow account shall be returned to the subdivider following completion of all improvements within time limits prescribed by the county engineer. The final determination for returning the escrowed money to the developer shall be made by the county engineer.
- (3) In the event that required improvements are not completed, inspected and approved within the required time, the county may expend escrowed funds, securities, or performance bond funds to complete the required improvements. The planning director may also, at his discretion, withhold building permits or occupancy permits in such subdivision until such improvements are completed. In which case, it shall then be unlawful to sell any further lots in the subdivision until all improvements are completed. No occupancy permits shall be issued within the subdivision, unless street/road improvements are at least adequate for vehicular access by the prospective occupant(s) and by the emergency vehicles and personnel.
- (4) No building permit shall be issued for the final ten percent of lots in a subdivision, or if ten percent be less than two, for the final two lots of a subdivision, until all public improvements required by the county engineer for the subdivision have been fully completed and the county has accepted all as-built drawings.

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- (5) The developer shall be required to maintain all required public improvements on the individual subdivided lots, if required by the planning director, until acceptance of the improvements by the appropriate utility or government entity. If there are any certificates of occupancy on a streetroad not dedicated to the county, the county may on 12 hours notice effect emergency repairs and charge those costs to the developer.
 - (6) Surety bonds will be returned to the developer following delivery of all as-built drawings to the county engineer, and after acceptance of all improvements by the county.

(Ord. No. 2008-20, Art. 9, 12-16-2008)

Sec. 32-220. Plat requirements and review procedures.

- (a) *General.* No lot proposed to be created through the creation of a subdivision shall be sold until a final plat showing the subdivision has been approved by the planning director, and has been recorded with the county Register of Deeds.
- (b) *Application review.* The planning director ~~may approve~~ approves minor, family transfer, or subdivisions exempt ~~subdivision, containing no new roads by definition~~, after reviewing the final plan, consistent with the terms of this Article.
- (c) *Plat recordation.* The planning director's approval of a subdivision final plan is contingent on submission of four original copies of the plat to the county Register of Deeds, and recordation of the plat by the Register of Deeds. An authorized copy of the recorded plat shall be submitted to the planning director.
- (d) *Appeal of decision.* Any person aggrieved by the planning director's decision to approve or deny an application for subdivision approval may appeal the decision to the planning commission in writing within ten working days of said decision as outlined in [section 32-223((d)], of this article.

(Ord. No. 2008-20, Art. 10(10.1—10.4), 12-16-2008)

Sec. 32-221. Sketch plan.

- (a) *Sketch plan review conference.* All persons intending to subdivide or develop property are strongly encouraged to confer with the planning director prior to proceeding. Proposed developments consisting of 20 more than 10 new housingdwelling units shall schedule a sketch plan review prior to any formal application.
- (b) *Basic sketch plan (optional requirements for developments less than 2010 dwelling units.)*
 - (1) The sketch plan shall be drawn to show the approximate layout of the proposed subdivision and its relationship to the surrounding area.
 - (2) Sketch plans are informal, exploratory examinations of a proposed idea. The planning director will review the proposed layout and discuss any issues with the subdivider ~~and may require a detailed sketch plan to be submitted.~~
- (c) ~~_____~~ Detailed sketch plan (required for 2011 or more dwelling units)
 - (1) The sketch plan shall be drawn at an approximate scale of not less than a scale of 200 feet to one inch and shall include a vicinity map at a scale of not less than two miles to one-inch showing the relationship of the proposed subdivision to the surrounding areas.
 - (2) AllThe sketch plan submittals shall include the following in sketch or narrative form:
 - a. An accounting of total acreage in the tract to be divided and number of lots proposed;

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- b. Arrangement, shape, dimensions, and area of proposed lots;
 - c. Location of existing property lines, easements, road right-of-ways, buildings, or other public ways adjoining the tract to be subdivided;
 - d. Alignment, right-of-way width, and clarification of proposed roads;
 - e. Topography by contour at intervals of not more than 20 feet (as from USGS quad sheets);
 - f. Map scale, north arrow, and date;
 - g. Name/address/telephone number of legal owner or agent and the professional (surveyor or engineer) who will undertake detailed subdivision layout and improvements design;
 - h. Location of watercourses and land subject to flooding based on a 100-year frequency flood. Owner's surveyor shall indicate if property is or is not in a floodplain;
 - i. The existing and proposed uses of land throughout the subdivision;
 - j. Proposed method of water supply and wastewater treatment and other utility service;
 - k. The proposed name of the subdivision.

l. A statement as to whether the road(s) will be built to public road standards.

- (3) A subdivider shall submit a sketch plan of the entire tract even if the subdivider's present plans call for the actual development of only a part of the property. All phases of the subdivision must be shown on the sketch plan and marked as future development.
- (4) Prior to sketch plan submittal, the subdivider is encouraged to interact with the county soil and water conservation district to obtain soil survey information and written site evaluation comments to be included as part of the sketch plan submittal.

(d) *Sketch plan review.*

- (1) A subdivider shall submit sketch plan copies and application forms in quantities specified by the planning director. The planning director shall obtain input from the county engineer and affected agencies and shall provide comments in the form of a composite list to the subdivider within 15 working days of sketch plan submitted.
- (2) If the subdivider disagrees with comments provided, the subdivider may request an informal review by the planning commission in accordance with the county planning commission rules of procedure.
- (3) In reviewing a sketch plan and sketch plan comments, the planning commission may affirm such comments or modify them to the extent as such modifications do not depart from the provisions of these adopted regulations.

(Ord. No. 2008-20, Art. 11(11.1—11.4), 12-16-2008)

Sec. 32-222. Preliminary plan and supporting data.

(a) *Submittal requirements.*

- (1) Applications for preliminary approval of a subdivision shall be submitted to the planning director for review.
- (2) The applicant shall submit all appropriate fees at the time of application.
- (3) Applications shall include four copies of the proposed preliminary plan.

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- (4) The applicant shall submit all responses, amended plans, additional information, or any other necessary materials to satisfy all adopted the county regulations.
 - (5) An applicant may withdraw an application for subdivision approval at any time by submitting written notice to the planning director.
 - (6) It shall be unlawful for construction to commence prior to preliminary approval of the plan as defined in this article.
 - (7) Preliminary approval typically permits a developer to proceed with the construction of all roads, utilities, and public infrastructure.
 - (8) A copy of a preliminary letter of approval from the appropriate division of the South Carolina Department of ~~Health and Environmental Control~~ [DHEC Services \(SCDES\)](#) shall be required for subdivisions served in part of in whole by individual onsite septic systems.
 - (9) An electronic copy of the proposed development plan showing the layout of the subdivision in an approved format and file extension shall be required.
 - (10) Properties ~~designed~~ [designed with intent](#) to access state roads shall submit to and receive conditional approval from the South Carolina Department of Transportation ("SCDOT") prior to receiving final approval from the Oconee County Planning Department. All SCDOT comments shall be incorporated in the plans submitted to the county.

(b) *Preliminary plan requirements.*

- (1) *General.* The preliminary plan shall include the following:
 - a. The preliminary plan shall be drawn at a scale of 200 feet to one-inch or greater, and shall include a vicinity sketch at a scale of not less than one-inch = two miles. Sheet sizes should be 8.5 inches x 11 inches, 8.5 inches x 14 inches, 11 inches x 17 inches, 18 inches x 24 inches, or 24 inches x 36 inches. This map and supporting data shall be prepared according to standards set forth in this article and shall contain the following sections: General, existing conditions, and proposed conditions.
 - b. The proposed name of the subdivision, name/address/telephone of owner and/or subdivider, and name/address/telephone of surveyor and/or engineer.
 - c. A graphic scale, north arrow and date (north arrow shall be identified as magnetic, true, or grid).
 - d. The acreage to be subdivided.
 - e. The boundaries of the tract to be subdivided with all bearings and distances indicated.
 - f. [A SC DHEC An SCDES](#) approved stormwater pollution prevention plan (SWPPP).
 - g. The following statement:
"NO COUNTY BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS ON INDIVIDUAL LOTS PRIOR TO THE RECORDING OF A FINAL PLAT IN THE OFFICE OF THE REGISTER OF DEEDS"
- (2) *Existing conditions.* The preliminary plan shall include the following:
 - a. Deed record names of adjoining property owners or subdivisions.
 - b. Location of watercourses and land subject to flooding based on a 100-year frequency flood. Owner's surveyor shall indicate if property is or is not located in a floodplain.
 - c. Location of adjoining property lines and existing building on the property to be subdivided.

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- d. Location and right-of-way of roads, railroads, and utility lines either on or adjoining the property to be subdivided.
 - e. Size and location of existing sewers, water mains, drains, culverts, or other underground facilities within the site and adjoining the tract.
 - f. The acreage of each drainage area affecting the proposed subdivision.
 - g. Topography by contour at intervals of not more than 20 feet (as from USGS Quad maps).
 - h. Elevations shall refer to sea level or assumed elevation with a minimum of Z bench mark near the site.
 - i. Location of city and county line, if applicable, and a statement identifying the location of the nearest central water and sewer lines and fire department and the distance from same to the tract being subdivided.
- (3) *Proposed conditions.* The preliminary plan shall include the following:
- a. Total number of lots, total acreage, total length of new roads.
 - b. Layout of roads including all right-of-way, public crosswalks, road names or designations, grades, and cross sections.
 - c. Profile of proposed roads showing natural and finished grades.
 - d. Layout of all lots, including area; building setback lines, scaled dimensions of lots; lot and block numbers, utility easements with width and use.
 - e. Construction plan of sanitary sewers (if applicable) with grade, pipe size, and location and permit to construct from DHEGSCDES and approval of the appropriate utility provider.
 - f. Storm sewers shall be sized to accommodate runoff based upon the ten-year design storm except road crossings shall be a minimum of 25-year design storm.
 - g. Construction plan for water supply system (if applicable) with pipe size and location of hydrants and valves and permit to construct from DHEGSCDES and, where applicable, approval of the appropriate utility provider.
 - h. Designation of all land to be reserved or dedicated for public or community use.
 - i. Designation of proposed use of all lots.
 - j. Proposed major contour changes in areas where substantial cut and/or fill is to be done.

Note: Refer to survey requirements.

(c) *Preliminary review procedure.*

- (1) The planning director shall notify all appropriate review agencies for comments. These may include, but are not limited to, the following:
- a. Appropriate division of DHEGSCDES.
 - b. Soil and water conservation office.
 - c. Appropriate public service district or city as applicable.
 - d. County public works department.
 - e. Appropriate fire protection entity.
 - f. County engineer.

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- g. Oconee County Sewer Commission.
 - h. Oconee County School District.
- (2) Agencies and departments shall provide written comments to the planning director within 15 working days of the date of the preliminary plan application.
 - (3) The planning director shall render a decision within 25 working days of the date of preliminary plan application. The planning director's action and reasons therefore shall be transmitted in writing to the subdivider.
 - (4) Agencies and departments shall provide written comments to the planning director within 15 working days of the date of the preliminary plan application.
 - (5) Once the submitted plans are deemed to be in compliance with all applicable the county ordinances, the applicant shall be notified in writing that the plans have been preliminarily approved.
 - (6) The planning director may grant conditional preliminary approval to ~~insure~~ensure compliance with all county ordinances. All such conditions shall be met prior to final approval.
 - (7) If a plan is approved subject to conditions, the subdivider shall submit plan exhibits amended to incorporate such conditions within 20 working days of such approval. Preliminary plat approval shall be effective for one-year provided the commission may extend same for up to one additional year upon written request from the subdivider.
 - (8) A subdivider, or other party materially affected by the planning director's decision, may appeal for review by the planning commission. Such appeal shall detail the reasons therefore, and be made in writing within ten working days of the planning director's action. Affected parties shall be notified in writing of the planning commission's determination. The planning commission's decision may be appealed to the circuit court within 30 days after the actual notice of the commission's decision.
 - (9) Variances shall be considered by the planning commission pursuant to Section 1-5.5(3) of the United Performance Standards Ordinance and conducted in a manner consistent with standards put forth in the Oconee County Planning Commission Rules of Procedure.

(Ord. No. 2008-20, Art. 12(12.1—12.3), 12-16-2008; Ord. No. 2022-22, § 1, 12-6-2022; Ord. No. 2023-09, § 1, 6-6-2023)

Sec. 32-223. Final plan.

(a) *Submittal requirements.*

- (1) A person seeking final approval of a subdivision shall submit an application to the planning director for review of this article.
- (2) The applicant shall also submit all appropriate fees at the time of application.
- (3) Where the improvements required by this article and the preliminary plan have not been completed prior to the submission of the final plan for approval, approval of the plan shall be subject to the owner filing a performance guarantee in the form of cash and/or surety with the county according to the provision set forth in this article.
- (4) Upon 90 percent completion of the construction of road and utilities of a preliminarily approved subdivision, a final "as built" plan shall be submitted to the planning director noting any changes from the preliminarily approved plans.
- (5) The planning director's approval of a final plan is contingent on submission of four original stamped copies of the plat to the county Register of Deeds.

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- (6) A copy of the recorded plat authorized by the Register of Deeds shall be submitted to the planning director.
 - (7) Where individual septic waste disposal is proposed, the developer shall provide a letter of final subdivision approval from the appropriate division of [DHECSCDES](#) identifying each lot for which individual waste disposal is approved.
- (b) *Final plan requirements.* The final plan shall include the following:
- (1) If the final plan is drawn in two or more sections, each section shall be accompanied by a key map showing the location of the several sections. Final plans shall be drawn at a scale of no less than 100 feet to one inch; shall be drawn on sheets 8.5 inches x 11 inches, 8.5 inches x 14 inches, 11 inches x 17 inches, 18 inches x 24 inches, or 24 inches x 36 inches; shall be prepared according to the standards set forth in this article.
 - (2) Name of owner of record.
 - (3) Name of subdivision and identification number assigned, date, north arrow, and graphic scale.
 - (4) Name, registration number, and seal of registered surveyor.
 - (5) Sufficient surveying data to determine readily and reproduce accurately on the ground the location, bearing, and length of every road line, lot line, easement, boundary line, and building line whether curved or straight. Curve boundaries will be defined by curve data to include the radius, delta angle, total area, length and the long chord by bearing and distance and shall also be defined as a traverse of chords around the curve using bearings and distance.
 - (6) Names of owners of record of all adjoining land, all property boundaries, watercourses, roads, easements, utilities and other such improvements, which cross or form a boundary line of the tract being subdivided.
 - (7) Exact boundaries of the tract of land being subdivided as noted in the survey article of this article.
 - (8) Roads, rights-of-way, percent of grades and road names. Steel or iron rods at least 20 inches long and one half inch in diameter shall be placed at all lot corners and at all other survey points not marked by permanent monuments. Property lines extending to road centerlines shall be marked by an iron stake on all offset with location clearly shown on the plat and selected so corners lie on a line of survey or a prolongation of such lines.
 - (9) Rights-of-way or easement; location, widths, and purposes.
 - (10) Lot lines, minimum building setback lines, and lot and block indicators.
 - (11) Any parks, school sites, ~~or~~ other public [or community](#) spaces.
 - (12) All dimensions shall be to the nearest 1/100 of a foot and angles to the nearest 20 seconds.
 - (13) Accurate description of the location of all monuments and markers.
 - (14) Utility easements, showing the widths of the following:
 - a. Water;
 - b. Gas;
 - c. Sanitary sewer;
 - d. Storm drainage; and
 - e. Electrical line.

(15) Where individual septic waste disposal is proposed, a letter of final subdivision approval from the appropriate division of DHECSCDES identifying each lot for which individual waste disposal is approved. Areas or lots not so approved shall not be included on the final plat unless restricted to prohibit construction of building space thereon by such notation as "reserved exclusively for open space", etc.

(c) *Final plat certificates.*

The following certificates shall appear on the final plat which is submitted to the planning commission by the subdivider:

Certificate of Accuracy (signed when submitted)

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Oconee County Land Development and Subdivision Regulations and the monuments shown have been placed to the specifications set forth in said regulations.

_____, 20__

Registration No. Registered Land Surveyor

Certificate of Ownership and Dedication (signed when submitted)

It is hereby certified that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby dedicate all roads, alleys, walks, parks, and other sites to public or private use as noted.

Date Owner

Owner

Certificate of Maintenance ~~for Private Roads~~ (~~when~~ use applicable clause)

The road ~~right~~rights-of-way shown on this plat shall be private ~~drives~~, not owned, maintained, or supervised by Oconee County, and such rights of way were not designed or constructed pursuant to any plan for future acceptance by Oconee County. Road ~~right~~rights-of-~~ways~~way shown upon the plat shall not be accepted for maintenance by Oconee County at any time in the future unless designed and constructed in accordance with all adopted Oconee County regulations. Maintenance of the ~~right~~rights-of-way shall be the responsibility of _____.

Date _____ Owner ~~/~~ Developer

Or:

The road rights-of-way shown on this plat are private as of the date of this plat. The road rights-of-way have, however, been designed and constructed, or will be constructed, pursuant to a plan to request future acceptance of the road rights-of-way into the Oconee County Public Road System, consistent with Chapter 26 of the Oconee County Code of Ordinances. Until the road rights-of-way are accepted by Oconee County into its Public Road System, if ever, maintenance of the road rights-of-way shall be the responsibility of _____ . Future acceptance, if any, of the road rights-of-way into the Oconee County Public Road System shall be evidenced by a separate document.

Date _____ Owner / Developer

Certificate of Security in Lieu of Completion (when applicable)

The developer of this subdivision has filed the appropriate security of lieu of completion prior to recording the final plat.

Date Planning Director

Certificates of Construction (one or both as applicable/signed when submitted)

I hereby certify that the roads and drainage system, in _____ Subdivision as shown on Plat dated _____, prepared by _____ have been installed substantially in accordance with the Preliminary Plan (Construction Drawings) approved _____.

SEAL

Registered Engineer or Surveyor

I hereby certify that central () water () sewer systems in _____ Subdivision as shown on Plat dated _____, prepared by _____, have been installed in accordance with Preliminary Plat (Constructed drawings) approved _____.

SEAL

Registered Engineer or Surveyor

Certificate of Approval (to be signed upon approval)

The subdivision plat hereon has been found to comply with the Oconee County Land Development Regulations and has been approved for recording. I certify that this plat creates a subdivision subject to and approved in accordance with the ordinances of Oconee County.

Date Planning Director

(d) *Final plan review procedure.*

- (1) Final approval of the submitted plans shall be granted to the applicant after a review by the planning director.
- (2) Final plan application shall include all of or phases of a subdivision for which preliminary approval was granted, and shall contain documentation that all required improvements have been installed and certified.
- (3) Final plan applications may be considered, at the discretion of the planning director, if accompanied by the required security in lieu of completion of improvement.
- (4) Upon a determination that the final plan application is completed; the planning director shall render a written approval or rejection. Said decision shall be made within 30 working days of application submittal.

A subdivider or any party materially affected by the planning director's decision may appeal to the planning commission in writing within ten working days of said decision. The commission shall schedule a hearing, conduct said hearing, and render a decision within ~~60~~sixty days of the date of appeal. The decision of the commission is final. The decision of the commission may be appealed to the circuit court within ~~30~~thirty days after the actual notice of the commission's decision.

(Ord. No. 2008-20, Art. 13(13.1, 13.2, 13.4, 13.5), 12-16-2008)

Sec. 32-224. Appeal of decision.

Any person aggrieved by the planning director's decision to approve or deny an application for ~~minor~~ subdivision record plat approval may appeal the decision to the planning commission in writing within ten working days of said decision as outlined in [section 32-223((d))], of this article.

(Ord. No. 2008-20, Art. 14, 12-16-2008)

Sec. 32-225. Violations and penalties.

- (a) Any violation of these regulations shall be a misdemeanor and, upon conviction, is punishable as provided by law.
- (b) Unapproved subdivision and subsequent transfer or sale of lots. Any such agreement, negotiated before such plat has been approved by the county planning commission and recorded by the county Register of Deeds shall be considered a violation of this article and punishable as provided herein. The description of metes and bounds in the instrument of transfer or other documents used in the process of selling or transfer shall not exempt the transaction from these penalties. Oconee County may enjoin such transfer or sale or agreement by appropriate action.

(Ord. No. 2008-20, Art. 15, 12-16-2008)

Sec. 32-226. Legal provisions.

The regulations expressed in this document shall be considered as the minimum provisions for the protection of the health, safety, economy, good order, appearance, convenience, and welfare of the general public.

- (1) *Conflict with other laws, ordinances, or regulations.* Whenever the requirements made under authority of these regulations impose higher standards than are required in any statute or local ordinance or regulation, provisions of these regulations shall govern. Whenever the provisions of any other statute or local ordinance or regulation impose higher standards than are required by these regulations, the provisions of such statute or local ordinance or regulations shall apply.
- (2) *Severability.* Should any section or provision of this article be declared by the courts to be unconstitutional or invalid, such declaration shall not affect the ordinance as a whole, or any other part thereof, other than the part so declared to be unconstitutional or invalid.
- (3) *Repeal of conflicting ordinances.* All ordinances or parts of ordinances in conflict with any of the provisions of this article are hereby repealed.
- (4) *Amendments.* The planning commission shall hold a public hearing on any proposed amendment to these regulations; notice of time and place shall be given at least 30 days prior to the hearing date. The notice shall be placed in a newspaper of general circulation. Amendments may be adopted by vote of the county council.

(Ord. No. 2008-20, Art. 16(16.1—16.4), 12-16-2008)

Secs. 32-227—32-414. Reserved.

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
ORDINANCE 2026-05**

**AN ORDINANCE AMENDING ARTICLE IX OF CHAPTER 32 OF
THE OCONEE COUNTY CODE OF ORDINANCES, ENTITLED
“RECREATIONAL VEHICLE PARK STANDARDS” AND OTHER
MATTERS RELATED THERETO.**

WHEREAS, consistent with the powers granted county governments by S.C. Code § 4-9-25 and S.C. Code § 4-9-30, Oconee County (“County”), a body politic and corporate and a political subdivision of the State of South Carolina, acting by and through its governing body, the Oconee County Council (“County Council”), has the authority to enact regulations, resolutions, and ordinances, not inconsistent with the Constitution and the general law of the State of South Carolina, including the exercise of such powers in relation to health and order within its boundaries and respecting any subject as appears to it necessary and proper for the security, general welfare, and convenience of the County or for preserving health, peace, order, and good government therein;

WHEREAS, the County has adopted multiple ordinances for the effective, efficient governance of the County, which, subsequent to adoption, are codified in the Oconee County Code of Ordinances (“Code of Ordinances”), as amended;

WHEREAS, the County is authorized by Section 4-9-30(9) and Chapter 29 of Title 6 of the South Carolina Code of Laws, among other sources, to impose land use standards in the unincorporated areas of the County;

WHEREAS, County Council recognizes that there is a need to revise the law of the County to meet the changing needs of the County and that there is a need to amend, specifically, Sections 32-602 (“Definitions”) and 32-613 (“Access”) of Article IX of Chapter 32 of the Code of Ordinances, entitled “Recreational Vehicle Park Standards,” as set forth on Exhibit A, attached hereto and incorporated herein by this reference; and

WHEREAS, County Council has therefore determined to modify Article IX of Chapter 32 of the Code of Ordinances and to affirm and preserve all other provisions of the Code of Ordinances not specifically, or by implication, amended hereby.

NOW THEREFORE, it is hereby ordained by the Oconee County Council, in meeting duly assembled, that:

1. Sections 32-602 (“Definitions”) and 32-613 (“Access”) of Article IX of Chapter 32 of the Code of Ordinances (“Recreational Vehicle Park Standards”) is hereby revised, rewritten, and amended to read as set forth in Exhibit A, which is attached hereto and incorporated herein by reference. Attached hereto as Exhibit B is a version of Exhibit A which reflects the changes to the prior provisions of Sections 32-602 (“Definitions”) and 32-613 (“Access”) of Article IX of Chapter

32 of the Code of Ordinances, entitled “Recreational Vehicle Park Standards”; Exhibit B is for illustrative purposes only and shall not be codified.

2. County Council hereby approves and adopts Exhibit A and directs that it be codified in the Oconee County Code of Ordinances.

3. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by any court of competent jurisdiction, such determination shall not affect the remainder of this Ordinance, all of which is hereby deemed separable.

4. All ordinances, orders, resolutions, and actions of County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded. Nothing contained herein, however, or in the attachment hereto, shall cancel, void, or revoke, or shall be interpreted as cancelling, voiding, or revoking, *ex post facto*, in any regard any prior land use provision, or decision of the County or County Council based thereon, which were valid and legal at the time in effect and undertaken pursuant thereto, in any regard.

5. All other terms, provisions, and parts of the Code of Ordinances, and specifically, but without exception, the remainder of Chapter 32, not amended hereby, directly or by implication, shall remain in full force.

6. This Ordinance shall take effect and be in full force from and after third reading, public hearing, and enactment by County Council.

ORDAINED in meeting, duly assembled, this _____ day of _____, 2026.

ATTEST:

Jennifer C. Adams
Clerk to Oconee County Council

Matthew Durham
Chair, Oconee County Council

First Reading: March 17, 2026
Second Reading: April 07, 2026
Third Reading: April 21, 2026
Public Hearing: April 21, 2026

Exhibit A

[See Attached]

Exhibit B

[See attached]

Sec. 32-613. Access.

In order for the county to approve an application for a major or minor recreational vehicle park, the county must determine if the road or network of county roads that serve said proposed development are adequate to accommodate any increase in traffic resulting from said proposed development. Therefore, permitted access to the recreational vehicle park from a state, county, or private road shall be authorized as follows, and the required submissions must be included with the application for the recreational vehicle park:

- (1) State road: Permit from South Carolina Department of Transportation;
- (2) County road:
 - a. Minor recreational vehicle parks: Permit from Oconee County Roads and Bridges;
 - b. Major recreational vehicle parks: A traffic-impact study. The traffic-impact study is purposed to demonstrate the impact of traffic upon any county road servicing the development, either directly or indirectly. The extent of the study shall be determined by the county engineer or the designee. The traffic-impact study shall be reviewed by the county planning director and the county engineer or the designee. In the event that the county planning director and the county engineer or the designee determine that the development will increase the average daily traffic (ADT) on a county road to the extent that said road will need to be upgraded to safely accommodate the increase in traffic, improvements to the road must be made in accordance with the public road standards set forth in Chapter 26 ("Roads and Bridges") of the Oconee County Code of Ordinances. The developer shall be responsible for all costs (including right-of-way acquisition) necessary to upgrade the road.
- (3) Private road intersecting a county road:
 - a. Major and minor recreational vehicle parks: Written permission from private road owners;
 - b. Major recreational vehicle park: A traffic-impact study. The traffic-impact study is purposed to demonstrate the impact of traffic upon any county road servicing the development, either directly or indirectly. The extent of the study shall be determined by the county engineer or the designee. The traffic-impact study shall be reviewed by the county planning director and the county engineer or the designee. In the event that the county planning director and the county engineer or the designee determine that the development will increase the average daily traffic (ADT) on a county road to the extent that said road will need to be upgraded to safely accommodate the increase in traffic, improvements to the road must be made in accordance with the public road standards set forth in Chapter 26 ("Roads and Bridges") of the Oconee County Code of Ordinances. The developer shall be responsible for all costs (including right-of-way acquisition) necessary to upgrade the road.

Sec. 32-613. Access.

~~Permitted~~In order for the county to approve a application for a major or minor recreational vehicle park, the county must determine if the road or network of county roads that serve said proposed development are adequate to accommodate any increase in traffic resulting from said proposed development. Therefore, permitted access to the recreational vehicle park from a state, county, or private road is shall be authorized as follows, and the required submissions must be included in with the submission of plans application for a the recreational vehicle park:

- (1) State road: Permit from South Carolina Department of Transportation;
- (2) County road:
 - a. Minor recreational vehicle parks: Permit from Oconee County Roads and Bridges;
 - ~~b. Major recreational vehicle parks: A traffic impact study and the recommended improvements therein and a permit from Oconee County Roads and Bridges.~~
 - b. Major recreational vehicle parks: A traffic-impact study. The traffic-impact study is purposed to demonstrate the impact of traffic upon any county road servicing the development, either directly or indirectly. The extent of the study shall be determined by the county engineer or the designee. The traffic-impact study shall be reviewed by the county planning director and the county engineer or the designee. In the event that the county planning director and the county engineer or the designee determine that the development will increase the average daily traffic (ADT) on a county road to the extent that said road will need to be upgraded to safely accommodate the increase in traffic, improvements to the road must be made in accordance with the public road standards set forth in Chapter 26 ("Roads and Bridges") of the Oconee County Code of Ordinances. The developer shall be responsible for all costs (including right-of-way acquisition) necessary to upgrade the road.
- (3) Private road intersecting a county road:
 - a. Major and minor recreational vehicle parks: Written permission from private road owners;
 - b. Major recreational vehicle park: ~~A traffic-impact study and the recommended improvements therein. Permit from Oconee County Roads and Bridges.~~ The traffic-impact study is purposed to demonstrate the impact of traffic upon any county road servicing the development, either directly or indirectly. The extent of the study shall be determined by the county engineer or the designee. The traffic-impact study shall be reviewed by the county planning director and the county engineer or the designee. In the event that the county planning director and the county engineer or the designee determine that the development will increase the average daily traffic (ADT) on a county road to the extent that said road will need to be upgraded to safely accommodate the increase in traffic, improvements to the road must be made in accordance with the public road standards set forth in Chapter 26 ("Roads and Bridges") of the Oconee County Code of Ordinances. The developer shall be responsible for all costs (including right-of-way acquisition) necessary to upgrade the road.

~~(Ord. No. 2020-17, § 1(Att. A), 10-6-2020)~~

Sec. 32-602. Definitions.

All-weather road means a hard-packed and graded and/or graveled road that is passable by vehicles under both wet and dry weather conditions, is at least ten feet wide, and is suitable for emergency vehicles to utilize regardless of weather, as determined by Oconee County Emergency Services.

Dealer means any person, firm, corporation, or business entity licensed or required to be licensed to sell new and/or used recreational vehicles to the retail public.

Manufacturer means any person, firm, corporation, or business entity that engages in the manufacturing of recreational vehicles.

Minor recreational vehicle park means four (4) to ten (10) recreational vehicles or recreational vehicle spaces for rent on-site on any single parcel to be utilized as temporary living quarters for recreational, camping, or travel use.

Major recreational vehicle park means eleven (11) or more recreational vehicles or recreational vehicle spaces for rent on-site on any single piece of property utilized as temporary living quarters for recreational, camping, or travel use.

Ready to travel: A recreational vehicle is ready to travel if it:

- a. Is on wheels or a jacking system;
- b. Is attached to the site only by quick-disconnect type utilities and security devices; and,
- c. Has no permanently-attached additions.

Recreational vehicle means a motorhome, travel trailer, fifth-wheel trailer, or folding camping trailer designed to provide temporary living quarters for recreational, camping, or travel use, as defined herein.

Motorhome means a self-propelled vehicle designed to provide temporary living quarters for recreational, camping, or travel use that complies with all applicable federal vehicle regulations. The unit must contain at least four of the following permanently installed independent life support systems which meet the NFPA 1192 Standard for Recreational Vehicles:

- a. A cooking facility with an on-board fuel source;
- b. A potable water supply system that includes at least a sink, a faucet, and a water tank with an exterior service supply connection;
- c. A toilet with exterior evacuation;
- d. A gas or electric refrigerator;
- e. A heating or air conditioning system with an on-board power or fuel source separate from the vehicle engine; or,
- f. An electric power system.

Travel trailer means a vehicle-mounted on wheels designed to provide temporary living quarters for recreational, camping, or travel use that complies with all applicable federal vehicle regulations and is of such size and weight as to not require a special highway movement permit when towed by a motorized vehicle.

Fifth-wheel trailer means a vehicle-mounted on wheels designed to provide temporary living quarters for recreational, camping, or travel use that complies with all applicable federal vehicle regulations and is of such size and weight as to not require a special highway movement permit when towed by a motorized vehicle equipped with a towing mechanism that is mounted above or forward of the tow vehicle's rear axle.

Folding camping trailer means a vehicle-mounted on wheels designed to provide temporary living quarters for recreational, camping, or travel use that complies with all applicable federal vehicle regulations and is constructed with collapsible partial side walls that fold for towing by another vehicle.

Recyclable materials means those materials which are capable of being recycled which would otherwise be processed or disposed of as solid waste.

Solid waste means any garbage, refuse, sludge, and other discarded material, including solid, liquid, semi-solid, or contained gaseous material resulting from industrial, commercial, residential, mining, and agricultural operations and from community activities.

Sec. 32-602. Definitions.

All-weather road means a hard-packed and graded and/or graveled road that is passable by vehicles under both wet and dry weather conditions, is at least ten feet wide, and is suitable for emergency vehicles to utilize regardless of weather, as determined by Oconee County Emergency Services.

Dealer means any person, firm, corporation, or business entity licensed or required to be licensed to sell new and/or used recreational vehicles to the retail public.

Manufacturer means any person, firm, corporation, or business entity that engages in the manufacturing of recreational vehicles.

Minor recreational vehicle park means four ~~(4)~~ to eleven (11) recreational vehicles or recreational vehicle spaces for rent on-site on any single parcel to be utilized as temporary living quarters for recreational, camping, or travel use.

Major recreational vehicle park means ~~20~~ eleven (11) or more recreational vehicles or recreational vehicle spaces for rent on-site on any single piece of property utilized as temporary living quarters for recreational, camping, or travel use.

Ready to travel: A recreational vehicle is ready to travel if it:

- a. Is on wheels or a jacking system;
- b. Is attached to the site only by quick-disconnect type utilities and security devices; and,
- c. Has no permanently-attached additions.

Recreational vehicle means a motorhome, travel trailer, fifth-wheel trailer, or folding camping trailer designed to provide temporary living quarters for recreational, camping, or travel use, as defined herein.

Motorhome means a self-propelled vehicle designed to provide temporary living quarters for recreational, camping, or travel use that complies with all applicable federal vehicle regulations. The unit must contain at least four of the following permanently installed independent life support systems which meet the NFPA 1192 Standard for Recreational Vehicles:

- a. A cooking facility with an on-board fuel source;
- b. A potable water supply system that includes at least a sink, a faucet, and a water tank with an exterior service supply connection;
- c. A toilet with exterior evacuation;
- d. A gas or electric refrigerator;
- e. A heating or air conditioning system with an on-board power or fuel source separate from the vehicle engine; or,
- f. An electric power system.

Travel trailer means a vehicle-mounted on wheels designed to provide temporary living quarters for recreational, camping, or travel use that complies with all applicable federal vehicle regulations and is of such size and weight as to not require a special highway movement permit when towed by a motorized vehicle.

Fifth-wheel trailer means a vehicle-mounted on wheels designed to provide temporary living quarters for recreational, camping, or travel use that complies with all applicable federal vehicle regulations and is of such size and weight as to not require a special highway movement permit when towed by a motorized vehicle equipped with a towing mechanism that is mounted above or forward of the tow vehicle's rear axle.

Folding camping trailer means a vehicle-mounted on wheels designed to provide temporary living quarters for recreational, camping, or travel use that complies with all applicable federal vehicle regulations and is constructed with collapsible partial side walls that fold for towing by another vehicle.

Recyclable materials means those materials which are capable of being recycled which would otherwise be processed or disposed of as solid waste.

Solid waste means any garbage, refuse, sludge, and other discarded material, including solid, liquid, semi-solid, or contained gaseous material resulting from industrial, commercial, residential, mining, and agricultural operations and from community activities.

~~(Ord. No. 2020-17, § 1(Att. A), 10-6-2020)~~

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
ORDINANCE 2026-06**

**AN ORDINANCE AMENDING DIVISION 1 OF ARTICLE I OF
CHAPTER 26 OF THE OCONEE COUNTY CODE OF
ORDINANCES, ENTITLED “UNIFIED ROAD STANDARDS FOR
THE UNINCORPORATED AREAS OF OCONEE COUNTY” AND
OTHER MATTERS RELATED THERETO.**

WHEREAS, consistent with the powers granted county governments by S.C. Code § 4-9-25 and S.C. Code § 4-9-30, Oconee County (“County”), a body politic and corporate and a political subdivision of the State of South Carolina, acting by and through its governing body, the Oconee County Council (“County Council”), has the authority to enact regulations, resolutions, and ordinances, not inconsistent with the Constitution and the general law of the State of South Carolina, including the exercise of such powers in relation to health and order within its boundaries and respecting any subject as appears to it necessary and proper for the security, general welfare, and convenience of the County or for preserving health, peace, order, and good government therein;

WHEREAS, the County has adopted multiple ordinances for the effective, efficient governance of the County, which, subsequent to adoption, are codified in the Oconee County Code of Ordinances (“Code of Ordinances”), as amended;

WHEREAS, County Council recognizes that there is a need to revise the law of the County to meet the changing needs of the County and that there is a need to amend, specifically, Division 1 of Article I of Chapter 26 of the Oconee County Code of Ordinances, entitled “Unified Road Standards for the Unincorporated Areas of Oconee County” as set forth on Exhibit A, attached hereto and incorporated herein by this reference; and

WHEREAS, County Council has therefore determined to modify Division 1 of Article I of Chapter 26 of the Oconee County Code of Ordinances and to affirm and preserve all other provisions of the Code of Ordinances not specifically, or by implication, amended hereby.

NOW THEREFORE, it is hereby ordained by the Oconee County Council, in meeting duly assembled, that:

1. Division 1 of Article I of Chapter 26 of the Oconee County Code of Ordinances entitled “Unified Road Standards for the Unincorporated Areas of Oconee County” is hereby revised, rewritten, and amended to read as set forth in Exhibit A, which is attached hereto and incorporated herein by reference. Attached hereto as Exhibit B is a version of Exhibit A which reflects the changes to the prior provisions of Division 1 of Article I of Chapter 26; Exhibit B is for illustrative purposes only and shall not be codified.

2. County Council hereby approves and adopts Exhibit A and directs that it be codified in the Oconee County Code of Ordinances.

3. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by any court of competent jurisdiction, such determination shall not affect the remainder of this Ordinance, all of which is hereby deemed separable.

4. All ordinances, orders, resolutions, and actions of County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded. Nothing contained herein, however, or in the attachment hereto, shall cancel, void, or revoke, or shall be interpreted as cancelling, voiding, or revoking, *ex post facto*, in any regard any road standard provision, or decision of the County or County Council based thereon, which was valid and legal at the time in effect and undertaken pursuant thereto, in any regard.

5. All other terms, provisions, and parts of the Code of Ordinances, and specifically, but without exception, the remainder of Chapter 26, not amended hereby, directly or by implication, shall remain in full force.

6. This Ordinance shall take effect and be in full force from and after third reading, public hearing, and enactment by County Council.

ORDAINED in meeting, duly assembled, this _____ day of _____, 2026.

ATTEST:

Jennifer C. Adams
Clerk to Oconee County Council

Matthew Durham
Chair, Oconee County Council

First Reading: March 17, 2026
Second Reading: April 07, 2026
Third Reading: April 21, 2026
Public Hearing: April 21, 2026

Exhibit A

[See Attached]

Exhibit B

[See attached]

DIVISION 1. UNIFIED ROAD STANDARDS FOR THE UNINCORPORATED AREAS OF OCONEE COUNTY

Sec. 26-1. General provisions.

These general provisions shall apply to both private roads and drives and public roads. The definitions section of the land development and subdivision chapter of the Oconee County Unified Performance Standards Ordinance (Ordinance 2008-20, [as codified in chapter 32, article VI, §§ 32-211—32-226]) shall apply to this article.

- (1) *Survey standards.* Route surveys and plats shall be prepared and survey data entered thereon in accordance with the most recently adopted version of the "Minimum Standards Manual of the Practice of Surveying in South Carolina" established by the South Carolina Board of Registration for Professional Engineers and Land Surveyors, provided that all elevations information shall refer to Mean Sea Level Datum or other established datum (with a minimum of two benchmarks). Accuracy of plats and attendant data shall be no less than required in said manual for Class B Suburban Land Surveys.
- (2) *Utilities.* When utilizing a public road right-of-way, all utility lines shall be buried at a depth of at least 36 inches. Such lines shall be located a minimum of two feet, outside the portion of the road to be surfaced to prevent having to cut into the paved surface or reconstruct drainage structures to serve abutting properties. In order to prevent future road cuts, utility stub-outs shall be added to all utility lines extending beyond the roadway to each property line.
- (3) *Road signs on public roads.* Road name signs shall be installed at all intersections within a subdivision. All other signs shall be installed as required by local and state law. All signage will be in accordance with the Manual of Uniform Traffic Control Devices. The developer shall be responsible for all cost of road signage for private drives, private roads, and proposed county roads (at a cost determined by resolution of county council from time to time) prior to acceptance of road by the county. Any person who shall willfully or maliciously damage, deface, remove or otherwise tamper with a sign erected by a subdivider or the county designating the name of any county road shall be guilty of a misdemeanor and punished in accordance with this article. In addition thereto, such person shall be liable to the county for the cost incurred by the county as a result of said criminal acts.
- (4) *Submission of public road plans.* Construction plans for roads shall include accurate topographic information with increments of no more than five feet. In addition, all such plans should note the following items: the location and dimensions of all drainage features; routes of surface water drainage for the entire development; a typical cross section of the proposed roadway;¹ road profiles; horizontal and vertical curve designs; right-of-way dimensions; the location of all cuts and fills; finished grade elevation; all necessary erosion control practices, which may include but are not limited to, permanent vegetation, lined or piped ditches or vegetated waterways; and contact information of all interested parties.
- (5) *Public Road alignment and location.* The direction and pattern of roads shall take advantage of the land contour to eliminate or reduce excessive cutting and filling, and provide roads with reasonable grades.

(Ord. No. 2008-19, Art. 1(1—5), 12-16-2008)

¹ "Roadway" generally refers to the traveling surface of roads, streets, and similar rights-of-way.

Sec. 26-2. Private road standards and regulations

Oconee County shall have no responsibility for nor control of the design, engineering, construction, inspection or maintenance of private driveways, drives and roads in Oconee County and shall only be involved with private driveways, drives and roads to enforce these regulations and not beyond the extent required for the county to carry out its other lawful duties and functions, such as approving the subdivision of property.

- (a) *Private driveways.* A private driveway means a driveway that provides vehicular access to no more than three single family residential lots, and shall be maintained by the property owner(s). No design standards shall apply to private driveways, but driveways must comply with applicable building and fire codes.
- (b) *Private drives.* Private drive means a privately owned and maintained right-of-way or an easement that specifically grants the right for road work, that provides vehicular access and road frontage to not less than four and not more than ten single-family residential lots. All private drives existing and in use at the time of adoption of these regulations, as well as those private drives under construction prior to the time of adoption, shall be exempted from the standards contained in this section. This exemption shall also extend to those private drives approved by the planning department prior to the time of adoption.

All other private drives shall:

- (1) Serve no more than ten residential lots;
- (2) Have a minimum road right-of-way of 20 feet, or an appropriately executed private roadway easement as defined by these regulations;
- (3) Have an appropriate encroachment permit from either the county or the South Carolina Department of Transportation;
- (4) Have a minimum driving surface width of 20 feet constructed of no less than five inches of compacted crushed stone or gravel base; a minimum height clearance of 13½ feet; include proper drainage features to appropriately shed water from the driving surface in a manner consistent with customary road construction standards; and include appropriate documentation from a professional engineer licensed by the State of South Carolina certifying the maximum weight limit of any bridge or culvert located along the drive. All bridges and any culvert over which a private drive crosses a perennial stream must include appropriate signage (located at each end of the bridge) displaying the structure's weight limits;
- (5) Be maintained by an individual, association of property owners, or commonly held by the property owners fronting the private drive;
- (6) Comply with all current fire regulations and codes;
- (7) Shall serve no more than ten lots, and shall connect to another road, either public or private, on one end only. In the event proposed construction and/or development will result in an existing private drive serving 11 or more lots, the existing drive shall be upgraded so as to meet the standards put forth in these regulations for private roads;
- (8) Parcel boundaries may extend to centerline of the road, with the appropriate road right-of-way shown on all plats and deeds;
- (9) Be named in accordance with adopted E-911 addressing regulations and procedures;
- (10) Reserved (*formerly site distances*)
- (11) Meet all applicable stormwater management and sediment control regulations;
- (12) Be approved in writing by planning commission or designated staff prior to submission of plat(s) to the register of deeds for recording. The following shall be prominently printed on the plat(s):

THE ROAD RIGHTS-OF-WAY SHOWN ON THIS PLAT SHALL BE PRIVATE, NOT OWNED, MAINTAINED, OR SUPERVISED BY OCONEE COUNTY, AND SUCH RIGHTS-OF-WAY WERE NOT DESIGNED OR CONSTRUCTED PURSUANT TO ANY PLAN FOR FUTURE ACCEPTANCE BY OCONEE COUNTY. ROAD RIGHTS-OF-WAY SHOWN UPON THE PLAT SHALL NOT BE ACCEPTED FOR MAINTENANCE BY OCONEE COUNTY AT ANY TIME IN THE FUTURE UNLESS DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ADOPTED OCONEE COUNTY REGULATIONS. MAINTENANCE OF THE RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF _____.

Alternatively, if the drives are being designed and constructed for acceptance into the county public road system, the following shall be noted on the plat(s):

THE ROAD RIGHTS-OF-WAY SHOWN ON THIS PLAT ARE PRIVATE AS OF THE DATE OF THIS PLAT. THE ROAD RIGHTS-OF-WAY HAVE, HOWEVER, BEEN DESIGNED AND CONSTRUCTED, OR WILL BE CONSTRUCTED, PURSUANT TO A PLAN TO REQUEST FUTURE ACCEPTANCE OF THE ROAD RIGHTS-OF-WAY INTO THE OCONEE COUNTY PUBLIC ROAD SYSTEM, CONSISTENT WITH CHAPTER 26 OF THE OCONEE COUNTY CODE OF ORDINANCES. UNTIL THE ROAD RIGHTS-OF-WAY ARE ACCEPTED BY OCONEE COUNTY INTO ITS PUBLIC ROAD SYSTEM, IF EVER, MAINTENANCE OF THE ROAD RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF _____. FUTURE ACCEPTANCE, IF ANY, OF THE ROAD RIGHTS-OF-WAY INTO THE OCONEE COUNTY PUBLIC ROAD SYSTEM SHALL BE EVIDENCED BY A SEPARATE DOCUMENT.

- (13) Road maintenance signs on private drives. Where subdivision roads are not to be dedicated to the state or county for public maintenance, the subdivider shall install "Private Road" signs at the beginning of the private subdivision roads.
- (c) *Private roads.* Private road means a privately-owned and maintained right-of-way that contains a roadway constructed in accordance with these regulations and which provides vehicular access and road frontage to more than ten single-family residential lots. All private roads existing and in use at the time of adoption of these regulations, as well as those private roads under construction prior to the time of adoption, shall be exempted from the standards contained in this section. All private roads shall:
- (1) Serve a minimum of 11 lots;
 - (2) Have a minimum road right-of-way width of 20 feet;
 - (3) Have a minimum driving surface width of 20 feet constructed of no less than five inches of compacted crushed stone or gravel base; a minimum height clearance of 13½ feet; include proper drainage features in order to appropriately shed water from the driving surface in a manner consistent with customary road construction standards; and include appropriate documentation from a professional engineer licensed by the State of South Carolina certifying the maximum weight limit of any bridge or culvert located along the drive. All bridges and any culvert over which a private **road** crosses a perennial stream must include appropriate signage (located at each end of the bridge) displaying the structure's weight limits;
 - (4) *deleted*
 - (5) Be maintained by an individual, an association of property owners or the developer and be designated on all plats and recorded in appropriate deed covenants and restrictions, or an appropriately executed private roadway easement as defined by these regulations;
 - (6) Parcel boundaries may extend to the centerline of the road, with the appropriate right-of-way designated on all plats and deeds;
 - (7) Be legally certified for compliance with county standards by a surveyor/engineer licensed by the State of South Carolina;
 - (8) Be named in accordance with adopted E-911 addressing regulations;

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- (9) Meet all stormwater management and sediment control regulations;
 - (10) Be properly approved in writing by planning director prior to submission of plat(s) to the register of deeds for recording. The following shall be prominently printed on the plat(s):

THE ROAD RIGHTS-OF-WAY SHOWN ON THIS PLAT SHALL BE PRIVATE, NOT OWNED, MAINTAINED, OR SUPERVISED BY OCONEE COUNTY, AND SUCH RIGHTS-OF-WAY WERE NOT DESIGNED OR CONSTRUCTED PURSUANT TO ANY PLAN FOR FUTURE ACCEPTANCE BY OCONEE COUNTY. ROAD RIGHTS-OF-WAY SHOWN UPON THE PLAT SHALL NOT BE ACCEPTED FOR MAINTENANCE BY OCONEE COUNTY AT ANY TIME IN THE FUTURE UNLESS DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ADOPTED OCONEE COUNTY REGULATIONS. MAINTENANCE OF THE RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF _____.

Alternatively, if the drives are being designed and constructed for acceptance into the county public road system, the following shall be noted on the plat(s):

THE ROAD RIGHTS-OF-WAY SHOWN ON THIS PLAT ARE PRIVATE AS OF THE DATE OF THIS PLAT. THE ROAD RIGHTS-OF-WAY HAVE, HOWEVER, BEEN DESIGNED AND CONSTRUCTED, OR WILL BE CONSTRUCTED, PURSUANT TO A PLAN TO REQUEST FUTURE ACCEPTANCE OF THE ROAD RIGHTS-OF-WAY INTO THE OCONEE COUNTY PUBLIC ROAD SYSTEM, CONSISTENT WITH CHAPTER 26 OF THE OCONEE COUNTY CODE OF ORDINANCES. UNTIL THE ROAD RIGHTS-OF-WAY ARE ACCEPTED BY OCONEE COUNTY INTO ITS PUBLIC ROAD SYSTEM, IF EVER, MAINTENANCE OF THE ROAD RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF _____. FUTURE ACCEPTANCE, IF ANY, OF THE ROAD RIGHTS-OF-WAY INTO THE OCONEE COUNTY PUBLIC ROAD SYSTEM SHALL BE EVIDENCED BY A SEPARATE DOCUMENT.

- (11) Deleted.

(Ord. No. 2008-19, Art. 2(1—3), 12-16-2008; Ord. No. 2013-16, § 2A, 7-16-2013; Ord. No. 2022-23, § C, 10-18-2022)

Sec. 26-3. Public roads

Public road means roads, avenues, boulevards, highways, freeways, lanes, courts, thoroughfares, collectors, minor roads, cul-de-sacs and other ways including the entire right-of-way considered public and both dedicated to and accepted by the United States, the State of South Carolina, or the county.

- (1) *Arterial road* means a major road with access control, channelized intersections, restricted parking, and that collects and distributes traffic to and from minor arterials and from collector streets.
- (2) *Collector road* means a road that typically exceeds 800 ADTs and has the primary purpose of intersecting traffic from intersecting local road and handling movements to the nearest arterial road. A secondary function is to provide direct access to abutting properties. A road that connects local access roads to the highway systems major and high-speed arterial roads. The collector road provides both land access service and traffic service within residential subdivisions.
- (3) *Local road (major)* means a road in which the road typical number of average daily traffic (ADT) ranges from 401 to 800 and contains two or more access points. The primary purpose is to provide access to abutting properties and receiving traffic from minor local roads.
- (4) *Local road (minor)* means a road in which the typical number of average daily traffic (ADT) ranges from zero to 400 and has the primary purpose of providing access to abutting properties. This road normally terminates in a cul-de-sac, loop or other turnaround, with no more than two access points.

Public road right-of-way width means an easement within which utility installation, utility maintenance, road way construction, and roadway maintenance shall occur according to the standards put forth in these regulations.

The following are the required road rights-of-way and minimum road widths allowable:

Arterial roads:

Right-of-way: 66 to 120 feet (as determined by the county engineer or the designee)²

Road widths: 28 feet (as determined by the county engineer or the designee)

Collector roads:

Right-of-way: 66 feet

Road widths: 24 feet

Major local:

Right-of-way: 50 feet

Road widths: 22 feet

Minor local and/or service roads:

Right-of-way: 50 feet

Road widths: 20 feet

The above widths are driving surface widths and exclude widths added by curb and gutter and/or asphalt valleys.

- (a) *Continuation of adjoining road system.* The proposed road layout shall extend existing roads on a logical course at a width which meets the minimum required by this article. A minimum 100:1 taper section shall be used to transition from one width to another.
- (b) *Road system coordination.* The road system within a subdivision shall be coordinated with existing, proposed, and anticipated roads (hereinafter "surrounding roads") outside the subdivision, as determined by the county or the State of South Carolina. Subdivision roads shall intersect with surrounding roads at safe and convenient locations and where necessary to permit the efficient movement of traffic between residential neighborhoods by emergency service vehicles. Subdivision roads shall only enter arterial roads when absolutely necessary. Whenever connections to surrounding roads are required by this section, the road right-of-way shall be extended and the street developed to the property line of the subdivided property (or to the edge of the remaining undeveloped portion of a single tract) at the point where the connection to the anticipated or proposed street is expected. In addition, the permit-issuing authority may require temporary turnarounds to be constructed at the end of such streets pending their extension when such turnarounds appear necessary to facilitate the flow of traffic or accommodate emergency vehicles. All temporary dead-end streets must meet SCDOT road standards.
- (c) *Road names.* A proposed road which is obviously in alignment with or an extension of an existing named road shall bear the name of the existing road. Except for the above, in no case shall the name of a proposed road duplicate or be phonetically similar to an existing road name, irrespective of the use of suffix (road, avenue, boulevard, drive, place, court, lane, etc.). It shall be unlawful for any person in laying out any new road to name such road on any final plat or instrument, without first obtaining the approval of the Oconee E-911 Addressing Office.

² Such designation shall be made by the County Administrator.

- (d) *Residential buffers for collector or arterial roads.* Where a subdivision abuts or contains an existing or proposed collector or arterial road; lots which abut or are adjacent to these existing or proposed collector or arterial roads shall face a local road. Other treatment may also be required, as necessary, for adequate protection of the landscape and residential properties and for separation of through and local traffic. Special treatment may be required, such as screen planting contained in a nonaccess reservation along the rear property line adjacent to the arterial road.
- (e) *Road design (geometric criteria).* In general, geometric criteria for road design shall be in accordance with standards of the South Carolina Department of Transportation (SCDOT). Said standards are those contained in the latest edition of "A Policy on Geometric Design of Highways and Streets" by the American Association of State Highway and Transportation Officials. Local and collector residential roads (public) shall be designed in accordance with the following standards.

(1) Minimum right-of-way, pavement, and shoulder width shall be as follows:

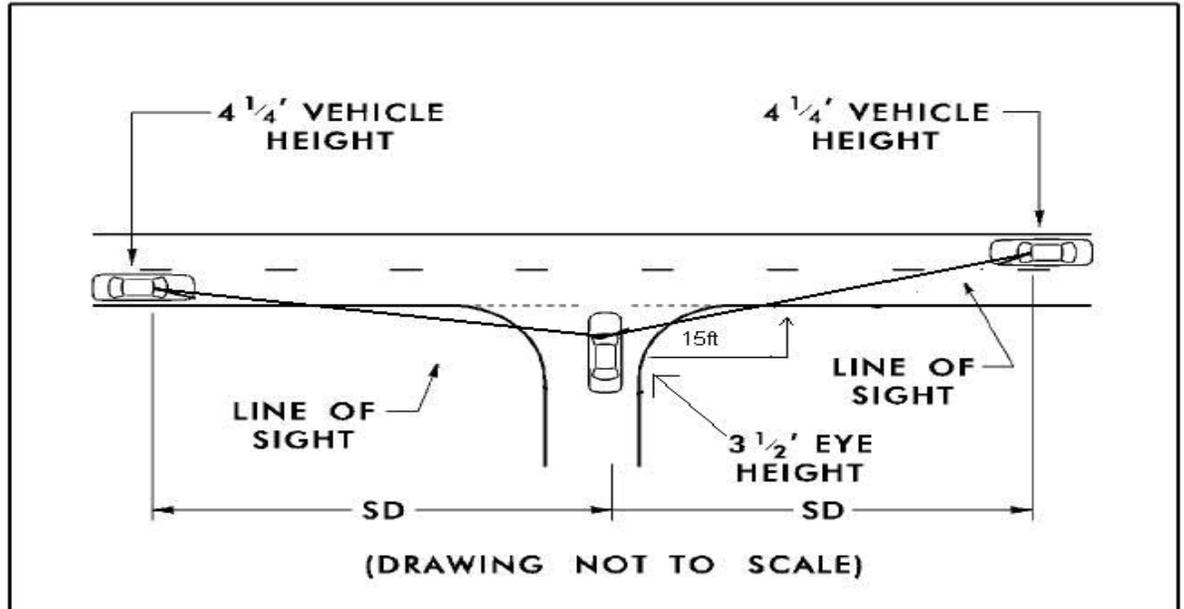
Road Type	Right-of-Way	Pavement	Shoulder
Arterial ¹	66' or greater	28'	10'
Collector	66'	24'	8'
Major local	50'	22'	6'
Minor local	50'	20'	4'

¹As determined by county engineer or the designee

For high density residential or nonresidential subdivisions or portions thereof, additional right-of-way or pavement width shall be provided when determined as necessary by the planning commission or county or the designee.

- (2) Cul-de-sacs shall comply with current fire regulations and codes. Dead-end streets without turnarounds are prohibited. All unpaved islands located within perimeters of a cul-de-sac shall be round in configuration, centered within the right-of-way, curbed and properly drained. The area utilized by any unpaved island shall not be considered part of the minimum area needed to meet the required dimensions for the cul-de-sac or right-of-way and shall be governed by the same standards for planted median islands, as set forth in this article.
- (3) Horizontal curvature shall be introduced at any change in road direction, and the minimum centerline radius shall be 150 feet for local roads and 250 feet for collector roads. Arterial road curvature shall be in accordance with state highway department standards. Minimum tangent between reverse curves shall be 150 feet for local roads, and 100 feet from curve to any intersecting road right-of-way.
- (4) Stopping distance on vertical curves, horizontal curves, or normal intersections shall allow at least 100 feet of sight distance for each ten miles per hour of the posted speed limit where the road intersects another public road.
- a. The sight distance shall be measured from a seeing height of 3½ feet, offset 15 feet from edge of road, to an object 4¼ feet in height above the grade of the public road, as stated in SCDOT's 1996 Access and Roadside Management manual. See drawing.

**SIGHT DISTANCE REQUIREMENTS
(DISTANCES GIVEN ARE FOR FLAT GRADES)**



DESIGN VEHICLE ENTERING ARTERIAL	SIGHT DISTANCE (SD) PER 10 MPH OF ARTERIAL SPEED FOR ARTERIAL WIDTH OF:		
	2 LANES	4 LANES	6 LANES
	FEET	FEET	FEET
PASSENGER CAR	100	120	130
SCHOOL BUS	130	150	170

- b. Minimum sight distance at intersections shall provide a clear sight triangle. The right-of-way shall be clear of obstacles to enable the minimum sight distance required, as determined by the speed limit of the road being accessed increases. The necessary right-of-way in either direction shall be entered upon the final plat prior to recording. Modifications may be required by the county engineer or the designee in order to ensure safety.
- (5) Roads shall be designed to intersect as nearly as possible at right angles. In no case shall the angle of intersection be less than 75 degrees. Minimum radius of curb or pavement edge at intersections shall be at least 20 feet at intersections with local roads and 25 feet at intersections with collector roads.
- (6) Road grades shall be no less than 0.5 percent and no greater than 12 percent. The following shall apply:

Road Classification	Maximum Grade
Arterial Roads	4 percent
Collector Roads	6 percent

Local	12 percent
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- (7) Proposed intersections on one side of a road shall coincide with existing or proposed intersections on the opposite side. Minimum centerline offset for intersections on the opposite side of a road shall be 150 feet. No two roads may intersect on the same side of a road at a centerline separation distance of less than 400 feet.
- (8) Intersections shall be designed with a flat grade whenever practical. When approaching an intersection in hilly or rolling areas, a leveling area shall be provided having not greater than a five percent grade at a distance of 30 feet, measured from the nearest right-of-way line of the intersecting street.
- (9) If the developer proposes a planted median island, the road right-of-way shall be divided in half for each half of the road (25 feet each side) with each lane centered in the right-of-way. A perpetual maintenance plan shall be submitted to the county prior to construction of said planted median island. the county shall not be responsible for maintaining any median vegetation. Vegetation within the right-of-way may be removed by the county if it presents a safety or visual hazard. All planted medians shall be drained and maintained by methods submitted by the developer and approved by the county engineer or the designee.
- (10) All driveway locations must be approved by the county engineer or the designee.
- (f) *Road construction.* In general, all public roads shall be constructed in accordance with the SCDOT "Standard Specifications for Highway Construction" (latest edition) as it related to earthwork, bases/subbases, paved surfaces, etc. The following requirements shall also apply:
 - (1) Paved road surfaces are required for all new roads. The county engineer or the designee may wave the strict application of aggregate requirements for hot mixed asphalt pavement with materials prepared with stone from the county rock quarry.
 - (2) The minimum base course for all roads shall consist of type #1 (550 lbs. per square yard) crushed gravel aggregates compacted on the roadway to a depth of not less than five inches. Compaction of the aggregate shall comply with the standards set forth in this article.
 - (3) *Local roads.* When hot asphaltic mix will be applied, specifications for set up are same as for the surface treatment. Asphalt shall be applied at no less than two-inch compacted of type as specified by the county engineer.
 - (4) *Collector roads.* Road base shall include 550 lbs. of stone per square yard (approx. 5) with two-inch surface course of asphaltic concrete.
 - (5) *Industrial/commercial roads.* Road base shall include 650 lbs. of stone per square yard (approx. 6) with two-inch surface course of asphaltic concrete.
 - (6) Road paving is required for all new nonresidential subdivisions falling under the jurisdiction of this article. Pavement design requirements for a nonresidential subdivision shall be in accordance with sound engineering principles as outlined in procedures adopted by the American Association of State Highway and Transportation Officials; or the Portland Cement Institute; or the National Asphalt Institute. All designs shall be subject to review and approval of the county engineer or the designee and the county planning commission. However, in no case shall the paving standard be less than the standard required for a new residential subdivision.
 - (7) The entire right-of-way area shall be cleared of all stumps, roots, brush, and other objectionable materials prior to grading roads. All tree stumps and other vegetation shall be removed to a depth of two feet below the sub-grade. Rock, when encountered, shall be scarified to a minimum depth of three inches below sub-grade. The entire right-of-way shall be graded.

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- (8) All debris and other material deemed unsuitable by the county engineer or the designee shall be removed before any dirt or soil is placed in fills for the subgrade. Unsuitable materials include any organic matter, unstable soil, trash, large stones, or other items that prevent the soil from being properly compacted.
- (9) All fill lifts shall be formed by placing and spreading the material in successive, uniform, horizontal layers of not more than six inches in depth for the full width of the cross section and shall be kept level by the use of approved equipment. Prior to each subsequent layer the compacted layer shall be scarified before placing fill. The county engineer or designated representative may call for compaction tests at the completion of any of the six-inch lifts being made. Each level will be compacted to a 95 percent proctor.
- (10) Suitable material shall be placed in the embankment for the formation, compaction, and shaping of all embankments, subgrades, shoulders, slopes, intersections, approaches and private entrances to conform to the typical cross section shown on the approved road construction plan.
- (11) When an embankment is to be on a hillside or against an existing embankment sloping more than 20 degrees from the horizontal, the slope of the hillside or existing embankment shall be plowed deeply or cut into steps before filling is commenced. All embankments shall be formed by placing and spreading the material in successive, uniform, horizontal layers of not more than six inches in depth for the full width of the cross section and shall be kept level by the use of approved equipment. Embankments over and around pipes, culverts, arches, bridges, or other structures shall be constructed of materials approved by the county engineer or the designee.
- (12) All pipe culverts shall consist of the following materials:
- a. Reinforced concrete conforming to the requirements of American Association of State Highway Officials (AASHO) M170 Class 3 pipe.
 - b. High density polyethylene (HDPE) corrugated with a smooth interior pipe conforming to the requirements of American Association of State Highway Officials (AASHO) M294M, Type S pipe.
- All pipe culverts shall be of sufficient size to adequately insure proper drainage. Calculations by a professional engineer licensed by the State of South Carolina must be submitted and approved by the county engineer or the designee. Rip-rap shall be securely installed over an approved silt barrier to the height of the high-water mark around the end of all pipe culverts.
- (13) In the event that the engineer, after consultation with appropriate authorities, deems the crossing of a watercourse to necessitate a bridge, such bridge shall conform to current SCDOT specifications for steel reinforced concrete bridges of at least 24 feet in width. Such bridges shall be at an elevation as to be approved by the county engineer or the designee.
- (14) All drainage inlets and outlets not accessible from the road right-of-way must include a permanent easement allowing the county access to the adjacent property needed to perform necessary maintenance work. Oconee County will not be responsible for any damage off of the right-of-way due to high water or flash flood conditions
- (g) *Compaction and testing.* Compaction of sub-grade and base courses shall conform to the applicable sections of the latest published edition of the South Carolina Highway Department Standard Specifications for Highway Construction. Nuclear compaction test may be conducted on all sub-bases as directed by the county engineer or the designee. A loaded (minimum of 60,000 lbs. gross weight) tandem roll test of the sub-base shall be performed. Any of the compaction tests may be directed by the county engineer or designated representative during an intermediate six-inch lift. A loaded (minimum of 60,000 lbs. gross weight) tandem roll test will also be performed upon setup of the base material prior to paving the road. Any substandard materials will be replaced and retested as directed by the county engineer or his designated representative. Upon completion of a road, all fills shall be protected by either seeding or rip-rap. All fills of 2½:1 or steeper

shall be protected by rip-rap. Shoulders and other disturbed soil along the entire cleared area of the right-of-way shall be seeded in such a manner as to ensure uniform sod.

(h) *Inspections.*

(1) A developer/owner shall notify the county engineer, or the designee, at least 48 hours prior to any requested inspection. Work done prior to inspection is done so at the contractor's and owner's own risk and may, upon decision of the county engineer or the designee, be required to be removed and redone or have the quality substantiated by any tests deemed necessary all at the contractor's and/or owner's sole expense. Inspections shall be required for the following:

- a. At the completion of clearing and grubbing operations;
- b. At the completion of rough grading;
- c. At the completion of all utility construction along road right-of-way (including but not limited to water, sewer, electrical);
- d. At the completion of subgrade;
- e. After installation and compaction of base course;
- f. During all pavement applications; and
- g. Final acceptance inspection.

(2) The contractor/owner's engineer shall be present for the following inspections:

- a. Rough grading inspections;
- b. Subgrade;
- c. Base course inspections; and
- d. Final acceptance inspection.

(i) *Financial responsibility for maintenance.* Following acceptance for maintenance by the county of any road, the developer/owner shall be financially responsible for all maintenance necessary due to deficiencies resulting from initial construction for a period of three years. The developer/owner shall post a bond or a letter of credit for the estimated cost of maintaining the road for three years from the date of acceptance. The county engineer or the designee shall determine the amount of the bond or letter of credit. The bond or letter of credit shall be maintained by the county finance department. The bond or letter of credit shall expire after three years from the date of acceptance of the road, or in the case of a subdivision road, after a build out of 70 percent of the subdivision, whichever occurs first. In order to facilitate the acceptance process, once a road had been substantially completed the developer/owner may request a written punch list from the county engineer or the designee. The punch list will note the items that must be completed prior to acceptance of the road by the county.

(j) *Contracts.* Notwithstanding any other provision of this section, the owner/developer may utilize an independent contractor to perform road work. In such case, the owner/developer shall be fully responsible for work performed by the contractor on said roads.

(k) *Financial liability.* The owner/developer shall be responsible for all costs in the design and construction of a road until said road is accepted as a county road by the county.

(l) *Road swales and channels.* All roadway ditches and channels shall be designed to contain, at minimum, a peak flow from a 25-year frequency storm. All roadway ditches and channels shall be designed so that the velocity of flow expected from a 25-year frequency storm shall not exceed the permissible velocities for the type of lining used. Rip-rap shall be placed for stops in road drainage swales as instructed by the county engineer or the designee. Swales shall be stabilized against erosion by grassing with a mixture of rye and

bermuda grass, or the appropriate grass for the season. Road swales shall be installed at a maximum depth of three feet and be designed to enable mowing by adjoining property owners.

- (m) Road signs on public roads. Road name signs shall be installed at all intersections within a subdivision. All other signs shall be installed as required by local and state law. All signage will be in accordance with the Manual of Uniform Traffic Control Devices. The developer shall be responsible for all costs of road signage for private drives, private roads, and proposed county roads (at a cost determined by resolution of county council from time to time) prior to acceptance of road by the county. Any person who shall willfully or maliciously damage, deface, remove or otherwise tamper with a sign erected by a subdivider or the county designating the name of any county road shall be guilty of a misdemeanor. In addition, thereto, such person shall be liable to the county for the cost incurred by the county as a result of said criminal acts.
- (n) *Roadside drainage.* Roads may be constructed with drainage swales shoulders at a 12:1 slope. Where road grade exceeds ten percent, curb and gutter, paved drainage swales, or rip rap swales shall be provided. Curb and gutter may be roll type or standard 90 degrees curb.
- (o) *Temperature and weather restriction on asphalt paving work.*
 - (1) No hot mix asphalt surfacing work shall be performed on wet surface, or when the temperature is below 45 degrees Fahrenheit in the shade and falling, or when weather conditions are otherwise unfavorable. unless approved in writing by the county engineer or the designee, no surface treatment of a road planned by the owner/developer for acceptance into the county road system shall be begun before March 15 of each year. Unless approved in writing by the county engineer or the designee, surface treatment of a road planned by the owner/developer for acceptance into the county road system shall be completed prior to October 15.
 - (2) The mixture shall be delivered to the spreader at a temperature between 225°F and 325°F and, except for sand asphalt mixture for base course construction, within 30°F of the temperature at the plant.
- (p) *Drainage structures.*
 - (1) Crossline pipes shall be designed to carry runoff from a 25-year, 24-hour design storm and shall be RCP Class III concrete. The design shall be determined using runoff data sources and standard methods approved by the county engineer or the designee. In no event shall a pipe less than 18 inches in diameter be accepted by the county. Crossline pipes or structures along Waters of the State shall be designed to pass a 100-year, 24-hour design storm.
 - (2) Concrete culverts must conform to South Carolina Highway Department requirements. HDPE double wall corrugated with a smooth interior pipe conforming to the requirements of American Association of State Highway Officials (AASHO) M294M, Type S pipe or an approved equivalent shall be accepted where sufficient fill over the pipe is provided. No corrugated metal pipes shall be accepted. No culvert shall be less than 15 inches in diameter.
 - (3) Unless approved by the county engineer or the designee prior to construction, all pipes shall be laid in a trench. All trenches shall be excavated so as to allow for safe and proper installation. All backfill work shall comply with standards specified by the pipe manufacturer; however, in no case shall backfill covering a culvert be less than ten inches deep (pavement and/or base thickness shall not be considered part of this required minimum depth). All fill shall be compacted to 95 percent of standard proctor test in the top foot of fill.
 - (4) The jointing of sections of culvert shall be done in a workmanlike manner in accordance with the standard practice recommended by the manufacturer of the culvert being used.
 - (5) The ends of all pipe culverts shall be properly protected to prevent piping, erosion and scour. Placement of filter fabric and rip-rap shall be considered minimum treatment. End treatments shall be approved by the county engineer or the designee and shown on the plans.

- (6) All crossline drainage culverts shall be located in natural drainage areas or depressions, and shall terminate in a dedicated drainage easement no less than 20 feet wide.
- (7) Junction boxes of an approved type will be constructed at all points where the line of pipe changes course or direction ten degrees or more and at proper intervals along the line of pipe.
- (8) A means of access to inlet and outlet points of drainage structures and appurtenances must be provided and shown on the plans. Oconee County shall not be held liable for flood damage outside recorded drainage easements.
- (9) Exits for surface water in sideline ditches shall comply with the standards put forth in the following table:

Table—Surface Water Exit Intervals

Road Grade	Maximum Exit Interval
0—2 percent	800 feet
2.1—4 percent	700 feet
4.1—6 percent	600 feet
6.1—8 percent	500 feet
8.1—10 percent	400 feet
10.1—12 percent	300 feet
More than 12 percent	200 feet

- (10) Exit intervals for surface water along curb and gutter roads, also known as catch basin spacing, shall be designed to limit the spread to seven feet from the face of curb. The two-year design storm shall be the basis for determining the stormwater runoff. In no case shall the spacing exceed 800. Special attention should be used designing exits at cul-de-sacs, to prevent overtopping the curb and catch basin.
- (q) Sidewalks are only permitted in county rights-of-way when they meet the following conditions:
 - (1) A financially responsible entity, as determined by the county in its sole discretion (the "responsible entity"), agrees to perform necessary maintenance and repair to the sidewalk and accepts all real and potential liability arising from the existence and use of the sidewalk. The responsible entity must, prior to sidewalk construction, enter into an agreement with the county that establishes the responsible entity's maintenance, repair, and liability obligations. These obligations will include the duty to defend and hold the county harmless from any damages or claims for damages in any way related to sidewalk construction, maintenance, and repair.
 - (2) The sidewalk shall be designed by a professional engineer, licensed in the State of South Carolina, to meet the most recent applicable South Carolina Department of Transportation ("SCDOT") minimum standards and be in a form consistent with all applicable SCDOT standard drawings. The sidewalk shall be constructed in strict compliance with the approved design. Sidewalk design and construction must be timely submitted for approval by appropriate county personnel.
 - (3) Necessary maintenance and repair of the sidewalk will be performed expeditiously and in a manner consistent with the most recent applicable SCDOT minimum design standards and standard drawings.
- (r) Sidewalks are only permitted in private rights-of-way when they meet the following conditions:

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- (1) A financially responsible entity, as determined by the county in its sole discretion (the "responsible entity"), agrees to perform necessary maintenance and repair to the sidewalk and accepts all real and potential liability arising from the existence and use of the sidewalk.
 - (2) The sidewalk shall be designed by a professional engineer, licensed in the State of South Carolina, to meet the most recent applicable South Carolina Department of Transportation ("SCDOT") minimum standards and be in a form consistent with all applicable SCDOT standard drawings. The sidewalk shall be constructed in strict compliance with the approved design. Sidewalk design and construction must be timely submitted for approval by appropriate county personnel.
 - (3) The final plat submitted for approval and recordation must include the following:

"THE SIDEWALK LOCATED IN THE RIGHT-OF-WAY SHOWN ON THIS PLAT SHALL BE PRIVATE, NOT OWNED, MAINTAINED, OR OVERSEEN BY OCONEE COUNTY, AND NOT CONSTRUCTED PURSUANT TO ANY PLAN FOR FUTURE ACCEPTANCE BY OCONEE COUNTY. SIDEWALKS IN RIGHTS-OF-WAY SHOWN UPON THIS PLAT SHALL NOT BE ACCEPTED FOR MAINTENANCE BY OCONEE COUNTY AT ANY TIME IN THE FUTURE. MAINTENANCE OF THE SIDEWALK SHALL BE THE RESPONSIBILITY OF _____."
 - (4) Necessary maintenance and repair of the sidewalk will be performed expeditiously and in a manner consistent with the most recent applicable SCDOT minimum design standards and standard drawings.

(Ord. No. 2008-19, Art. 3(1—17), 12-16-2008; Ord. No. 2010-17, § 2A, 9-21-2010; Ord. No. 2022-23, §§ A, B, 10-18-2022)

Sec. 26-4. Commercial and industrial roads and streets.

- (a) In addition to residential road requirements set forth, the following standards shall apply to commercial and industrial roads.
 - (1) *Rights-of-way and road widths.* The following right-of-way and road widths are established:
 - a. Right-of-way: Minimum width is 66 feet.
 - b. Roadway width: Width is 24 feet with 12-foot lanes plus two-foot valley gutters or six-inch high curbing and two-foot concrete valley on each side.
 - (2) *Grades.*
 - a. The minimum grade shall not be less than one percent and the maximum shall not be more than seven percent.
 - b. All proposed street grades, when intersecting an existing street or highway, shall be constructed so as to meet the same horizontal grade at the existing intersection and shall have an elevation for a distance of 30 feet equal to the curb line grade of the existing street to which the proposed connection is being made. All proposed street connections to existing streets or highways having existing sidewalks crossing their intersection alignment shall be constructed by removal of the sidewalk to the new proposed curb radii.
 - (3) *Horizontal (circular) curves.* Where a deflection angle of more than five degrees in the alignment of the street occurs, the right-of-way shall be curved. The minimum horizontal radius of curvature at the centerline of the proposed street right-of-way shall not be less than 250 feet.
 - (4) *Vertical (crest-sag) curves.* Changes in vertical grade shall be connected by vertical curves of minimum length equal to 25 times the sum of both approaching grades stated in percent of grade. Example: A five percent slope upward meeting a four percent slope downward requires a curve length of $9 \times 25 = 225$ feet.

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- (5) *Intersecting roads and road offsets.*
 - a. Intersecting roads. Industrial/commercial roads shall be laid out so as to intersect as nearly as possible at right angles and no road shall intersect any other road at an angle less than 80 degrees.
 - b. Road offsets. Where there is an offset in the alignment of a road across an intersection, the offset of the centerline shall be not less than 200 feet.
 - (6) *Cul-de-sacs.* The circular right-of-way radius shall be 66 feet and paved turning circle with the same center point and a radius of 50 feet is required.
 - (7) *Temperature and weather restrictions on asphalt paving work.*
 - a. No hot mix surfacing work shall be performed on wet surface, or when the temperature is below 45 degrees Fahrenheit in the shade and falling, or when weather conditions are otherwise unfavorable. Unless approved in writing by the county engineer or the designee, no surface treatment of a road planned by the owner/developer for acceptance into the county road system shall be begun before March 15 of each year. Unless approved in writing the county engineer or the designee, no hot mix surface treatment of a road planned by the owner/developer for acceptance into the county road system shall be done after October 15.
 - b. The mixture shall be delivered to the spreader at a temperature between 225 degrees Fahrenheit and 325 degrees Fahrenheit and except for sand asphalt mixture for base course construction, within 30 degrees Fahrenheit of the temperature at the plant.

(Ord. No. 2008-19, Art. 4(1—7), 12-16-2008)

Sec. 26-5. Road upgrades.

- (a) *Upgrade of existing county roads.*
 - (1) Roads owned and/or maintained by the county shall be listed on a road maintenance plan maintained by the county road department. Any road not meeting the current standards for public roads as adopted by the county shall be identified. Those roads that do not meet the current county standards and are in the primary development areas identified on the county future land use map shall be placed on the priority upgrade list. A rating system shall be used to prioritize the roads on the priority upgrade list, with those roads receiving the highest score having the highest priority. Until the county future land use map is amended in 2009, primary development areas shall include those areas identified in the comprehensive plan defined as residential areas and transitional growth areas.
 - (2) Roads on the priority upgrade list shall be upgraded in such a manner as to account for the current and projected traffic levels. These projections shall be based upon the best information available and anticipate changes occurring over the next 25-year period.
 - (3) The following rating factors shall be used in determining the priority upgrade list:
 - a. Condition and width of driving surface;
 - b. Existing hazards;
 - c. Right-of way acquisition; and
 - d. Current and projected traffic levels.
 - (4) County roads (whether paved or gravel) that are located outside the primary development areas as identified in the county future land use map may be placed on the priority upgrade list based on the

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- recommendation of the county engineer or the designee and the agreement of the council's transportation committee.
- (5) The county engineer or the designee shall review all roads within the county road system on an annual basis and make recommendations to the county planning commission regarding changes to the priority upgrade list. The planning commission shall review the priority upgrade list on an annual basis and make recommendations to county council for changes to the list. The county engineer or the designee shall estimate a projected completion date for all roads on the Priority Upgrade List. The county engineer or the designee shall update the projected completion date on an annual basis. The county engineer or the designee shall consider available funding sources in making these completion projections.
- (6) In the event that a developer/subdivider is required to upgrade a county road in the primary development area, in accordance with section 26-5(b) of this article, the county and the developer/subdivider shall enter into a reimbursement agreement. The reimbursement agreement shall allow the developer/subdivider to receive reimbursement for the total cost of upgrading the road to the minimum county road standard. The cost of upgrading a county road may include the cost of right-of-way acquisition and the moving of existing utilities. The cost of upgrading the road shall not include the upgrade of utilities within the road right-of-way. The source for reimbursement shall be from rollback taxes, if any, and the incremental tax increase of property resulting from New Development accessed by the upgraded road. The reimbursement agreement shall include not more than ten percent of any rollback taxes on the property to be developed and such percentage of said incremental tax increase sufficient to allow the developer/subdivider to receive reimbursement for his/her/its total cost in upgrading the road over a period of time not to exceed ten years from the date that the county approves the final plat and the plat is recorded. Any reimbursement agreement shall only include the county portion of any rollback tax or incremental tax increase.
- (7) A developer/subdivider who is planning a development that will impact a county road in such a way that the road classification will change, and said road is already scheduled to be upgraded by the county within the next five years, according to the Priority Upgrade List, may be assigned a higher priority on the Priority Upgrade List by agreeing to allocate ten percent of the proposed development for affordable housing or provide the same amount of affordable housing in another location in the county. Affordable housing provided in this section shall be of the same type of construction (ex. stick built, modular, etc.) as the new development.
- (b) *Impact on existing roads system.* In order for the county to approve a subdivision site plan, a subdivision plat or a building permit for a subdivision project, the county road or network of county roads that serve said proposed development must be adequate to accommodate any increase in traffic resulting from said proposed development. For all developments consisting of more than ten dwelling units, the developer/subdivider shall submit a traffic impact/road capacity study demonstrating the impact of traffic upon any county road servicing the subdivision, either directly or indirectly. The extent of the study shall be determined by the county engineer or the designee. The traffic impact/road capacity study shall be reviewed by the county planning director and the county engineer or the designee. In the event that the county planning director and the county engineer or the designee determine that the subdivision will increase the average daily traffic (ADT) on a county road to the extent that said road will need to be upgraded to safely accommodate the increase in traffic, improvements to the road must be made in accordance with the road classification set forth in the definitions section of the land development and subdivision regulations ordinance (Ordinance 2008-20 [as codified in chapter 32, article VI, §§ 32-211—32-226]). The developer/subdivider shall be responsible for all costs (including right-of-way acquisition) necessary to upgrade the road.
- (c) *Criteria for road improvement projects.*
- (1) A minimum of 50 feet of right-of-way is required for the entire road.

- (2) Utilities must not be located, to the extent practicable, beneath the road surface (excluding sanitary sewer).
- (3) A minimum of 50 feet radius of right-of-way is required for the purpose of constructing an appropriate turnaround for improvements projects along terminating roads.
- (4) Road improvement projects to match existing county standards, to the extent practicable.

The above criteria shall apply to paved and unpaved road improvement projects. From time to time, council may need to waive the above requirements on a case-by-case basis.

(d) *Scoring gravel roads.*

- (1) A trip generation prediction will be calculated with data collection and other methods outlined by the Institute of Transportation Engineers.
- (2) ADT (Modeled or Measured Average Daily Trips) will be combined with safety Parameters as follows:

Slope or grade	X 20 points
Intersection	X 20 points
Width	X 20 points
No Cul-de-sac	X 20 points
Alignment	X 20 points

- (3) ADT and safety parameters will be the primary factors in scoring gravel roads.
- (4) For example, if traffic counts were measured to be 480 ADT; and the slope exceeded 12 percent, it was 20 feet, and had no cul-de-sac the score would equal $480 + 60 = 540$.

(Ord. No. 2008-19, Art. 5(1—4), 12-16-2008)

Sec. 26-6. Acceptance of roads into county road system.

The following provisions shall apply to the construction of any road intended for future acceptance into the county road system.

- (1) No road shall be accepted by the county for maintenance and incorporated within the county road system unless the same be shown and delineated upon a plat of survey duly recorded in the office of the county Register of Deeds. Such plat of survey shall contain the following language:

 THE ROAD RIGHTS-OF-WAY SHOWN ON THIS PLAT ARE PRIVATE AS OF THE DATE OF THIS PLAT. THE ROAD RIGHTS-OF-WAY HAVE, HOWEVER, BEEN CONSTRUCTED PURSUANT TO A PLAN TO REQUEST FUTURE ACCEPTANCE OF THE ROAD RIGHTS-OF-WAY INTO THE OCONEE COUNTY PUBLIC ROAD SYSTEM, CONSISTENT WITH CHAPTER 26 OF THE OCONEE COUNTY CODE OF ORDINANCES. UNTIL THE ROAD RIGHTS-OF-WAY ARE ACCEPTED BY OCONEE COUNTY INTO ITS PUBLIC ROAD SYSTEM, IF EVER, MAINTENANCE OF THE ROAD RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF _____. FUTURE ACCEPTANCE, IF ANY, OF THE ROAD RIGHTS-OF-WAY INTO THE OCONEE COUNTY PUBLIC ROAD SYSTEM SHALL BE EVIDENCED BY A SEPARATE DOCUMENT.
- (2) A construction plan with sufficient detail, including a cross section of the proposed road, shall be submitted to the county engineer or the designee prior to commencement of construction. No construction shall commence unless the plan has been approved by the county engineer or the designee.

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- (3) A deed granting a right-of-way as specified in this article shall be tendered to the county by the property owner/developer before a road shall be accepted into the county road system. Upon acceptance of such deed or right-of-way by the county, the owner/developer shall be notified in writing of the fact of such acceptance, and the same writing shall constitute an agreement on the part of the county to maintain and incorporate the said road into its system. The county administrator shall accept or deny the proffered deed or right-of-way for the county upon receipt of certification by the county engineer or the designee that said road has been constructed in accordance with the regulations set forth in this article.
 - (4) Prior to acceptance by the county for maintenance and incorporation within the county road system, all roads shall meet all road construction standards set forth in this article.
 - (5) No road shall be accepted into the county road system until the surface is treated in a manner and using such materials as approved by the county engineer or the designee. The county engineer or the designee shall furnish specification requirements upon request. The county engineer or the designee shall be notified by the developer/owner prior to the commencement of any construction, and shall be given periodic progress reports and periodic inspection reports as specified by the county engineer or the designee. Such progress and inspection reports are to include notification of the ending and planned commencement of construction intervals or phases. The county engineer or the designee shall certify in writing to county council that the road to be accepted into the county road system has been constructed in accordance with the regulations set forth in this article. A copy of the certification shall be sent to the county administrator.
 - (6) The county may accept a road as a county road through the creation of a special tax district, a legislatively created administration division of the county whereby resident freeholders fund, through the collection of uniform fees included on the annual property tax bill, upgrades to existing private roads in order for such roads to meet the standards of and for the purpose of acceptance into the county road system.
 - (7) No expenditures of any public funds shall be made on any road or right-of-way, which has not been accepted as a county road.
 - (8) The roadway must connect to at least one federal, state, county, or municipal roadway.
 - (9) No private road shall be accepted into the county public road system if the designated right-of-way requirements conflict with setback or lot density zoning standards.
 - (10) The county administrator is hereby authorized to accept roads and rights-of-way on behalf of the county.

(Ord. No. 2008-19, Art. 6, 12-16-2008)

Sec. 26-7. Regulating the use of county roads.

- (a) *Connection to, or easements or rights-of-way on county roads.* Notwithstanding any other provision of this Code, all connections to county roads, whether temporary or permanent, such as, without limitation, driveway cuts, logging or construction cuts, roadway intersections, and every other form of connection, must be approved in writing, in advance of any such connection, temporary or permanent, by the county engineer or the designee, in accordance with subsection 26-3(e)(10) hereof.

The county may only authorize encroachments or grant easements or rights-of-way, for any purpose, on those county roads for which it owns the right to do so, such as on rights-of-way deeded to the county in fee simple title. For other roads, such as those for which the county owns less than fee simple title, such as roads for which the county has only prescriptive easements, the county may only grant encroachments, easements, and

rights-of-way consistent with its interests. Any encroachment, easement or right-of-way granted by the county on a county road must be approved in writing by the county engineer or the designee after making a full investigation of the matter and considering all factors, including the applicant's needs, as well as the needs of the county, including, without limitation, good engineering standards, the need to maintain county rights-of-way and keep them open, the convenience of the traveling public, and other similar professional considerations. If the county engineer or the designee approves such encroachments, easements, or rights-of-way, the easements or rights-of-way may only be granted by county council, by ordinance, following a public hearing as a conveyance of interests in real property. The county engineer or the designee may approve encroachments properly undertaken in accordance with this chapter.

- (b) *Work on county right-of-way.* Property owners adjoining the county road right-of-way may request that the county perform work within the right-of-way to install new driveway aprons, mailbox turnouts, and/or culverts within the county maintained right-of-way. The county, at its sole discretion, may elect to perform such work on a first pay, first scheduled, time-available basis. If the county performs such work, the property owner shall pay 2.5 times the material costs to cover the material cost and labor for said project. The property owner shall sign a hold harmless agreement releasing the county from any liability associated with said work, in advance of scheduling the project. If the county constructs such driveway aprons, mailbox turnout, or culverts within the county right-of-way, such work will be maintained by the county as a part of the county road system from that point.

The county engineer, or his designee will provide a nonbinding, cost estimate for the material cost of the project. Special services or equipment needed to complete the job will be billed as invoiced by the contractor or vendor providing the special service or equipment.

(c) *Drainage.*

- (1) Property owners adjoining the road right-of-way may request that the county perform work to assist the property owner with a drainage problem. The county may, at its sole discretion, construct berms, swales and/or ditches, or install pipe along the county maintained road right-of-way. The property owner shall pay 2.5 times the material costs to cover the material cost and labor for said project. The property owner shall sign a hold harmless agreement releasing the county from any liability associated with future drainage problems, in advance of the county considering and scheduling such project. Such projects will be scheduled, if at all, on a first pay, first scheduled, time-available basis and will be maintained by the county, as a part of the county road system from that point.
- (2) The county engineer or the designee, will provide a cost estimate for the material costs of the project. Special services or equipment needed to complete the job will be billed as invoiced by the contractor or vendor providing the special service or equipment.
- (3) The county cannot assist in any drainage matter outside of the road right-of-way, and may only perform work within the county right-of-way.
- (4) No property owner or any other person shall modify any drainage in any manner that affects a county road without the written approval, in advance, of the county engineer or the designee.

(d) *Damages.*

- (1) Any person, entity or utility that engages in an activity which causes damage to a county road or road structure shall be responsible for repairing said county road or road structure to SCDOT standard specifications for highway construction. This does not include normal wear and tear to a road caused by normal use of said road.
- (2) Any person driving, operating or moving any vehicle, object or contrivance upon any county road or road structure shall be liable for any damage which road or structure may sustain as a result of dragging, scraping, breaking or any other damage done to said road or structure. Any such persons will also be liable to the county for the cost of such injury or damage.

(e) *Encroachment.*

- (1) All persons desiring to excavate within, encroach upon, or in any way alter a county maintained road and/or right-of-way, shall notify the county engineer or the designee and submit to the county road department an application for an encroachment permit, together with the required fees and security as determined and established periodically by county council. Notice will be given by the applicant to the county at least 48 hours prior to initiating such work, and only after receiving an approved permit from the county. A schedule of required fees and securities shall be available for review from the county road department. No person may excavate within, encroach upon, or in any way alter a county maintained road or right-of-way without the written approval, in advance, by approved permit, of the county engineer or the designee. In determining whether to approve any such request, and issue a permit, the county engineer or the designee will consider all factors, including the needs of the applicant, as well as the needs of the county, including, without limitation, good engineering standards, the need to maintain county rights-of-way and keep them open, the convenience of the traveling public, the applicant's compliance with previous permits, including temporary permits, and policies of the county, and other similar professional considerations, including, without limitation, the provisions of the encroachment permit policy (encroachment permit policy) which is maintained by the Oconee County Road and Bridges Department and approved by county council from time to time and is included herein by reference. The county engineer or the designee may impose restrictions on any granted approval and permit under this section, consistent with such professional considerations; including, without limitation, up to and including temporary suspension or permanent revocation of such permit, for failure to comply with the permit terms or these policies. Any appeal from any decision of the county engineer or the designee under this section will be treated as a request for a variance from road standards and handled in accordance with the procedures of section 26-8 of this Code.

Oconee County Council shall, from time to time, approve the county's encroachment permit policy, including, without limitation, the policy itself, as well as the encroachment permit application form, and the schedule of fees for the application of the policy. The initial encroachment permit policy, encroachment permit application form, and fee schedule are attached as exhibits to this section, and are hereby approved. For minor nonsubstantive revisions, the county, acting by and through the county council, may revise the policy, application form, or fees, as it desires, in the future by simple resolution of county council, and may include the fees schedule in the schedule of departmental fees that is contained in a proviso in the annual county budget ordinance. More substantial, and all substantive revisions to policy, application form, and fees must be revised by county council ordinance, including, without limitation, the annual county budget ordinance.

- (2) Upon completing the permitted activity, the applicant shall restore the county maintained road and/or right-of-way to its original condition (except for any permanent alteration approved by county permit, and through a county-granted right-of-way or easement), insuring that all repairs conform to the requirements contained in the SCDOT standard specifications for highway construction and the encroachment permit policy. Eighteen months after the permitted activity is satisfactorily completed, the security shall be returned to the applicant provided the county engineer or the designee, upon final inspection, approves the repair. If the county engineer or the designee deems the repair to be unacceptable, the security shall be retained by the county and used to properly repair and restore the road and/or right-of-way to its original condition. Once the road and/or right-of-way has been properly repaired, any excess security will be returned to the applicant, it being understood that, in one form or another, all costs of encroachment upon, or any alteration of a county maintained road or right-of-way shall be borne by the applicant.
- (3) Driveway aprons and mailbox turnouts abutting county maintained roads are encroachments, subject to the provisions of this section, and will be the responsibility of the property owner, as to construction and maintenance, subject to the provisions of subsection 26-7(b), and subject to the caveat that if the

county constructs or manages a road project, driveway aprons and mailbox turnouts may be part of the project, subject to the terms of such subsection 26-7(b).

(4) A violation of the encroachment permit policy is a shall be a misdemeanor and, upon conviction, is punishable as provided by law.

(f) *Road safety.*

(1) All persons shall park vehicles and equipment at least three feet from the edge of the driving surface on all roads. Parked vehicles and equipment shall not block ditches and swales or in any way inhibit drainage.

(2) No person shall place any type of material within three feet of the driving surface.

(3) No person shall place a sign on a road in the county that will restrict visibility or inhibit sight lines of drivers.

(4) Signs (other than these regulated by state or federal law, such as political signs) remaining in place for more than seven days on county roads, will require an encroachment permit from the county road department.

(g) *Inspections.* A developer/owner or any other affected entity shall notify the county engineer or the designee at least 48 hours prior to any requested inspection required by this chapter for public or private roads. Inspection fees, for such inspections, shall be established by resolution, ordinance or other official act of county council from time to time, and must be paid, in full, before the county will finally accept the road(s) in question. All such fees, once paid, shall be maintained by the county in a separate account used only for the road inspection program of the county, and will only be in such amount(s) as will be sufficient to maintain such program. Work done prior to inspection is done at the contractor's and owner's own risk and may, upon decision of the county engineer or the designee or designee, be required to be removed and redone or have the quality substantiated by any tests deemed necessary, all at the contractor's and/or owner's sole expense. Inspections shall be required for the following:

(1) At the completion of clearing and grubbing operations;

(2) At the completion of rough grading;

(3) At the completion of all utility construction along road right-of-way (including but not limited to water, sewer, electrical);

(4) At the completion of subgrade;

(5) After installation and compaction of base course;

(6) During all pavement applications; and

(7) At final acceptance inspection.

(h) *Penalties.* Failure to comply with any of the requirements of this article constitutes a misdemeanor and shall be punishable as set forth in section 1-7. In addition, in the event that the county must file a civil suit in order to enforce its rights under this article, the county shall be entitled to reasonable attorney's fees.

(Ord. No. 2008-19, Art. 7(1—5), 12-16-2008; Ord. No. 2010-17, § 2B, 9-21-2010; Ord. No. 2013-16, § 2B, 7-16-2013)

Editor's note(s)—The Oconee County Roads and Bridges Department Encroachment Permit Application and Policy are incorporated herein by reference as if fully set out at length. A copy is on file and available for inspection at the offices of the county.

Sec. 26-8. Reserved

Sec. 26-9. Road closure and abandonment.

- (a) Prior to any request for abandonment and closure of an Oconee County public road being brought before county council, county staff, including, without limitation, the Oconee County Roads and Bridges Department, will conduct a thorough investigation, adequate to determine: whether the road in question is, or ever has been, a county road; whether the road still is a county road; whether the road is still in general public use or has been practically abandoned; whether the county has any documentation relating to the status of the road, such as a dedication of right-of-way or easement, or a deed, or whether such road was subject to a prescriptive easement or easement by usage; whether there is any other information which would assist county council in determining whether the best interests of the Oconee County public will be served by consenting to the abandonment and closure of the road in question or by not so consenting. As a part of the investigatory process addressed herein, the Oconee County Roads and Bridges Department will post, adjacent to the road in question, a sign, marked so as to be as conspicuous as possible, prominently providing notice that the road, or portion thereof abutting the sign, is proposed for abandonment and closure, soliciting citizen comments concerning such proposed abandonment and closure, and providing notice of address and telephone number at the Oconee County Public Works Department to which concerned citizens may forward comments concerning such proposed abandonment and closure.
- (b) Following the investigation referred to in paragraph 1, *supra*, county staff will make a recommendation to the Transportation Committee of Oconee County Council, which, in turn, will make a recommendation to Oconee County Council as to whether the request for abandonment and closure should be honored or not, and provide the results of the staff investigation to county council for its use and final determination whether the county will consent to such abandonment and closure. Included with the recommendation will be any public comments received and the recommendation(s) of county staff and the transportation committee.
- (c) County council shall then, in public meeting, make a determination as to whether the request for abandonment and closure should be consented to by the County, acting by and through county council, and shall signify its decision by motion, if such decision be negative, and shall signify its decision by resolution of county council, if such decision be positive.
- (d) If county council consents to the abandonment and closure of a county public road, as addressed herein, the resolution of county council consenting to such abandonment and closure shall state, with particularity, the road, or section thereof, to be closed; the basis for county council's decision to consent to the abandonment and closure of the road; and the absolute requirement that, prior to the road, or portion thereof, in question being closed, the primary private party(ies) in interest (unless the county, itself, is the party requesting the road closure, in which case the county will be the primary party in interest to comply with this section) shall fully comply with all applicable law, including, without limitation, S.C. Code 1976, § 57-9-10, as amended, and shall provide all required notice and service of process. Only upon the meeting of such conditions and the fulfillment of such procedures will the county council consent to such abandonment and closure be considered final, and that shall be stated in such resolution.

(Ord. No. 2010-28, §§ 1—5, 10-19-2010)

Sec. 26-10. Legal provisions.

- (a) These regulations expressed in this article shall be considered as the minimum provisions for the protection of the health, safety, economy, good order, appearance, convenience, and welfare of the general public.
- (b) *Conflict with other laws, ordinances, or regulations.* Whenever the requirements made under authority of these regulations impose higher standards than are required in any statute or local ordinance or regulation, provisions of these regulations shall govern. Whenever the provisions of any other statute or local ordinance or regulation impose higher standards than are required by these regulations, the provisions of such statute or local ordinance or regulations shall apply.

(Ord. No. 2008-19, Art. 9(16.1, 16.2), 12-16-2008; Ord. No. 2010-28, § 5, 10-19-2010)

Sec. 26-11. Identify roads in the county road system.

- (a) *Purpose.* The purpose of this section is to establish the criteria, method and means of identification of all roads making up and comprising the Oconee County (the "county") road and highway system (the "county road system") and to discontinue from the county road system those streets, roads and highways found by the county to be useless and unnecessary for the convenience and necessity of the general public. Nothing herein shall be deemed to amend, alter, or revoke, in any regard section 26-6 of the Oconee County Code of Ordinances (the "Code of Ordinances"), relating to the acceptance of roads into the county road system, nor any other section of chapter 26 of the Code of Ordinances, except as explicitly addressed herein.
- (b) *Oconee County road map.* The county department that currently maintains the Geographic Information System (the "GIS") of the county shall maintain in its office a map of the county and such other records as may be deemed necessary or convenient showing the location and number of each roadway within the county which is a part of the county road system (the "county map"). On the direction of the Oconee County Council, in accordance with policy established by the Oconee County Council and actions of the Oconee County Council, the public works director shall request the county department that maintains the GIS to make such additions and deletions of road and highway sections upon such county map, as may be necessary to keep such county map current as conclusive evidence of the existence of a county road or highway. The public works director shall review such additions and deletions of road and highway sections, made through the GIS, to such county map for accuracy and shall inform the county administrator that such county map has been updated appropriately. At such time, the county administrator shall inform the county council that such county map has been updated as directed by county council. Where practical, written rights-of-way shall be obtained on roads and highways maintained by the county. Provided, however, recognizing that many roadways presently a part of the county road system have been acquired by prescriptive right or use, written easements or deeds of right-of-way shall not be necessary to conclusively establish the existence of a county road. All newly-constructed county roads, including subdivision roads, shall become a part of the county road system only in accordance with section 26-6, hereof, and only when granted by written instrument, either by deed or dedication on plats of subdivisions duly filed in the office of the clerk of court which are formally accepted by the administrator of the county, pursuant to policy established by the Oconee County Council.

Notwithstanding any other provision of this section, it shall not be necessary to notify the Oconee County Council when merely the name of an existing county road or highway section, which is currently included in the county road system, as evidenced by the inclusion of the road or highway section in the county map, is changed on the county map in accordance with existing county policy and procedures, to keep such county map current.

- (c) *Findings of fact.* The Oconee County Council, by this section, declares the following findings of fact:

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- (1) An attempt has been made and will continue to be made to identify all roadways located in the county which are useful and necessary for the traveling public and have been designated and treated by the county as county roads; and
 - (2) Such roadways have been maintained by the county since at least January 1, 1981, or have been dedicated to and accepted by the county in accordance with then-current county policies as county roads; and
 - (3) There exist many roadways which were formerly maintained by the county, upon which maintenance is no longer required by reason of disuse or which were maintained by the county under circumstances possibly contrary to the statutory law of this state, none of which have ever been accepted by the county as county roads or designated as such in accordance with then-current county policies.
- (d) *Official roads; discontinuance of all other roads as Oconee County roads.* Based upon the continuing findings of fact of the Oconee County Council set out by subsection (c) hereof, the official road and highway system of Oconee County shall include only the following roads as Oconee County roads:
- (1) Those unpaved roads or highways continuously maintained by county equipment as duly authorized by the administrator (or his/her predecessor) of the county since January 1, 1981, and thereafter, and treated as and called county roads; and
 - (2) Those roadways, streets or highways accepted into the county road system since January 1, 1981, by reason of and in accordance with the provisions of the Code of Ordinances pertaining to non-subdivision roads, including newly-constructed roads, and subdivision roads; and
 - (3) All paved or asphalted roads running in and through the county other than roads and highways of the state and federal highway systems, and roads designated on the county records as "private roads", upon receipt of evidence satisfactory to the county administrator and public works director that such road(s) are, in fact, public roads of the county, including, without limitation, through proof of dedication to public use and acceptance by the county, or by proof of continuous use and maintenance as public roads by the county for the period of time as statutorily required by Section 15-67-210, et seq., of the Code of Laws of South Carolina, 1976, or successor legislation, as amended, to establish adverse possession, or other good and sufficient proof; provided, however, any portion of a paved road which has been barricaded or blocked because of the construction of Lakes Keowee, Hartwell or Jocassee shall not be considered part of the county road system from the point of the blockade and shall not be maintained by the county. Upon the identification of any such "orphaned" sections of roads which were previously county roads, actions shall be initiated by the county pursuant to Section 57-9-10, et seq., of the Code of Laws of South Carolina, 1976, as amended, to make such orphaned parts be judicially closed and abandoned and title thereto vested as dedicated by the courts.
- Notwithstanding any other provision of this section and upon recommendation of the administrator or the Oconee County Council, on a case-by-case, specific basis, and only for good and sufficient cause shown, of record, any other road may be declared by the Oconee County Council to be a part of the county road system.
- No other roads are part of the county road system, nor shall they be part of the county road system without dedication to public use and acceptance by the county in strict accord with the Code of Ordinances. Only roads that are part of the county road system in accordance with this section shall be reflected on the county map as county roads.
- (e) *Status of abandoned state highways and roads within municipalities.* Notwithstanding the provisions of Section 57-5-120 of the Code of Laws of South Carolina, 1976, as amended, any section of the state highway system so abandoned outside the limits of any municipality located in the county shall not become a part of the county road system unless specifically accepted by the county as a county road or highway and the abandonment of such road or highway by the State of South Carolina shall be prima facie evidence that the

same is useless and not necessary or convenient for use by the public of the county. By appropriate action, however, the county may accept and incorporate any such abandoned roadway into its county road system, at the Oconee County Council's sole discretion, and in accordance with this chapter.

In the event a county municipality's boundaries are expanded, through annexation or other such action, and such expanded boundaries then encompass or include any part of a road that has previously been maintained by the county and incorporated as a county road into the county road system, as evidenced by such road's inclusion in the county map, the municipality whose expanded boundaries then encompass such road portion shall be solely and exclusively responsible for all maintenance, of whatever kind, of such road portion in accordance with Section 5-27-110 et seq., of the Code of Laws of South Carolina, 1976, as amended. Such road portion, only (not the remainder of the road which is not annexed), shall be removed from the county road system and the county map, in accordance with the guidelines and procedures set forth in this chapter, and such road portion shall henceforth be a road of that municipality and shall no longer be a county road.

(Ord. No. 83-7, §§ I—V, 8-16-1983; Ord. No. 2013-08, § 2(Exh. A), 1-21-2014)

Sec. 26-12. Acceptance of certain unpaved roads.

- (a) *Rudimentary roads.* There is hereby established a class of public roads to be known as "rudimentary roads."
- (b) *Rudimentary road program.* There is hereby established a rudimentary road program (the "program") by which the county may receive and accept a limited number of substandard roads into the county public road system for minimal upgrade and minimal maintenance as rudimentary roads.
- (c) *Criteria for substandard roads to be accepted into the program.* In order for a substandard road to be accepted into the program it must meet the following criteria:
 - (1) The road must serve 11 or more occupied residences.
 - (2) The road must be unpaved and in a state of severe disrepair, such that it may be impassable by emergency vehicles or otherwise dangerous.
 - (3) The county must be deeded a 50-foot right-of-way easement, with language acceptable to the county, to carry out all tasks necessary herein for the length of the road to be accepted by the county. The road must be centered within the deeded right-of-way.
 - (4) The road must have a cul-de-sac at its termination point, if any.
 - (5) All property owners adjacent to, and served by, the road must agree to remove any structures, improvements, debris, etc. that exist within the right-of-way.
 - (6) All property owners adjacent to, and served by, the road must agree to accept the conditions and results of limited upgrade and maintenance, as well as resulting stormwater runoff.
 - (7) All property owners adjacent to, and served by, the road must agree that use of the road by the general public will be unrestricted.
 - (8) All property owners adjacent to, and served by, the road must agree to release, indemnify, and hold the county harmless from any claims or damages arising, or alleged to have arisen, from or in any way related to the program established hereby.
 - (9) The road shall be subject to an emergency service access review.
- (d) *Petition for acceptance into the program.*
 - (1) The county's roads and bridges department shall establish a petition containing the elements outlined in subsection (c) above, to be completed and submitted by the community requesting acceptance of a substandard road into the program. The petitioning community is solely responsible for all costs

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- associated with compiling a complete petition, including but not limited to costs related to any necessary investigations, surveys, agreements, deeds and/or rights-of-way.
- (2) The county engineer or the designee shall review the petition and provide a "staff report" determining whether the petition is complete.
 - (3) Complete petitions, along with the staff report, shall be submitted to the transportation committee of the county council, which in turn will provide the staff report to the county council, making a recommendation as to whether the petition for acceptance into the program should be accepted or not. Included with the recommendation will be any public comments received. The county council shall then, in public meeting, make a determination as to whether the petition for acceptance into the program should be approved by the county or not. If the county council approves the petition, it shall signify so by resolution.
- (e) *Minimal upgrading and maintenance standards established for rudimentary roads.* Once accepted into the program, the subject road will be minimally upgraded and maintained as follows:
- (1) The road shall be upgraded to a width of 20 feet and be centered in the 50-foot right-of-way.
 - (2) The road's center line's vertical and horizontal alignment shall remain in roughly the same orientation as its pre-existing condition.
 - (3) The road surface shall be upgraded to a minimum thickness of six-inch compacted stone. It shall not be paved.
 - (4) The shoulders of the road shall extend four feet from the road surface.
 - (5) From the edge of the shoulders there shall exist, or be constructed, 18-inch deep ditches, with a minimum 2:1 slope.
 - (6) There shall exist or be constructed tail ditches at frequent intervals (e.g., every 400 feet).
 - (7) Any existing drainage pipes shall be extended to accommodate the new road width.
 - (8) If the road terminates, as opposed to intersects with another public road, a cul-de-sac with an 80-foot diameter shall be constructed. In this case, a deeded right-of-way of 100 feet shall also be required for the subject area.
 - (9) No maintenance of storm drains, pipes, ditches, culverts, catch basins, etc. will be performed by the county.
 - (10) Maintenance (limited to blading and stone replacement) shall be on an as needed basis but not to exceed one time per calendar year, barring the need for emergency-related work as determined by the roads and bridges department.
 - (11) Any upgrades occurring after the initial minimal upgrades performed by the county must meet current county standards for public roads (thus removing the subject road from the rudimentary road class) be approved by the county in writing, and be paid for by the residents.
- (f) *Relation to other ordinances, resolutions or other enactments.*
- (1) As the provisions of this section create a distinct program by which the county may receive and accept a limited number of substandard roads into the county public road system for minimal upgrade and minimal maintenance as rudimentary roads, this section does not operate to repeal or rescind any existing ordinances, resolutions, or other enactments of the county to the extent there exist any conflicts herewith. Nonetheless, any such conflicts do not operate to preclude the effect of the provisions contained herein.

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- (2) To the extent any ordinance, resolution, or other enactment of the county does not conflict with the provisions and intent of this section, such ordinance, resolution, or other enactment applies here with equal force.

(g) *Miscellaneous.*

- (1) Rudimentary roads shall not be eligible for improvements as contemplated by section 26-5.
- (2) Subdivisions will not be permitted/allowed along rudimentary roads.
- (3) Additional ingress/egress encroachments along rudimentary roads are prohibited.
- (4) Rudimentary roads are subject to such other limitations and restrictions as the county administrator, in his or her sole discretion, shall deem necessary for carrying out the intent of this section while not otherwise impacting the integrity or purposes of the county public road system.
- (5) Operation of the program may be significantly limited or completely suspended based on existing budgetary constraints.

(Ord. No. 2016-16, §§ 1—7, 6-7-2016)

Secs. 26-13—26-100. Reserved.

Sec. 26-107. - Road signage.

(a) All public road signage shall meet the standards put forth in the Federal Highway Administration's Manual of Uniform Traffic Control Devices, and policies outlined in the "Oconee County Road Naming and Addressing Policies."

***DIVISION 1. UNIFIED ROAD STANDARDS FOR THE UNINCORPORATED AREAS OF
OCONEE COUNTY***

Sec. 26-1. General provisions.

These general provisions shall apply to both private roads and drives and public roads. The definitions section of the land development and subdivision chapter of the Oconee County Unified Performance Standards Ordinance (Ordinance 2008-20, [as codified in chapter 32, article VI, §§ 32-211—32-226]) shall apply to this article.

- (1) *Survey standards.* Route surveys and plats shall be prepared and survey data entered thereon in accordance with the most recently adopted version of the "Minimum Standards Manual of the Practice of Surveying in South Carolina" established by the South Carolina Board of Registration for Professional Engineers and Land Surveyors, provided that all elevations information shall refer to Mean Sea Level Datum or other established datum (with a minimum of two benchmarks). Accuracy of plats and attendant data shall be no less than required in said manual for Class B Suburban Land Surveys.
- (2) *Utilities.* When utilizing a public road right-of-way, all utility lines shall be buried at a depth of at least 36 inches. Such lines shall be located a minimum of two feet, outside the portion of the road to be surfaced to prevent having to cut into the paved surface or reconstruct drainage structures to serve abutting properties. In order to prevent future road cuts, utility stub-outs shall be added to all utility lines extending beyond the roadway to each property line.
- (3) *Road signs on public roads.* Road name signs shall be installed at all intersections within a subdivision. All other signs shall be installed as required by local and ~~at the direction of the county engineer or his/her designee-state law~~. All signage will be in accordance with the ~~manual of uniform traffic control devices~~Manual of Uniform Traffic Control Devices. The developer shall be responsible for all cost of road signage for private drives, private roads, and proposed county roads (at a cost determined by resolution of county council from time to time) prior to acceptance of road by the county. Any person who shall willfully or maliciously damage, deface, remove or otherwise tamper with a sign erected by a subdivider or the county designating the name of any county road shall be guilty of a misdemeanor and punished in accordance with this article. In addition thereto, such person shall be liable to the county for the cost incurred by the county as a result of said criminal acts.
- (4) *Submission of public road plans.* Construction plans for roads shall include accurate topographic information with increments of no more than five feet. In addition, all such plans should note the following items: the location and dimensions of all drainage features; routes of surface water drainage for the entire development; a typical cross section of the proposed roadway;¹ road profiles; horizontal and vertical curve designs; right-of-way dimensions; the location of all cuts and fills; finished grade elevation; all necessary erosion control practices, which may include but are not limited to, permanent vegetation, lined or piped ditches or vegetated waterways; and contact information of all interested parties.

¹ "Roadway" generally refers to the traveling surface of roads, streets, and similar rights-of-way.

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- (5) Public Road alignment and location. The direction and pattern of roads shall take advantage of the land contour to eliminate or reduce excessive cutting and filling, and provide roads with reasonable grades.

(Ord. No. 2008-19, Art. 1(1—5), 12-16-2008)

Sec. 26-2. Private road standards and regulations.

Oconee County shall have no responsibility for nor control of the design, engineering, construction, inspection or maintenance of private driveways, drives and roads in Oconee County and shall only be involved with private driveways, drives and roads to enforce these regulations and ~~to not beyond~~ the extent required for the county to carry out its other lawful duties and functions, such as approving the subdivision of property.

- (a) Private driveways. ~~Private driveways shall serve~~ A private driveway means a driveway that provides vehicular access to no more than three single family residential dwellings/lots, and shall be maintained by the property owner(s). No design standards shall apply to private driveways, but driveways must comply with applicable building and fire codes.

- ~~(b) Private drives.~~ (b) Private drives. Private drive means a privately owned and maintained right-of-way or an easement that specifically grants the right for road work, that provides vehicular access and road frontage to not less than four and not more than ten single-family residential lots. All private drives existing and in use at the time of adoption of these regulations, as well as those private drives under construction prior to the time of adoption, shall be exempted from the standards contained in this section. This exemption shall also extend to those private drives approved by the planning department prior to the time of adoption. ~~All other private drives shall:~~

All other private drives shall:

- (1) Serve no more than ten residential lots or dwellings;
- (2) Have a minimum road right-of-way of 5020 feet, or an appropriately executed private roadway easement as defined by these regulations;
- (3) Have an appropriate encroachment permit from either the county or the South Carolina Department of Transportation;
- (4) Have a minimum driving surface width of 20 feet constructed of no less than five inches of compacted crushed stone or gravel base; a minimum height clearance of 13½ feet; ~~and include proper drainage features to appropriately shed water from the driving surface in a manner consistent with customary road construction standards;~~ and include appropriate documentation from a professional engineer licensed by the State of South Carolina certifying the maximum weight limit of any bridge or culvert located along the drive. All bridges and any culvert over which a private drive crosses a perennial stream must include appropriate signage (located at each end of the bridge) displaying the structure's weight limits;
- (5) Be maintained by an individual, association of property owners, or commonly held by the property owners fronting the private drive;
- (6) Comply with all current fire regulations and codes;
- (7) Shall serve no more than ten dwellings/lots, and shall connect to another road, either public or private, on one end only. In the event proposed construction and/or development will result in an existing private drive serving 11 or more dwellings/lots, the existing drive shall be upgraded so as to meet the standards put forth in these regulations for private roads;
- (8) Parcel boundaries may extend to centerline of the road, with the appropriate road right-of-way shown on all plats and deeds;

(9) Be named in accordance with adopted E-911 addressing regulations and procedures;

~~(10) Allow at least 100 feet of sight distance for each ten miles per hour of the posted speed limit where the private drive intersects a public road. The sight distance shall be measured from a seeing height of 3½ [feet], offset 15 feet from edge of road, to an object 4½ feet in height above the grade of the public road, as stated in SCDOT's 1996 Access and Roadside Management Manual. If the proposed drive does not meet the sight distance requirement, a waiver must be signed by the individual(s) constructing the private drive stating that the property owner(s) is liable and responsible for any accidents, injuries, problems, and property damage resulting from improper sight distance;~~(10) Reserved (formerly site distances)

(11) Meet all applicable stormwater management and sediment control regulations;

(12) Be approved in writing by planning commission or designated staff prior to submission of plat(s) to the register of deeds for recording. The following shall be prominently printed on the plat(s):

"THE ROAD RIGHTS-OF-WAY SHOWN ON THIS PLAT SHALL BE PRIVATE DRIVES, NOT OWNED, MAINTAINED, OR SUPERVISED BY OCONEE COUNTY, AND SUCH RIGHTS OF WAY WERE NOT DESIGNED OR CONSTRUCTED PURSUANT TO ANY PLAN FOR FUTURE ACCEPTANCE BY OCONEE COUNTY. ROAD RIGHTS-OF-WAYS SHOWN UPON THE PLAT SHALL NOT BE ACCEPTED FOR MAINTENANCE BY OCONEE COUNTY AT ANY TIME IN THE FUTURE UNLESS DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ALL ADOPTED OCONEE COUNTY REGULATIONS. MAINTENANCE OF THE RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF _____."

~~(13) Signage shall comply with Alternatively, if the manual drives are being designed and constructed for uniform traffic control devices, acceptance into the county public road system, the following shall be noted on the plat(s):~~

THE ROAD RIGHTS-OF-WAY SHOWN ON THIS PLAT ARE PRIVATE AS OF THE DATE OF THIS PLAT. THE ROAD RIGHTS-OF-WAY HAVE, HOWEVER, BEEN DESIGNED AND CONSTRUCTED, OR WILL BE CONSTRUCTED, PURSUANT TO A PLAN TO REQUEST FUTURE ACCEPTANCE OF THE ROAD RIGHTS-OF-WAY INTO THE OCONEE COUNTY PUBLIC ROAD SYSTEM, CONSISTENT WITH CHAPTER 26 OF THE OCONEE COUNTY CODE OF ORDINANCES. UNTIL THE ROAD RIGHTS-OF-WAY ARE ACCEPTED BY OCONEE COUNTY INTO ITS PUBLIC ROAD SYSTEM, IF EVER, MAINTENANCE OF THE ROAD RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF _____ . FUTURE ACCEPTANCE, IF ANY, OF THE ROAD RIGHTS-OF-WAY INTO THE OCONEE COUNTY PUBLIC ROAD SYSTEM SHALL BE EVIDENCED BY A SEPARATE DOCUMENT.

(13) Road maintenance signs on private drives. Where subdivision roads are not to be dedicated to the state or county for public maintenance, the subdivider shall install "Private Road" signs at the beginning of the private subdivision roads.

(c) Private roads. Private roads shall provide road means a privately-owned and maintained right-of-way that contains a roadway constructed in accordance with these regulations and which provides vehicular access and road frontage to developments, or sections of developments, containing more than ten dwellings, single-family residential lots. All private, non-dedicated roads existing and in use at the time of adoption of these regulations, as well as those private roads shall be prominently indicated as such on plats under construction prior to subdivision approval. Maintenance arrangements for such roads must be noted in writing on subdivision plat submittals and must be subsequently recorded. The development served by a private road shall have direct access into a public road, and no such private road shall be laid out so as to serve property outside the development the time of adoption, shall be exempted from the standards contained in this section. All private roads shall:

(1) Serve a minimum of 11 lots;

- (2) Have a minimum road right-of-way width of 5020 feet;
- ~~(3) Be designed in accordance with the regulations set forth in subsections 26-3(e) and (r) of these regulations;~~
- ~~(4) Be constructed in accordance with the regulations set forth in subsections 26-3(f) and (r) of these regulations;~~
(3) Have a minimum driving surface width of 20 feet constructed of no less than five inches of compacted crushed stone or gravel base; a minimum height clearance of 13½ feet; include proper drainage features in order to appropriately shed water from the driving surface in a manner consistent with customary road construction standards; and include appropriate documentation from a professional engineer licensed by the State of South Carolina certifying the maximum weight limit of any bridge or culvert located along the drive. All bridges and any culvert over which a private road crosses a perennial stream must include appropriate signage (located at each end of the bridge) displaying the structure's weight limits;
- ~~(4) deleted~~
- (5) Be maintained by an individual, an association of property owners or the developer and be designated on all plats and recorded in appropriate deed covenants and restrictions, or an appropriately executed private roadway easement as defined by these regulations;
- (6) Parcel boundaries may extend to the centerline of the road, with the appropriate right-of-way designated on all plats and deeds;
- (7) Be legally certified for compliance with county standards by a surveyor/engineer licensed by the State of South Carolina;
- (8) Be named in accordance with adopted E-911 addressing regulations;
- (9) Meet all stormwater management and sediment control regulations;
- (10) Be properly approved in writing by planning director prior to submission of plat(s) to the register of deeds for recording. The following shall be prominently printed on the plat(s):

~~"THE ROAD RIGHTRIGHTS-OF-WAY SHOWN ON THIS PLAT SHALL BE PRIVATE ROADS, NOT OWNED, MAINTAINED, OR SUPERVISED BY OCONEE COUNTY, AND NOT SUCH RIGHTS-OF-WAY WERE NOT DESIGNED OR CONSTRUCTED PURSUANT TO ANY PLAN FOR FUTURE ACCEPTANCE BY OCONEE COUNTY. ROAD RIGHTRIGHTS-OF-WAY SHOWN UPON THE PLAT SHALL NOT BE ACCEPTED FOR MAINTENANCE BY OCONEE COUNTY AT ANY TIME IN THE FUTURE UNLESS DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ALL ADOPTED OCONEE COUNTY REGULATIONS. MAINTENANCE OF THE RIGHTRIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE~~
~~_____."~~

- ~~(11) Have installed signs that control the traffic flow in a safe manner as specified by standards in the Manual for Uniform Traffic Control Devices.~~

~~With the exception of the requirements put forth in this section, all private roads shall meet the requirements for all public roads as defined by this article. Alternatively, if the drives are being designed and constructed for acceptance into the county public road system, the following shall be noted on the plat(s):~~

~~THE ROAD RIGHTS-OF-WAY SHOWN ON THIS PLAT ARE PRIVATE AS OF THE DATE OF THIS PLAT. THE ROAD RIGHTS-OF-WAY HAVE, HOWEVER, BEEN DESIGNED AND CONSTRUCTED, OR WILL BE CONSTRUCTED, PURSUANT TO A PLAN TO REQUEST FUTURE ACCEPTANCE OF THE ROAD RIGHTS-OF-WAY INTO THE OCONEE COUNTY PUBLIC ROAD SYSTEM, CONSISTENT WITH CHAPTER 26 OF THE OCONEE COUNTY CODE OF ORDINANCES. UNTIL THE ROAD RIGHTS-OF-WAY ARE ACCEPTED BY OCONEE COUNTY INTO ITS PUBLIC ROAD SYSTEM, IF EVER, MAINTENANCE OF THE ROAD RIGHTS-OF-~~

WAY SHALL BE THE RESPONSIBILITY OF _____ . FUTURE ACCEPTANCE, IF ANY, OF THE ROAD RIGHTS-OF-WAY INTO THE OCONEE COUNTY PUBLIC ROAD SYSTEM SHALL BE EVIDENCED BY A SEPARATE DOCUMENT.

(11) Deleted.

(Ord. No. 2008-19, Art. 2(1—3), 12-16-2008; Ord. No. 2013-16, § 2A, 7-16-2013; Ord. No. 2022-23, § C, 10-18-2022)

Sec. 26-3.-Public roads-

Public road means roads, avenues, boulevards, highways, freeways, lanes, courts, thoroughfares, collectors, minor roads, cul-de-sacs and other ways including the entire right-of-way considered public and both dedicated to and accepted by the United States, the State of South Carolina, or the county.

- (1) Arterial road means a major road with access control, channelized intersections, restricted parking, and that collects and distributes traffic to and from minor arterials and from collector streets.
- (2) Collector road means a road that typically exceeds 800 ADTs and has the primary purpose of intersecting traffic from intersecting local road and handling movements to the nearest arterial road. A secondary function is to provide direct access to abutting properties. A road that connects local access roads to the highway systems major and high-speed arterial roads. The collector road provides both land access service and traffic service within residential subdivisions.
- (3) Local road (major) means a road in which the road typical number of average daily traffic (ADT) ranges from 401 to 800 and contains two or more access points. The primary purpose is to provide access to abutting properties and receiving traffic from minor local roads.
- (4) Local road (minor) means a road in which the typical number of average daily traffic (ADT) ranges from zero to 400 and has the primary purpose of providing access to abutting properties. This road normally terminates in a cul-de-sac, loop or other turnaround, with no more than two access points.

Public road right-of-way width means an easement within which utility installation, utility maintenance, road way construction, and roadway maintenance shall occur according to the standards put forth in these regulations.

The following are the required road rights-of-way and minimum road widths allowable:

Arterial roads:

Right-of-way: 66 to 120 feet (as determined by the county engineer or the designee)²

Road widths: 28 feet (as determined by the county engineer or the designee)

Collector roads:

Right-of-way: 66 feet

Road widths: 24 feet

Major local:

Right-of-way: 50 feet

² Such designation shall be made by the County Administrator.

Road widths: 22 feet

Minor local and/or service roads:

Right-of-way: 50 feet

Road widths: 20 feet

The above widths are driving surface widths and exclude widths added by curb and gutter and/or asphalt valleys.

- (a) *Continuation of adjoining road system.* The proposed road layout shall extend existing roads on a logical course at a width which meets the minimum required by this article. A minimum 100:1 taper section shall be used to transition from one width to another.
- (b) *Road system coordination.* The road system within a subdivision shall be coordinated with existing, proposed, and anticipated roads (hereinafter "surrounding roads") outside the subdivision, as determined by the county or the State of South Carolina. Subdivision roads shall intersect with surrounding roads at safe and convenient locations and where necessary to permit the efficient movement of traffic between residential neighborhoods by emergency service vehicles. Subdivision roads shall only enter arterial roads when absolutely necessary. Whenever connections to surrounding roads are required by this section, the road right-of-way shall be extended and the street developed to the property line of the subdivided property (or to the edge of the remaining undeveloped portion of a single tract) at the point where the connection to the anticipated or proposed street is expected. In addition, the permit-issuing authority may require temporary turnarounds to be constructed at the end of such streets pending their extension when such turnarounds appear necessary to facilitate the flow of traffic or accommodate emergency vehicles. All temporary dead-end streets must ~~be approved by the planning director and the county engineer~~meet SCDOT road standards.
- (c) *Road names.* A proposed road which is obviously in alignment with or an extension of an existing named road shall bear the name of the existing road. Except for the above, in no case shall the name of a proposed road duplicate or be phonetically similar to an existing road name, irrespective of the use of suffix (road, avenue, boulevard, drive, place, court, lane, etc.). It shall be unlawful for any person in laying out any new road to name such road on any final plat or instrument, without first obtaining the approval of the Oconee E-911 Addressing Office.
- (d) *Residential buffers for collector or arterial roads.* Where a subdivision abuts or contains an existing or proposed collector or arterial road; lots which abut or are adjacent to these existing or proposed collector or arterial roads shall face a local road. Other treatment may also be required, as necessary, for adequate protection of the landscape and residential properties and for separation of through and local traffic. Special treatment may be required, such as screen planting contained in a nonaccess reservation along the rear property line adjacent to the arterial road.
- (e) *Road design (geometric criteria).* In general, geometric criteria for road design shall be in accordance with standards of the South Carolina Department of Transportation (SCDOT). Said standards are those contained in the latest edition of "A Policy on Geometric Design of Highways and Streets" by the American Association of State Highway and Transportation Officials. Local and collector residential roads (public) shall be designed in accordance with the following standards.

- (1) Minimum right-of-way, pavement, and shoulder width shall be as follows:

Road Type	Right-of-Way	Pavement	Shoulder
Arterial ¹	66' or greater	28'	10'
Collector	50 66'	24'	8'

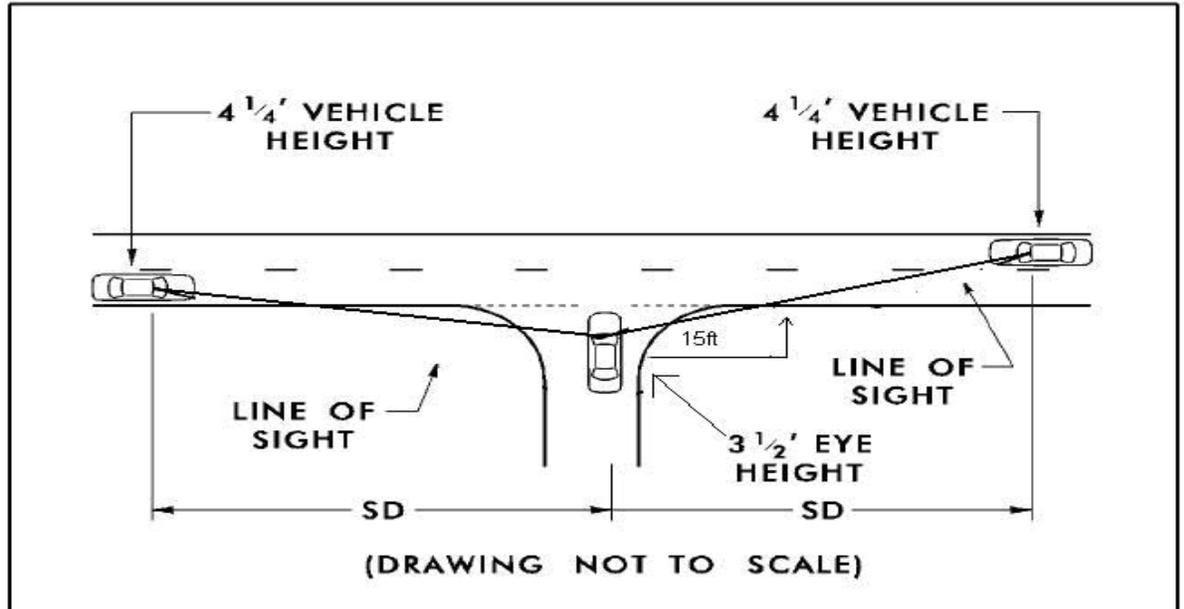
Major local	50'	22'	6'
Minor local	50'	20'	4'

¹ As determined by county engineer [or the designee](#)

For high density residential or nonresidential subdivisions or portions thereof, additional right-of-way or pavement width shall be provided when determined as necessary by the planning commission or county ~~engineer~~[or the designee](#).

- (2) Cul-de-sacs shall comply with current fire regulations and codes. Dead-end streets without turnarounds are prohibited. All unpaved islands located within perimeters of a cul-de-sac shall be round in configuration, centered within the right-of-way, curbed and properly drained. The area utilized by any unpaved island shall not be considered part of the minimum area needed to meet the required dimensions for the cul-de-sac or right-of-way and shall be governed by the same standards for planted median islands, as set forth in this article.
- (3) Horizontal curvature shall be introduced at any change in road direction, and the minimum centerline radius shall be 150 feet for local roads and 250 feet for collector roads. Arterial road curvature shall be in accordance with state highway department standards. Minimum tangent between reverse curves shall be 150 feet for local roads, and 100 feet from curve to any intersecting road right-of-way.
- (4) Stopping distance on vertical curves, horizontal curves, or normal intersections shall allow at least 100 feet of sight distance for each ten miles per hour of the posted speed limit where the road intersects another public road.
 - a. The sight distance shall be measured from a seeing height of 3½ feet, offset 15 feet from edge of road, to an object 4¼ feet in height above the grade of the public road, as stated in SCDOT's 1996 Access and Roadside Management manual. See drawing.

**SIGHT DISTANCE REQUIREMENTS
(DISTANCES GIVEN ARE FOR FLAT GRADES)**



DESIGN VEHICLE ENTERING ARTERIAL	SIGHT DISTANCE (SD) PER 10 MPH OF ARTERIAL SPEED FOR ARTERIAL WIDTH OF:		
	2 LANES	4 LANES	6 LANES
	FEET	FEET	FEET
PASSENGER CAR	100	120	130
SCHOOL BUS	130	150	170

- b. Minimum sight distance at intersections shall provide a clear sight triangle. The right-of-way shall be clear of obstacles to enable the minimum sight distance required, as determined by the speed limit of the road being accessed increases. The necessary right-of-way in either direction shall be entered upon the final plat prior to recording. Modifications may be required by the county engineer or the designee in order to ~~insure~~ ensure safety.
- (5) Roads shall be designed to intersect as nearly as possible at right angles. In no case shall the angle of intersection be less than 75 degrees. Minimum radius of curb or pavement edge at intersections shall be at least 20 feet at intersections with local roads and 25 feet at intersections with collector roads.
- (6) Road grades shall be no less than 0.5 percent and no greater than 12 percent. The following shall apply:

Road Classification	Maximum Grade
Arterial Roads	4 percent
Collector Roads	6 percent

Local	12 percent
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- (7) Proposed intersections on one side of a road shall coincide with existing or proposed intersections on the opposite side. Minimum centerline offset for intersections on the opposite side of a road shall be 150 feet. No two roads may intersect on the same side of a road at a centerline separation distance of less than 400 feet.
- (8) Intersections shall be designed with a flat grade whenever practical. When approaching an intersection in hilly or rolling areas, a leveling area shall be provided having not greater than a five percent grade at a distance of 30 feet, measured from the nearest right-of-way line of the intersecting street.
- (9) If the developer proposes a planted median island, the road right-of-way shall be divided in half for each half of the road (25 feet each side) with each lane centered in the right-of-way. A perpetual maintenance plan shall be submitted to the county prior to construction of said planted median island. the county shall not be responsible for maintaining any median vegetation. Vegetation within the right-of-way may be removed by the county if it presents a safety or visual hazard. All planted medians shall be drained and maintained by methods submitted by the developer and approved by the county engineer or the designee.
- (10) All driveway locations must be approved by the county engineer ~~or the designee~~.
- (f) *Road construction.* In general, all public roads shall be constructed in accordance with the SCDOT "Standard Specifications for Highway Construction" (latest edition) as it related to earthwork, bases/subbases, paved surfaces, etc. The following requirements shall also apply:
 - (1) Paved road surfaces are required for all new roads. The county engineer or the designee may wave the strict application of aggregate requirements for hot mixed asphalt pavement with materials prepared with stone from the county rock quarry.
 - (2) The minimum base course for all roads shall consist of type #1 (550 lbs. per square yard) crushed gravel aggregates compacted on the roadway to a depth of not less than five inches. Compaction of the aggregate shall comply with the standards set forth in this article.
 - (3) *Local roads.* When hot asphaltic mix will be applied, specifications for set up are same as for the surface treatment. Asphalt shall be applied at no less than two-inch compacted of type as specified by the county engineer.
 - (4) *Collector roads.* Road base shall include 550 lbs. of stone per square yard (approx. 5) with two-inch surface course of asphaltic concrete.
 - (5) *Industrial/commercial roads.* Road base shall include 650 lbs. of stone per square yard (approx. 6) with two-inch surface course of asphaltic concrete.
 - (6) Road paving is required for all new nonresidential subdivisions falling under the jurisdiction of this article. Pavement design requirements for a nonresidential subdivision shall be in accordance with sound engineering principles as outlined in procedures adopted by the American Association of State Highway and Transportation Officials; or the Portland Cement Institute; or the National Asphalt Institute. All designs shall be subject to review and approval of the county engineer or the designee and the county planning commission. However, in no case shall the paving standard be less than the standard required for a new residential subdivision.
 - (7) The entire right-of-way area shall be cleared of all stumps, roots, brush, and other objectionable materials prior to grading roads. All tree stumps and other vegetation shall be removed to a depth of two feet below the sub-grade. Rock, when encountered, shall be scarified to a minimum depth of three inches below sub-grade. The entire right-of-way shall be graded.

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- (8) All debris and other material deemed unsuitable by the county engineer or the designee shall be removed before any dirt or soil is placed in fills for the subgrade. Unsuitable materials include any organic matter, unstable soil, trash, large stones, or other items that prevent the soil from being properly compacted.
- (9) All fill lifts shall be formed by placing and spreading the material in successive, uniform, horizontal layers of not more than six inches in depth for the full width of the cross section and shall be kept level by the use of approved equipment. Prior to each subsequent layer the compacted layer shall be scarified before placing fill. The county engineer or ~~his~~ designated representative may call for compaction tests at the completion of any of the six-inch lifts being made. Each level will be compacted to a 95 percent proctor.
- (10) Suitable material shall be placed in the embankment for the formation, compaction, and shaping of all embankments, subgrades, shoulders, slopes, intersections, approaches and private entrances to conform to the typical cross section shown on the approved road construction plan.
- (11) When an embankment is to be on a hillside or against an existing embankment sloping more than 20 degrees from the horizontal, the slope of the hillside or existing embankment shall be plowed deeply or cut into steps before filling is commenced. All embankments shall be formed by placing and spreading the material in successive, uniform, horizontal layers of not more than six inches in depth for the full width of the cross section and shall be kept level by the use of approved equipment. Embankments over and around pipes, culverts, arches, bridges, or other structures shall be constructed of materials approved by the county engineer: or the designee.
- (12) All pipe culverts shall consist of the following materials:
- Reinforced concrete conforming to the requirements of American Association of State Highway Officials (AASHO) M170 Class 3 pipe.
 - High density polyethylene (HDPE) corrugated with a smooth interior pipe conforming to the requirements of American Association of State Highway Officials (AASHO) M294M, Type S pipe.
- All pipe culverts shall be of sufficient size to adequately insure proper drainage. Calculations by a professional engineer licensed by the State of South Carolina must be submitted and approved by the county engineer: or the designee. Rip-rap shall be securely installed over an approved silt barrier to the height of the high-water mark around the end of all pipe culverts.
- (13) In the event that the engineer, after consultation with appropriate authorities, deems the crossing of a watercourse to necessitate a bridge, such bridge shall conform to current SCDOT specifications for steel reinforced concrete bridges of at least 24 feet in width. Such bridges shall be at an elevation as to be approved by the county engineer: or the designee.
- (14) All drainage inlets and outlets not accessible from the road right-of-way must include a permanent easement allowing the county access to the adjacent property needed to perform necessary maintenance work. Oconee County will not be responsible for any damage off of the right-of-way due to high water or flash flood conditions
- (g) *Compaction and testing.* Compaction of sub-grade and base courses shall conform to the applicable sections of the latest published edition of the South Carolina Highway Department Standard Specifications for Highway Construction. Nuclear compaction test may be conducted on all sub-bases as directed by the county engineer: or the designee. A loaded (minimum of 60,000 lbs. gross weight) tandem roll test of the sub-base shall be performed. Any of the compaction tests may be directed by the county engineer or ~~his~~ designated representative during an intermediate six-inch lift. A loaded (minimum of 60,000 lbs. gross weight) tandem roll test will also be performed upon setup of the base material prior to paving the road. Any substandard materials will be replaced and retested as directed by the county engineer or his designated representative. Upon completion of a road, all fills shall be protected by either seeding or rip-rap. All fills of 2½:1 or steeper

shall be protected by rip-rap. Shoulders and other disturbed soil along the entire cleared area of the right-of-way shall be seeded in such a manner as to ensure uniform sod.

(h) *Inspections.*

(1) A developer/owner shall notify the county engineer, or the designee, at least 48 hours prior to any requested inspection. Work done prior to inspection is done so at the contractor's and owner's own risk and may, upon decision of the county engineer or the designee, be required to be removed and redone or have the quality substantiated by any tests deemed necessary all at the contractor's and/or owner's sole expense. Inspections shall be required for the following:

- a. At the completion of clearing and grubbing operations;
- b. At the completion of rough grading;
- c. At the completion of all utility construction along road right-of-way (including but not limited to water, sewer, electrical);
- d. At the completion of subgrade;
- e. After installation and compaction of base course;
- f. During all pavement applications; and
- g. Final acceptance inspection.

(2) The contractor/owner's engineer shall be present for the following inspections:

- a. Rough grading inspections;
- b. Subgrade;
- c. Base course inspections; and
- d. Final acceptance inspection.

(i) *Financial responsibility for maintenance.* Following acceptance for maintenance by the county of any road, the developer/owner shall be financially responsible for all maintenance necessary due to deficiencies resulting from initial construction for a period of three years. The developer/owner shall post a bond or a letter of credit for the estimated cost of maintaining the road for three years from the date of acceptance. The county engineer or the designee shall determine the amount of the bond or letter of credit. The bond or letter of credit shall be maintained by the county finance department. The bond or letter of credit shall expire after three years from the date of acceptance of the road, or in the case of a subdivision road, after a build out of 70 percent of the subdivision, whichever occurs first. In order to facilitate the acceptance process, once a road had been substantially completed the developer/owner may request a written punch list from the county engineer- or the designee. The punch list will note the items that must be completed prior to acceptance of the road by the county.

(j) *Contracts.* Notwithstanding any other provision of this section, the owner/developer may utilize an independent contractor to perform road work. In such case, the owner/developer shall be fully responsible for work performed by the contractor on said roads.

(k) *Financial liability.* The owner/developer shall be responsible for all costs in the design and construction of a road until said road is accepted as a county road by the county.

(l) *Road swales and channels.* All roadway ditches and channels shall be designed to contain, at minimum, a peak flow from a 25-year frequency storm. All roadway ditches and channels shall be designed so that the velocity of flow expected from a 25-year frequency storm shall not exceed the permissible velocities for the type of lining used. Rip-rap shall be placed for stops in road drainage swales as instructed by the county engineer- or the designee. Swales shall be stabilized against erosion by grassing with a mixture of rye and

bermuda grass, or the appropriate grass for the season. Road swales shall be installed at a maximum depth of three feet and be designed to enable mowing by adjoining property owners.

~~(m) *Road maintenance signs.* Where subdivision roads are not to be dedicated to the state or county for public maintenance the subdivider shall install signs that control traffic flow in a safe manner as specified the manual of uniform traffic control devices. Also, at the beginning of the private subdivision roads there shall be signs which state "Private Road" The subdivider may assume the responsibility to install signs provided the county engineer approves in writing the signage.~~

(m) *Road signs on public roads.* Road name signs shall be installed at all intersections within a subdivision. All other signs shall be installed as required by local and state law. All signage will be in accordance with the Manual of Uniform Traffic Control Devices. The developer shall be responsible for all costs of road signage for private drives, private roads, and proposed county roads (at a cost determined by resolution of county council from time to time) prior to acceptance of road by the county. Any person who shall willfully or maliciously damage, deface, remove or otherwise tamper with a sign erected by a subdivider or the county designating the name of any county road shall be guilty of a misdemeanor. In addition, thereto, such person shall be liable to the county for the cost incurred by the county as a result of said criminal acts.

(n) *Roadside drainage.* Roads may be constructed with drainage swales shoulders at a 12:1 slope. Where road grade exceeds ten percent, curb and gutter, paved drainage swales, or rip rap swales shall be provided. Curb and gutter may be roll type or standard 90 degrees curb.

(o) *Temperature and weather restriction on asphalt paving work.*

(1) No hot mix asphalt surfacing work shall be performed on wet surface, or when the temperature is below 45 degrees Fahrenheit in the shade and falling, or when weather conditions are otherwise unfavorable. unless approved in writing by the county engineer or the designee, no surface treatment of a road planned by the owner/developer for acceptance into the county road system shall be begun before March 15 of each year. Unless approved in writing by the county engineer or the designee, surface treatment of a road planned by the owner/developer for acceptance into the county road system shall be completed prior to October 15.

(2) The mixture shall be delivered to the spreader at a temperature between 225°F and 325°F and, except for sand asphalt mixture for base course construction, within 30°F of the temperature at the plant.

(p) *Drainage structures.*

(1) Crossline pipes shall be designed to carry runoff from a 25-year, 24-hour design storm and shall be RCP Class III concrete. The design shall be determined using runoff data sources and standard methods approved by the county engineer or the designee. In no event shall a pipe less than 18 inches in diameter be accepted by the county. Crossline pipes or structures along Waters of the State shall be designed to pass a 100-year, 24-hour design storm.

(2) Concrete culverts must conform to South Carolina Highway Department requirements. HDPE double wall corrugated with a smooth interior pipe conforming to the requirements of American Association of State Highway Officials (AASHO) M294M, Type S pipe or an approved equivalent shall be accepted where sufficient fill over the pipe is provided. No corrugated metal pipes shall be accepted. No culvert shall be less than 15 inches in diameter.

(3) Unless approved by the county engineer or the designee prior to construction, all pipes shall be laid in a trench. All trenches shall be excavated so as to allow for safe and proper installation. All backfill work shall comply with standards specified by the pipe manufacturer; however, in no case shall backfill covering a culvert be less than ten inches deep (pavement and/or base thickness shall not be considered part of this required minimum depth). All fill shall be compacted to 95 percent of standard proctor test in the top foot of fill.

- (4) The jointing of sections of culvert shall be done in a workmanlike manner in accordance with the standard practice recommended by the manufacturer of the culvert being used.
- (5) The ends of all pipe culverts shall be properly protected to prevent piping, erosion and scour. Placement of filter fabric and rip-rap shall be considered minimum treatment. End treatments shall be approved by the county engineer or the designee and shown on the plans.
- (6) All crossline drainage culverts shall be located in natural drainage areas or depressions, and shall terminate in a dedicated drainage easement no less than 20 feet wide.
- (7) Junction boxes of an approved type will be constructed at all points where the line of pipe changes course or direction ten degrees or more and at proper intervals along the line of pipe.
- (8) A means of access to inlet and outlet points of drainage structures and appurtenances must be provided and shown on the plans. Oconee County shall not be held liable for flood damage outside recorded drainage easements.
- (9) Exits for surface water in sideline ditches shall comply with the standards put forth in the following table:

Table—Surface Water Exit Intervals

Road Grade	Maximum Exit Interval
0—2 percent	800 feet
2.1—4 percent	700 feet
4.1—6 percent	600 feet
6.1—8 percent	500 feet
8.1—10 percent	400 feet
10.1—12 percent	300 feet
More than 12 percent	200 feet

- (10) Exit intervals for surface water along curb and gutter roads, also known as catch basin spacing, shall be designed to limit the spread to seven feet from the face of curb. The two-year design storm shall be the basis for determining the stormwater runoff. In no case shall the spacing exceed 800. Special attention should be used designing exits at cul-de-sacs, to prevent overtopping the curb and catch basin.
- (q) Sidewalks are only permitted in county rights-of-way when they meet the following conditions:
- (1) A financially responsible entity, as determined by the county in its sole discretion (the "responsible entity"), agrees to perform necessary maintenance and repair to the sidewalk and accepts all real and potential liability arising from the existence and use of the sidewalk. The responsible entity must, prior to sidewalk construction, enter into an agreement with the county that establishes the responsible entity's maintenance, repair, and liability obligations. These obligations will include the duty to defend and hold the county harmless from any damages or claims for damages in any way related to sidewalk construction, maintenance, and repair.
 - (2) The sidewalk shall be designed by a professional engineer, licensed in the State of South Carolina, to meet the most recent applicable South Carolina Department of Transportation ("SCDOT") minimum standards and be in a form consistent with all applicable SCDOT standard drawings. The sidewalk shall

be constructed in strict compliance with the approved design. Sidewalk design and construction must be timely submitted for approval by appropriate county personnel.

- (3) Necessary maintenance and repair of the sidewalk will be performed expeditiously and in a manner consistent with the most recent applicable SCDOT minimum design standards and standard drawings.
- (r) Sidewalks are only permitted in private rights-of-way when they meet the following conditions:
 - (1) A financially responsible entity, as determined by the county in its sole discretion (the "responsible entity"), agrees to perform necessary maintenance and repair to the sidewalk and accepts all real and potential liability arising from the existence and use of the sidewalk.
 - (2) The sidewalk shall be designed by a professional engineer, licensed in the State of South Carolina, to meet the most recent applicable South Carolina Department of Transportation ("SCDOT") minimum standards and be in a form consistent with all applicable SCDOT standard drawings. The sidewalk shall be constructed in strict compliance with the approved design. Sidewalk design and construction must be timely submitted for approval by appropriate county personnel.
 - (3) The final plat submitted for approval and recordation must include the following:

"THE SIDEWALK LOCATED IN THE RIGHT-OF-WAY SHOWN ON THIS PLAT SHALL BE PRIVATE, NOT OWNED, MAINTAINED, OR OVERSEEN BY OCONEE COUNTY, AND NOT CONSTRUCTED PURSUANT TO ANY PLAN FOR FUTURE ACCEPTANCE BY OCONEE COUNTY. SIDEWALKS IN RIGHTS-OF-WAY SHOWN UPON THIS PLAT SHALL NOT BE ACCEPTED FOR MAINTENANCE BY OCONEE COUNTY AT ANY TIME IN THE FUTURE. MAINTENANCE OF THE SIDEWALK SHALL BE THE RESPONSIBILITY OF _____."
 - (4) Necessary maintenance and repair of the sidewalk will be performed expeditiously and in a manner consistent with the most recent applicable SCDOT minimum design standards and standard drawings.

(Ord. No. 2008-19, Art. 3(1—17), 12-16-2008; Ord. No. 2010-17, § 2A, 9-21-2010; Ord. No. 2022-23, §§ A, B, 10-18-2022)

Sec. 26-4. Commercial and industrial roads and streets.

- (a) In addition to residential road requirements set forth, the following standards shall apply to commercial and industrial roads.
 - (1) *Rights-of-way and road widths.* The following right-of-way and road widths are established:
 - a. Right-of-way: Minimum width is 66 feet.
 - b. Roadway width: Width is 24 feet with 12-foot lanes plus two-foot valley gutters or six-inch high curbing and two-foot concrete valley on each side.
 - (2) *Grades.*
 - a. The minimum grade shall not be less than one percent and the maximum shall not be more than seven percent.
 - b. All proposed street grades, when intersecting an existing street or highway, shall be constructed so as to meet the same horizontal grade at the existing intersection and shall have an elevation for a distance of 30 feet equal to the curb line grade of the existing street to which the proposed connection is being made. All proposed street connections to existing streets or highways having existing sidewalks crossing their intersection alignment shall be constructed by removal of the sidewalk to the new proposed curb radii.

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- (3) *Horizontal (circular) curves.* Where a deflection angle of more than five degrees in the alignment of the street occurs, the right-of-way shall be curved. The minimum horizontal radius of curvature at the centerline of the proposed street right-of-way shall not be less than 250 feet.
 - (4) *Vertical (crest-sag) curves.* Changes in vertical grade shall be connected by vertical curves of minimum length equal to 25 times the sum of both approaching grades stated in percent of grade. Example: A five percent slope upward meeting a four percent slope downward requires a curve length of $9 \times 25 = 225$ feet.
 - (5) *Intersecting roads and road offsets.*
 - a. Intersecting roads. Industrial/commercial roads shall be laid out so as to intersect as nearly as possible at right angles and no road shall intersect any other road at an angle less than 80 degrees.
 - b. Road offsets. Where there is an offset in the alignment of a road across an intersection, the offset of the centerline shall be not less than 200 feet.
 - (6) *Cul-de-sacs.* The circular right-of-way radius shall be 66 feet and paved turning circle with the same center point and a radius of 50 feet is required.
 - (7) *Temperature and weather restrictions on asphalt paving work.*
 - a. No hot mix surfacing work shall be performed on wet surface, or when the temperature is below 45 degrees Fahrenheit in the shade and falling, or when weather conditions are otherwise unfavorable. Unless approved in writing by the county engineer or the designee, no surface treatment of a road planned by the owner/developer for acceptance into the county road system shall be begun before March 15 of each year. Unless approved in writing the county engineer or the designee, no hot mix surface treatment of a road planned by the owner/developer for acceptance into the county road system shall be done after October 15.
 - b. The mixture shall be delivered to the spreader at a temperature between 225 degrees Fahrenheit and 325 degrees Fahrenheit and except for sand asphalt mixture for base course construction, within 30 degrees Fahrenheit of the temperature at the plant.

(Ord. No. 2008-19, Art. 4(1—7), 12-16-2008)

Sec. 26-5. Road upgrades.

- (a) *Upgrade of existing county roads.*
 - (1) Roads owned and/or maintained by the county shall be listed on a road maintenance plan maintained by the county road department. Any road not meeting the current standards for public roads as adopted by the county shall be identified. Those roads that do not meet the current county standards and are in the primary development areas identified on the county future land use map shall be placed on the priority upgrade list. A rating system shall be used to prioritize the roads on the priority upgrade list, with those roads receiving the highest score having the highest priority. Until the county future land use map is amended in 2009, primary development areas shall include those areas identified in the comprehensive plan defined as residential areas and transitional growth areas.
 - (2) Roads on the priority upgrade list shall be upgraded in such a manner as to account for the current and projected traffic levels. These projections shall be based upon the best information available and anticipate changes occurring over the next 25-year period.
 - (3) The following rating factors shall be used in determining the priority upgrade list:
 - a. Condition and width of driving surface;

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- b. Existing hazards;
 - c. Right-of way acquisition; and
 - d. Current and projected traffic levels.
- (4) County roads (whether paved or gravel) that are located outside the primary development areas as identified in the county future land use map may be placed on the priority upgrade list based on the recommendation of the county engineer or the designee and the agreement of the council's transportation committee.
- (5) The county engineer or the designee shall review all roads within the county road system on an annual basis and make recommendations to the county planning commission regarding changes to the priority upgrade list. The planning commission shall review the priority upgrade list on an annual basis and make recommendations to county council for changes to the list. The county engineer or the designee shall estimate a projected completion date for all roads on the Priority Upgrade List. The county engineer or the designee shall update the projected completion date on an annual basis. The county engineer or the designee shall consider available funding sources in making these completion projections.
- (6) In the event that a developer/subdivider is required to upgrade a county road in the primary development area, in accordance with section 26-5(b) of this article, the county and the developer/subdivider shall enter into a reimbursement agreement. The reimbursement agreement shall allow the developer/subdivider to receive reimbursement for the total cost of upgrading the road to the minimum county road standard. The cost of upgrading a county road may include the cost of right-of-way acquisition and the moving of existing utilities. The cost of upgrading the road shall not include the upgrade of utilities within the road right-of-way. The source for reimbursement shall be from rollback taxes, if any, and the incremental tax increase of property resulting from New Development accessed by the upgraded road. The reimbursement agreement shall include not more than ten percent of any rollback taxes on the property to be developed and such percentage of said incremental tax increase sufficient to allow the developer/subdivider to receive reimbursement for his/her/its total cost in upgrading the road over a period of time not to exceed ten years from the date that the county approves the final plat and the plat is recorded. Any reimbursement agreement shall only include the county portion of any rollback tax or incremental tax increase.
- (7) A developer/subdivider who is planning a development that will impact a county road in such a way that the road classification will change, and said road is already scheduled to be upgraded by the county within the next five years, according to the Priority Upgrade List, may be assigned a higher priority on the Priority Upgrade List by agreeing to allocate ten percent of the proposed development for affordable housing or provide the same amount of affordable housing in another location in the county. Affordable housing provided in this section shall be of the same type of construction (ex. stick built, modular, etc.) as the new development.
- (b) *Impact on existing roads system.* In order for the county to approve a subdivision site plan, a subdivision plat or a building permit for a subdivision project, the county road or network of county roads that serve said proposed development must be adequate to accommodate any increase in traffic resulting from said proposed development. For all developments consisting of more than ten dwelling units, the developer/subdivider shall submit a traffic impact/road capacity study demonstrating the impact of traffic upon any county road servicing the subdivision, either directly or indirectly. The extent of the study shall be determined by the county engineer on a case by case basis or the designee. The traffic impact/road capacity study shall be reviewed by the county planning director and the county engineer or the designee. In the event that the county planning director and the county engineer or the designee determine that the subdivision will increase the average daily traffic (ADT) on a county road to the extent that said road will need to be upgraded to safely accommodate the increase in traffic, improvements to the road must be made

in accordance with the road classification set forth in the definitions section of the land development and subdivision regulations ordinance (Ordinance 2008-20 [as ~~codified~~ codified in chapter 32, article VI, §§ 32-211—32-226]). The developer/subdivider shall be responsible for all costs (including right-of-way acquisition) necessary to upgrade the road.

(c) *Criteria for road improvement projects.*

- (1) A minimum of 50 feet of right-of-way is required for the entire road.
- (2) Utilities must not be located, to the extent practicable, beneath the road surface (excluding sanitary sewer).
- (3) A minimum of 50 feet radius of right-of-way is required for the purpose of constructing an appropriate turnaround for improvements projects along terminating roads.
- (4) Road improvement projects to match existing county standards, to the extent practicable.

The above criteria shall apply to paved and unpaved road improvement projects. From time to time, council may need to waive the above requirements on a case-by-case basis.

(d) *Scoring gravel roads.*

- (1) A trip generation prediction will be calculated with data collection and other methods outlined by the Institute of Transportation Engineers.
- (2) ADT (Modeled or Measured Average Daily Trips) will be combined with safety Parameters as follows:

Slope or grade	X 20 points
Intersection	X 20 points
Width	X 20 points
No Cul-de-sac	X 20 points
Alignment	X 20 points

- (3) ADT and safety parameters will be the primary factors in scoring gravel roads.
- (4) For example, if traffic counts were measured to be 480 ADT; and the slope exceeded 12 percent, it was 20 feet, and had no cul-de-sac the score would equal $480 + 60 = 540$.

(Ord. No. 2008-19, Art. 5(1—4), 12-16-2008)

Sec. 26-6. Acceptance of roads into county road system.

The following provisions shall apply to the construction of any road intended for future acceptance into the county road system.

- (1) No road shall be accepted by the county for maintenance and incorporated within the county road system unless the same be shown and delineated upon a plat of survey duly recorded in the office of the county Register of Deeds. Such plat of survey shall contain the following language:

THE ROAD RIGHTS-OF-WAY SHOWN ON THIS PLAT ARE PRIVATE AS OF THE DATE OF THIS PLAT. THE ROAD RIGHTS-OF-WAY HAVE, HOWEVER, BEEN CONSTRUCTED PURSUANT TO A PLAN TO REQUEST FUTURE ACCEPTANCE OF THE ROAD RIGHTS-OF-WAY INTO THE OCONEE COUNTY PUBLIC ROAD SYSTEM, CONSISTENT WITH CHAPTER 26 OF THE OCONEE COUNTY CODE OF ORDINANCES. UNTIL THE ROAD RIGHTS-OF-WAY ARE ACCEPTED BY OCONEE COUNTY INTO ITS PUBLIC ROAD SYSTEM, IF EVER,

MAINTENANCE OF THE ROAD RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF FUTURE ACCEPTANCE, IF ANY, OF THE ROAD RIGHTS-OF-WAY INTO THE OCONEE COUNTY PUBLIC ROAD SYSTEM SHALL BE EVIDENCED BY A SEPARATE DOCUMENT.

- (2) A construction plan with sufficient detail, including a cross section of the proposed road, shall be submitted to the county engineer or the designee prior to commencement of construction. No construction shall commence unless the plan has been approved by the county engineer or the designee.
- (3) A deed granting a right-of-way as specified in this article shall be tendered to the county by the property owner/developer before a road shall be accepted into the county road system. Upon acceptance of such deed or right-of-way by the county, the owner/developer shall be notified in writing of the fact of such acceptance, and the same writing shall constitute an agreement on the part of the county to maintain and incorporate the said road into its system. The county administrator shall accept or deny the proffered deed or right-of-way for the county upon receipt of certification by the county engineer or the designee that said road has been constructed in accordance with the regulations set forth in this article.
- (4) Prior to acceptance by the county for maintenance and incorporation within the county road system, all roads shall meet all road construction standards set forth in this article.
- (5) No road shall be accepted into the county road system until the surface is treated in a manner and using such materials as approved by the county engineer or the designee. The county engineer or the designee shall furnish specification requirements upon request. The county engineer or the designee shall be notified by the developer/owner prior to the commencement of any construction, and shall be given periodic progress reports and periodic inspection reports as specified by the county engineer or the designee. Such progress and inspection reports are to include notification of the ending and planned commencement of construction intervals or phases. The county engineer or the designee shall certify in writing to county council that the road to be accepted into the county road system has been constructed in accordance with the regulations set forth in this article. A copy of the certification shall be sent to the county administrator.
- (6) The county may accept a road as a county road through the creation of a special tax district, a legislatively created administration division of the county whereby resident freeholders fund, through the collection of uniform fees included on the annual property tax bill, upgrades to existing private roads in order for such roads to meet the standards of and for the purpose of acceptance into the county road system.
- (7) No expenditures of any public funds shall be made on any road or right-of-way, which has not been accepted as a county road.
- (8) The roadway must connect to at least one federal, state, county, or municipal roadway.
- ~~(9) No private road shall be accepted into the county public road system if the designated right-of-way requirements conflict with setback or lot density zoning standards.~~
- (10) The county administrator is hereby authorized to accept roads and rights-of-way on behalf of the county.

(Ord. No. 2008-19, Art. 6, 12-16-2008)

Sec. 26-7. Regulating the use of county roads.

- (a) *Connection to, or easements or rights-of-way on county roads.* Notwithstanding any other provision of this Code, all connections to county roads, whether temporary or permanent, such as, without limitation,

driveway cuts, logging or construction cuts, roadway intersections, and every other form of connection, must be approved in writing, in advance of any such connection, temporary or permanent, by the county engineer or the designee, in accordance with subsection 26-3(e)(10) hereof.

The county may only authorize encroachments or grant easements or rights-of-way, for any purpose, on those county roads for which it owns the right to do so, such as on rights-of-way deeded to the county in fee simple title. For other roads, such as those for which the county owns less than fee simple title, such as roads for which the county has only prescriptive easements, the county may only grant encroachments, easements, and rights-of-way consistent with its interests. Any encroachment, easement or right-of-way granted by the county on a county road must be approved in writing by the county engineer or the designee after making a full investigation of the matter and considering all factors, including the applicant's needs, as well as the needs of the county, including, without limitation, good engineering standards, the need to maintain county rights-of-way and keep them open, the convenience of the traveling public, and other similar professional considerations. If the county engineer or the designee approves such encroachments, easements, or rights-of-way, the easements or rights-of-way may only be granted by county council, by ordinance, following a public hearing as a conveyance of interests in real property. The county engineer or the designee may approve encroachments properly undertaken in accordance with this chapter.

- (b) *Work on county right-of-way.* Property owners adjoining the county road right-of-way may request that the county perform work within the right-of-way to install new driveway aprons, mailbox turnouts, and/or culverts within the county maintained right-of-way. The county, at its sole discretion, may elect to perform such work on a first pay, first scheduled, time-available basis. If the county performs such work, the property owner shall pay 2.5 times the material costs to cover the material cost and labor for said project. The property owner shall sign a hold harmless agreement releasing the county from any liability associated with said work, in advance of scheduling the project. If the county constructs such driveway aprons, mailbox turnout, or culverts within the county right-of-way, such work will be maintained by the county as a part of the county road system from that point.

The county engineer, or his designee will provide a nonbinding, cost estimate for the material cost of the project. Special services or equipment needed to complete the job will be billed as invoiced by the contractor or vendor providing the special service or equipment.

- (c) *Drainage.*

- (1) Property owners adjoining the road right-of-way may request that the county perform work to assist the property owner with a drainage problem. The county may, at its sole discretion, construct berms, swales and/or ditches, or install pipe along the county maintained road right-of-way. The property owner shall pay 2.5 times the material costs to cover the material cost and labor for said project. The property owner shall sign a hold harmless agreement releasing the county from any liability associated with future drainage problems, in advance of the county considering and scheduling such project. Such projects will be scheduled, if at all, on a first pay, first scheduled, time-available basis and will be maintained by the county, as a part of the county road system from that point.
- (2) The county engineer ~~or his~~ the designee, will provide a cost estimate for the material costs of the project. Special services or equipment needed to complete the job will be billed as invoiced by the contractor or vendor providing the special service or equipment.
- (3) The county cannot assist in any drainage matter outside of the road right-of-way, and may only perform work within the county right-of-way.
- (4) No property owner or any other person shall modify any drainage in any manner that affects a county road without the written approval, in advance, of the county engineer ~~or~~ the designee.

- (d) *Damages.*

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- (1) Any person, entity or utility that engages in an activity which causes damage to a county road or road structure shall be responsible for repairing said county road or road structure to SCDOT standard specifications for highway construction. This does not include normal wear and tear to a road caused by normal use of said road.
 - (2) Any person driving, operating or moving any vehicle, object or contrivance upon any county road or road structure shall be liable for any damage which road or structure may sustain as a result of dragging, scraping, breaking or any other damage done to said road or structure. Any such persons will also be liable to the county for the cost of such injury or damage.

(e) *Encroachment.*

- (1) All persons desiring to excavate within, encroach upon, or in any way alter a county maintained road and/or right-of-way, shall notify the county engineer [or the designee](#) and submit to the county road department an application for an encroachment permit, together with the required fees and security as determined and established periodically by county council. Notice will be given by the applicant to the county at least 48 hours prior to initiating such work, and only after receiving an approved permit from the county. A schedule of required fees and securities shall be available for review from the county road department. No person may excavate within, encroach upon, or in any way alter a county maintained road or right-of-way without the written approval, in advance, by approved permit, of the county engineer ~~or the designee~~. In determining whether to approve any such request, and issue a permit, the county engineer [or the designee](#) will consider all factors, including the needs of the applicant, as well as the needs of the county, including, without limitation, good engineering standards, the need to maintain county rights-of-way and keep them open, the convenience of the traveling public, the applicant's compliance with previous permits, including temporary permits, and policies of the county, and other similar professional considerations, including, without limitation, the provisions of the encroachment permit policy (encroachment permit policy) which is maintained by the Oconee County Road and Bridges Department and approved by county council from time to time and is included herein by reference. The county engineer [or the designee](#) may impose restrictions on any granted approval and permit under this section, consistent with such professional considerations; including, without limitation, up to and including temporary suspension or permanent revocation of such permit, for failure to comply with the permit terms or these policies. Any appeal from any decision of the county engineer [or the designee](#) under this section will be treated as a request for a variance from road standards and handled in accordance with the procedures of section 26-8 of this Code.

Oconee County Council shall, from time to time, approve the county's encroachment permit policy, including, without limitation, the policy itself, as well as the encroachment permit application form, and the schedule of fees for the application of the policy. The initial encroachment permit policy, encroachment permit application form, and fee schedule are attached as exhibits to this section, and are hereby approved. For minor nonsubstantive revisions, the county, acting by and through the county council, may revise the policy, application form, or fees, as it desires, in the future by simple resolution of county council, and may include the fees schedule in the schedule of departmental fees that is contained in a proviso in the annual county budget ordinance. More substantial, and all substantive revisions to policy, application form, and fees must be revised by county council ordinance, including, without limitation, the annual county budget ordinance.

- (2) Upon completing the permitted activity, the applicant shall restore the county maintained road and/or right-of-way to its original condition (except for any permanent alteration approved by county permit, and through a county-granted right-of-way or easement), insuring that all repairs conform to the requirements contained in the SCDOT standard specifications for highway construction and the encroachment permit policy. Eighteen months after the permitted activity is satisfactorily completed, the security shall be returned to the applicant provided the county engineer [or the designee](#), upon final

inspection, approves the repair. If the county engineer or the designee deems the repair to be unacceptable, the security shall be retained by the county and used to properly repair and restore the road and/or right-of-way to its original condition. Once the road and/or right-of-way has been properly repaired, any excess security will be returned to the applicant, it being understood that, in one form or another, all costs of encroachment upon, or any alteration of a county maintained road or right-of-way shall be borne by the applicant.

(3) Driveway aprons and mailbox turnouts abutting county maintained roads are encroachments, subject to the provisions of this section, and will be the responsibility of the property owner, as to construction and maintenance, subject to the provisions of subsection 26-7(b), and subject to the caveat that if the county constructs or manages a road project, driveway aprons and mailbox turnouts may be part of the project, subject to the terms of such subsection 26-7(b).

(4) ~~Violation~~ A violation of the encroachment permit policy is a violation of this Code shall be a misdemeanor and, upon conviction, is punishable as provided by civil fine of \$500.00/day/violation. Each and every day of a continuing violation shall be deemed a new and separate offense. Failure to pay any civil fine levied hereunder shall constitute a violation of this Code and shall be punished in accordance with section 1-7, hereof law.

(f) *Road safety.*

(1) All persons shall park vehicles and equipment at least three feet from the edge of the driving surface on all roads. Parked vehicles and equipment shall not block ditches and swales or in any way inhibit drainage.

(2) No person shall place any type of material within three feet of the driving surface.

(3) No person shall place a sign on a road in the county that will restrict visibility or inhibit sight lines of drivers.

(4) Signs (other than these regulated by state or federal law, such as political signs) remaining in place for more than seven days on county roads, will require an encroachment permit from the county road department.

(g) *Inspections.* A developer/owner or any other affected entity shall notify the county engineer or the designee at least 48 hours prior to any requested inspection required by this chapter for public or private roads. Inspection fees, for such inspections, shall be established by resolution, ordinance or other official act of county council from time to time, and must be paid, in full, before the county will finally accept the road(s) in question. All such fees, once paid, shall be maintained by the county in a separate account used only for the road inspection program of the county, and will only be in such amount(s) as will be sufficient to maintain such program. Work done prior to inspection is done at the contractor's and owner's own risk and may, upon decision of the county engineer or the designee or designee, be required to be removed and redone or have the quality substantiated by any tests deemed necessary, all at the contractor's and/or owner's sole expense. Inspections shall be required for the following:

(1) At the completion of clearing and grubbing operations;

(2) At the completion of rough grading;

(3) At the completion of all utility construction along road right-of-way (including but not limited to water, sewer, electrical);

(4) At the completion of subgrade;

(5) After installation and compaction of base course;

(6) During all pavement applications; and

(7) At final acceptance inspection.

(h) *Penalties.* Failure to comply with any of the requirements of this article constitutes a misdemeanor and shall be punishable as set forth in section 1-7. In addition, in the event that the county must file a civil suit in order to enforce its rights under this article, the county shall be entitled to reasonable attorney's fees.

(Ord. No. 2008-19, Art. 7(1—5), 12-16-2008; Ord. No. 2010-17, § 2B, 9-21-2010; Ord. No. 2013-16, § 2B, 7-16-2013)

Editor's note(s)—The Oconee County Roads and Bridges Department Encroachment Permit Application and Policy are incorporated herein by reference as if fully set out at length. A copy is on file and available for inspection at the offices of the county.

Sec. 26-8. ~~Variance from road standards.~~ Reserved

~~(a) Any variance from these road standards shall be consistent with the intent of this article, and shall be approved in writing by the board of zoning appeals. Any person or entity requesting a variance from road standards shall submit a written request for a variance to the planning director of the county. A variance can only be granted for actions to take place in the future. No variance may be granted for past actions.~~

~~(b) Prior to scheduling a variance hearing before the board of zoning appeals, the person or entity requesting said variance shall work with the county planning department and the county road department in an effort to eliminate or minimize the need for a variance. After reasonable efforts and no other solution can be reached, a hearing shall be scheduled before the board of zoning appeals. The county staff shall submit written reports to the board of zoning appeals setting forth the county regulation in question, the efforts made to remedy the situation, and a recommendation setting forth the county's position regarding the variance. These written reports shall be submitted to the person or entity requesting the variance at least five days before the variance hearing.~~

~~(c) Notice of the variance hearing shall be provided by first class mail to the person or entity requesting the variance at least 15 days prior to the hearing. Notice of the hearing shall also be published in a newspaper of general circulation in the county at least 15 days before the hearing.~~

~~(d) Any party may be represented by counsel. Any person or entity that would be directly impacted by the granting or denial of the variance may participate as a party in the hearing, provided notice of intent is submitted in writing to planning department at least seven days prior to the hearing. The planning department shall immediately notify all other parties of the new party's participation. The county may support or oppose the variance request or be neutral.~~

~~(e) The board shall make the initial determination concerning the variance request and may consider any and all evidence it deems relevant concerning the variance issue. The paramount issue for all variance requests shall be the reasonable safety of the road under the proposed circumstances. If the board concludes that a safe road can be constructed without strict application of the regulations set forth in this article or other county ordinances and policies, the board may then consider issues such as the cost of right of way acquisition, placement of utilities, and unusual circumstances in determining whether to grant a variance. The board should use reasonable discretion in its decision making.~~

~~(f) A person or entity whose request for a variance has been denied by the board may appeal the board's decision to the transportation committee of the county council.~~

~~(Ord. No. 2008-19, Art. 8, 12-16-2008)~~

Sec. 26-9. Road closure and abandonment.

- (a) Prior to any request for abandonment and closure of an Oconee County public road being brought before county council, county staff, including, without limitation, the Oconee County Roads and Bridges Department, will conduct a thorough investigation, adequate to determine: whether the road in question is, or ever has been, a county road; whether the road still is a county road; whether the road is still in general public use or has been practically abandoned; whether the county has any documentation relating to the status of the road, such as a dedication of right-of-way or easement, or a deed, or whether such road was subject to a prescriptive easement or easement by usage; whether there is any other information which would assist county council in determining whether the best interests of the Oconee County public will be served by consenting to the abandonment and closure of the road in question or by not so consenting. As a part of the investigatory process addressed herein, the Oconee County Roads and Bridges Department will post, adjacent to the road in question, a sign, marked so as to be as conspicuous as possible, prominently providing notice that the road, or portion thereof abutting the sign, is proposed for abandonment and closure, soliciting citizen comments concerning such proposed abandonment and closure, and providing notice of address and telephone number at the Oconee County Public Works Department to which concerned citizens may forward comments concerning such proposed abandonment and closure.
- (b) Following the investigation referred to in paragraph 1, supra, county staff will make a recommendation to the Transportation Committee of Oconee County Council, which, in turn, will make a recommendation to Oconee County Council as to whether the request for abandonment and closure should be honored or not, and provide the results of the staff investigation to county council for its use and final determination whether the county will consent to such abandonment and closure. Included with the recommendation will be any public comments received and the recommendation(s) of county staff and the transportation committee.
- (c) County council shall then, in public meeting, make a determination as to whether the request for abandonment and closure should be consented to by the County, acting by and through county council, and shall signify its decision by motion, if such decision be negative, and shall signify its decision by resolution of county council, if such decision be positive.
- (d) If county council consents to the abandonment and closure of a county public road, as addressed herein, the resolution of county council consenting to such abandonment and closure shall state, with particularity, the road, or section thereof, to be closed; the basis for county council's decision to consent to the abandonment and closure of the road; and the absolute requirement that, prior to the road, or portion thereof, in question being closed, the primary private party(ies) in interest (unless the county, itself, is the party requesting the road closure, in which case the county will be the primary party in interest to comply with this section) shall fully comply with all applicable law, including, without limitation, S.C. Code 1976, § 57-9-10, as amended, and shall provide all required notice and service of process. Only upon the meeting of such conditions and the fulfillment of such procedures will the county council consent to such abandonment and closure be considered final, and that shall be stated in such resolution.

(Ord. No. 2010-28, §§ 1—5, 10-19-2010)

Sec. 26-10. Legal provisions.

- (a) These regulations expressed in this article shall be considered as the minimum provisions for the protection of the health, safety, economy, good order, appearance, convenience, and welfare of the general public.

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- (b) *Conflict with other laws, ordinances, or regulations.* Whenever the requirements made under authority of these regulations impose higher standards than are required in any statute or local ordinance or regulation, provisions of these regulations shall govern. Whenever the provisions of any other statute or local ordinance or regulation impose higher standards than are required by these regulations, the provisions of such statute or local ordinance or regulations shall apply.

(Ord. No. 2008-19, Art. 9(16.1, 16.2), 12-16-2008; Ord. No. 2010-28, § 5, 10-19-2010)

Sec. 26-11. Identify roads in the county road system.

- (a) *Purpose.* The purpose of this section is to establish the criteria, method and means of identification of all roads making up and comprising the Oconee County (the "county") road and highway system (the "county road system") and to discontinue from the county road system those streets, roads and highways found by the county to be useless and unnecessary for the convenience and necessity of the general public. Nothing herein shall be deemed to amend, alter, or revoke, in any regard section 26-6 of the Oconee County Code of Ordinances (the "Code of Ordinances"), relating to the acceptance of roads into the county road system, nor any other section of chapter 26 of the Code of Ordinances, except as explicitly addressed herein.
- (b) *Oconee County road map.* The county department that currently maintains the Geographic Information System (the "GIS") of the county shall maintain in its office a map of the county and such other records as may be deemed necessary or convenient showing the location and number of each roadway within the county which is a part of the county road system (the "county map"). On the direction of the Oconee County Council, in accordance with policy established by the Oconee County Council and actions of the Oconee County Council, the public works director shall request the county department that maintains the GIS to make such additions and deletions of road and highway sections upon such county map, as may be necessary to keep such county map current as conclusive evidence of the existence of a county road or highway. The public works director shall review such additions and deletions of road and highway sections, made through the GIS, to such county map for accuracy and shall inform the county administrator that such county map has been updated appropriately. At such time, the county administrator shall inform the county council that such county map has been updated as directed by county council. Where practical, written rights-of-way shall be obtained on roads and highways maintained by the county. Provided, however, recognizing that many roadways presently a part of the county road system have been acquired by prescriptive right or use, written easements or deeds of right-of-way shall not be necessary to conclusively establish the existence of a county road. All newly-constructed county roads, including subdivision roads, shall become a part of the county road system only in accordance with section 26-6, hereof, and only when granted by written instrument, either by deed or dedication on plats of subdivisions duly filed in the office of the clerk of court which are formally accepted by the administrator of the county, pursuant to policy established by the Oconee County Council.

Notwithstanding any other provision of this section, it shall not be necessary to notify the Oconee County Council when merely the name of an existing county road or highway section, which is currently included in the county road system, as evidenced by the inclusion of the road or highway section in the county map, is changed on the county map in accordance with existing county policy and procedures, to keep such county map current.

- (c) *Findings of fact.* The Oconee County Council, by this section, declares the following findings of fact:
- (1) An attempt has been made and will continue to be made to identify all roadways located in the county which are useful and necessary for the traveling public and have been designated and treated by the county as county roads; and
 - (2) Such roadways have been maintained by the county since at least January 1, 1981, or have been dedicated to and accepted by the county in accordance with then-current county policies as county roads; and

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- (3) There exist many roadways which were formerly maintained by the county, upon which maintenance is no longer required by reason of disuse or which were maintained by the county under circumstances possibly contrary to the statutory law of this state, none of which have ever been accepted by the county as county roads or designated as such in accordance with then-current county policies.
- (d) *Official roads; discontinuance of all other roads as Oconee County roads.* Based upon the continuing findings of fact of the Oconee County Council set out by subsection (c) hereof, the official road and highway system of Oconee County shall include only the following roads as Oconee County roads:

- (1) Those unpaved roads or highways continuously maintained by county equipment as duly authorized by the administrator (or his/her predecessor) of the county since January 1, 1981, and thereafter, and treated as and called county roads; and
- (2) Those roadways, streets or highways accepted into the county road system since January 1, 1981, by reason of and in accordance with the provisions of the Code of Ordinances pertaining to non-subdivision roads, including newly-constructed roads, and subdivision roads; and
- (3) All paved or asphalted roads running in and through the county other than roads and highways of the state and federal highway systems, and roads designated on the county records as "private roads", upon receipt of evidence satisfactory to the county administrator and public works director that such road(s) are, in fact, public roads of the county, including, without limitation, through proof of dedication to public use and acceptance by the county, or by proof of continuous use and maintenance as public roads by the county for the period of time as statutorily required by Section 15-67-210, et seq., of the Code of Laws of South Carolina, 1976, or successor legislation, as amended, to establish adverse possession, or other good and sufficient proof; provided, however, any portion of a paved road which has been barricaded or blocked because of the construction of Lakes Keowee, Hartwell or Jocassee shall not be considered part of the county road system from the point of the blockade and shall not be maintained by the county. Upon the identification of any such "orphaned" sections of roads which were previously county roads, actions shall be initiated by the county pursuant to Section 57-9-10, et seq., of the Code of Laws of South Carolina, 1976, as amended, to make such orphaned parts be judicially closed and abandoned and title thereto vested as dedicated by the courts.

Notwithstanding any other provision of this section and upon recommendation of the administrator or the Oconee County Council, on a case-by-case, specific basis, and only for good and sufficient cause shown, of record, any other road may be declared by the Oconee County Council to be a part of the county road system.

No other roads are part of the county road system, nor shall they be part of the county road system without dedication to public use and acceptance by the county in strict accord with the Code of Ordinances. Only roads that are part of the county road system in accordance with this section shall be reflected on the county map as county roads.

- (e) *Status of abandoned state highways and roads within municipalities.* Notwithstanding the provisions of Section 57-5-120 of the Code of Laws of South Carolina, 1976, as amended, any section of the state highway system so abandoned outside the limits of any municipality located in the county shall not become a part of the county road system unless specifically accepted by the county as a county road or highway and the abandonment of such road or highway by the State of South Carolina shall be prima facie evidence that the same is useless and not necessary or convenient for use by the public of the county. By appropriate action, however, the county may accept and incorporate any such abandoned roadway into its county road system, at the Oconee County Council's sole discretion, and in accordance with this chapter.

In the event a county municipality's boundaries are expanded, through annexation or other such action, and such expanded boundaries then encompass or include any part of a road that has previously been maintained by the county and incorporated as a county road into the county road system, as evidenced by such road's inclusion in the county map, the municipality whose expanded boundaries then encompass such road portion shall be solely

and exclusively responsible for all maintenance, of whatever kind, of such road portion in accordance with Section 5-27-110 et seq., of the Code of Laws of South Carolina, 1976, as amended. Such road portion, only (not the remainder of the road which is not annexed), shall be removed from the county road system and the county map, in accordance with the guidelines and procedures set forth in this chapter, and such road portion shall henceforth be a road of that municipality and shall no longer be a county road.

(Ord. No. 83-7, §§ I—V, 8-16-1983; Ord. No. 2013-08, § 2(Exh. A), 1-21-2014)

Sec. 26-12. Acceptance of certain unpaved roads.

- (a) *Rudimentary roads.* There is hereby established a class of public roads to be known as "rudimentary roads."
- (b) *Rudimentary road program.* There is hereby established a rudimentary road program (the "program") by which the county may receive and accept a limited number of substandard roads into the county public road system for minimal upgrade and minimal maintenance as rudimentary roads.
- (c) *Criteria for substandard roads to be accepted into the program.* In order for a substandard road to be accepted into the program it must meet the following criteria:
 - (1) The road must serve 11 or more occupied residences.
 - (2) The road must be unpaved and in a state of severe disrepair, such that it may be impassable by emergency vehicles or otherwise dangerous.
 - (3) The county must be deeded a 50-foot right-of-way easement, with language acceptable to the county, to carry out all tasks necessary herein for the length of the road to be accepted by the county. The road must be centered within the deeded right-of-way.
 - (4) The road must have a cul-de-sac at its termination point, if any.
 - (5) All property owners adjacent to, and served by, the road must agree to remove any structures, improvements, debris, etc. that exist within the right-of-way.
 - (6) All property owners adjacent to, and served by, the road must agree to accept the conditions and results of limited upgrade and maintenance, as well as resulting stormwater runoff.
 - (7) All property owners adjacent to, and served by, the road must agree that use of the road by the general public will be unrestricted.
 - (8) All property owners adjacent to, and served by, the road must agree to release, indemnify, and hold the county harmless from any claims or damages arising, or alleged to have arisen, from or in any way related to the program established hereby.
 - (9) The road shall be subject to an emergency service access review.
- (d) *Petition for acceptance into the program.*
 - (1) The county's roads and bridges department shall establish a petition containing the elements outlined in subsection (c) above, to be completed and submitted by the community requesting acceptance of a substandard road into the program. The petitioning community is solely responsible for all costs associated with compiling a complete petition, including but not limited to costs related to any necessary investigations, surveys, agreements, deeds and/or rights-of-way.
 - (2) The county engineer or the designee shall review the petition and provide a "staff report" determining whether the petition is complete.
 - (3) Complete petitions, along with the staff report, shall be submitted to the transportation committee of the county council, which in turn will provide the staff report to the county council, making a

recommendation as to whether the petition for acceptance into the program should be accepted or not. Included with the recommendation will be any public comments received. The county council shall then, in public meeting, make a determination as to whether the petition for acceptance into the program should be approved by the county or not. If the county council approves the petition, it shall signify so by resolution.

- (e) *Minimal upgrading and maintenance standards established for rudimentary roads.* Once accepted into the program, the subject road will be minimally upgraded and maintained as follows:
- (1) The road shall be upgraded to a width of 20 feet and be centered in the 50-foot right-of-way.
 - (2) The road's center line's vertical and horizontal alignment shall remain in roughly the same orientation as its pre-existing condition.
 - (3) The road surface shall be upgraded to a minimum thickness of six-inch compacted stone. It shall not be paved.
 - (4) The shoulders of the road shall extend four feet from the road surface.
 - (5) From the edge of the shoulders there shall exist, or be constructed, 18-inch deep ditches, with a minimum 2:1 slope.
 - (6) There shall exist or be constructed tail ditches at frequent intervals (e.g., every 400 feet).
 - (7) Any existing drainage pipes shall be extended to accommodate the new road width.
 - (8) If the road terminates, as opposed to intersects with another public road, a cul-de-sac with an 80-foot diameter shall be constructed. In this case, a deeded right-of-way of 100 feet shall also be required for the subject area.
 - (9) No maintenance of storm drains, pipes, ditches, culverts, catch basins, etc. will be performed by the county.
 - (10) Maintenance (limited to blading and stone replacement) shall be on an as needed basis but not to exceed one time per calendar year, barring the need for emergency-related work as determined by the roads and bridges department.
 - (11) Any upgrades occurring after the initial minimal upgrades performed by the county must meet current county standards for public roads (thus removing the subject road from the rudimentary road class) be approved by the county in writing, and be paid for by the residents.
- (f) *Relation to other ordinances, resolutions or other enactments.*
- (1) As the provisions of this section create a distinct program by which the county may receive and accept a limited number of substandard roads into the county public road system for minimal upgrade and minimal maintenance as rudimentary roads, this section does not operate to repeal or rescind any existing ordinances, resolutions, or other enactments of the county to the extent there exist any conflicts herewith. Nonetheless, any such conflicts do not operate to preclude the effect of the provisions contained herein.
 - (2) To the extent any ordinance, resolution, or other enactment of the county does not conflict with the provisions and intent of this section, such ordinance, resolution, or other enactment applies here with equal force.
- (g) *Miscellaneous.*
- (1) Rudimentary roads shall not be eligible for improvements as contemplated by section 26-5.
 - (2) Subdivisions will not be permitted/allowed along rudimentary roads.

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- (3) Additional ingress/egress encroachments along rudimentary roads are prohibited.
 - (4) Rudimentary roads are subject to such other limitations and restrictions as the county administrator, in his or her sole discretion, shall deem necessary for carrying out the intent of this section while not otherwise impacting the integrity or purposes of the county public road system.
 - (5) Operation of the program may be significantly limited or completely suspended based on existing budgetary constraints.

(Ord. No. 2016-16, §§ 1—7, 6-7-2016)

Secs. 26-13—26-100. Reserved.

Sec. 26-107. - Road signage.

(a) All public road signage shall meet the standards put forth in the Federal Highway Administration's Manual of Uniform Traffic Control Devices, and policies outlined in the "Oconee County Road Naming and Addressing Policies."

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
ORDINANCE 2026-07**

**AN ORDINANCE AMENDING SECTION 10-275
("EMERGENCY MANAGEMENT DIVISION") OF
CHAPTER 10 OF THE OCONEE COUNTY CODE OF
ORDINANCES, IN CERTAIN LIMITED REGARDS AND
PARTICULARS ONLY, WITH RESPECT TO THE MEANS
OF ISSUING AN EMERGENCY DECLARATION; AND
OTHER MATTERS RELATED THERETO.**

WHEREAS, consistent with the powers granted county governments by S.C. Code § 4-9-25 and S.C. Code § 4-9-30, Oconee County ("County"), a body politic and corporate and a political subdivision of the State of South Carolina, acting by and through its governing body, the Oconee County Council ("County Council"), has the authority to enact regulations, resolutions, and ordinances, not inconsistent with the Constitution and the general law of the State of South Carolina, including the exercise of such powers in relation to health and order within its boundaries and respecting any subject as appears to it necessary and proper for the security, general welfare, and convenience of the County or for preserving health, peace, order, and good government therein;

WHEREAS, the County has adopted multiple ordinances for the effective, efficient governance of the County, which, subsequent to adoption, are codified in the Oconee County Code of Ordinances ("Code of Ordinances"), as amended;

WHEREAS, County Council recognizes that there is a need to revise the law of the County to meet the changing needs of the County and that there is a need to amend, specifically, Chapter 10 of the Code of Ordinances by revising the means by which an emergency declaration may be issued by the County; and

WHEREAS, County Council has therefore determined to modify Chapter 10 of the Code of Ordinances and to affirm and preserve all other provisions of the Code of Ordinances not specifically, or by implication, amended hereby.

NOW THEREFORE, it is hereby ordained by the Oconee County Council, in meeting duly assembled, that:

1. Section 10-275 of Chapter 10 of the Code of Ordinances, entitled Emergency Management Division, is hereby revised, rewritten, and amended to read as set forth in Exhibit A, which is attached hereto and incorporated herein by reference. Attached hereto as Exhibit B is a version of Exhibit A which reflects the changes to the prior provisions; Exhibit B is for illustrative purposes only and shall not be codified.

2. County Council hereby approves and adopts Exhibit A and directs that it be codified in the Oconee County Code of Ordinances.

3. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by any court of competent jurisdiction, such determination shall not affect the remainder of this Ordinance, all of which is hereby deemed separable.

4. All ordinances, orders, resolutions, and actions of County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.

5. All other terms, provisions, and parts of the Code of Ordinances, and specifically, but without exception, the remainder of Chapter 10, not amended hereby, directly or by implication, shall remain in full force.

6. This ordinance is effective at its approval following a public hearing and third reading.

ORDAINED in meeting, duly assembled, this _____ day of _____, 2026.

ATTEST:

Jennifer C. Adams
Clerk to Oconee County Council

Matthew Durham
Chair, Oconee County Council

First Reading: March 17, 2026
Second Reading: April 07, 2026
Public Hearing: April 21, 2026
Third Reading: April 21, 2026

Exhibit A

[See attached]

EXHIBIT B

[See attached]

Sec. 10-275. Emergency management division.

(a) *Administrative procedures.*

- (1) There is hereby created the position of emergency management director, who shall be responsible for directing the day-to-day operations of the emergency management division and coordinating the activities of various county and municipal governments during a period of disaster. The emergency management director shall be hired by the county administrator. The emergency management director shall be empowered and required to coordinate and render assistance to county and city officials in the development of plans for the use of all facilities, equipment, manpower and other resources of the city and county for the purpose of minimizing or preventing damage to persons or property in disaster situations. City and county personnel shall include in such plans the restoration of governmental services and public utilities necessary for public health, safety and welfare. The emergency management director shall further direct the efforts of the emergency management division in the implementation of the provisions of this article.
- (2) All county and city officials and employees of the county, together with those volunteer forces enrolled to aid them during a disaster and persons who may by agreement or operation of law be charged with duties incident to the protection of life and property in the county during times of disaster, shall constitute the emergency management division.
- (3) The county council shall be responsible for meeting the problems and dangers to the county and its residents resulting from disasters of any origin ~~and upon a declaration of a State of Emergency by the Governor of the State of South Carolina, and~~ the county council may issue proclamations and regulations concerning disaster relief and related matters which, during such an emergency situation, shall have the full force and effect of law.

~~a.~~(4) A state of ~~disaster~~ emergency may be declared ~~by the Governor of the State of South Carolina if he finds a disaster when an emergency~~ has occurred, ~~or that a~~ threat thereof is imminent, and extraordinary ~~emergency~~ measures are deemed necessary to cope with the existing or anticipated situation. Once declared, the state of emergency shall continue until terminated by ~~proclamation of the Governor of the State of South Carolina. subsequent proclamation or such proclamation expires as specified in the initial proclamation. All proclamations issued pursuant to this section shall indicate the nature of the emergency, the area or areas affected by the proclamation, the conditions which required the proclamation of the emergency and the conditions under which it will be terminated.~~

~~b.~~ ~~In addition to any other powers conferred by law, when a~~(5) ~~_____~~ A state of emergency ~~has been~~ may be declared ~~by~~as follows:

~~a.~~ ~~By county council duly assembled at a regular scheduled, special called, or emergency meeting;~~

~~b.~~ ~~When county council is unable to assemble, for any reason, within a reasonable time, or fails to achieve a quorum, the~~ ~~Governor~~ authority to declare a state of emergency is delegated in succession to:

~~i.~~ ~~Chairman~~ of the ~~State of South Carolina, in cooperation with~~ county council;

~~ii.~~ ~~Vice-chairman of the~~ State county council;

~~iii.~~ ~~Any county councilmember;~~

~~iv.~~ ~~County administrator;~~

~~v.~~ ~~Emergency Preparedness Agency, management director.~~

(6) In addition to any other powers conferred by law, the county council may, under the provisions of this Act~~chapter~~, authorize the following via an emergency declaration or otherwise:

1. The suspension of existing laws and regulations prescribing the procedures for conduct of county business if strict compliance with the provisions of any statute, order, rule or regulation would in any way prevent, hinder or delay necessary action in coping with an emergency;
2. The utilization of all available resources of county government as reasonably necessary to cope with a disaster emergency;
3. The transfer of the direction, personnel or functions of county departments and agencies or units thereof for purpose of facilitating or performing emergency services as necessary or desirable;
4. Action to compel performance by elected and appointed county government officials and employees of the duties and functions assigned in the county disaster plan;
5. Contract, requisition and compensate for goods and services from private sources;
6. Warn and advise for evacuation of all or parts of the population from any stricken or threatened area within the county, if such action is deemed necessary for preservation of life or other disaster mitigation, response or recovery;
7. Prescribe routes, modes of transportation and destinations in connection with evacuations;
8. The making of provision for the availability and use of temporary housing.

(b) *Emergency management director.*

- (1) The emergency management director shall maintain liaison with the state and federal authorities, and the authorities of other nearby political subdivisions, so as to insure the most effective operation of the emergency plan. Further, unless otherwise determined by local, state, or federal law, the emergency management director or his designee shall be the primary point for the county with local, state, and federal authorities whenever a state of emergency has been declared by the governor of the State of South Carolina.
- (2) His/her duties shall include, but shall not be limited to, the following:
 - a. Development and publication of emergency plans in conformity with state emergency plans for the immediate use of all of the facilities, equipment, manpower, and other resources of the county for the purpose of minimizing or preventing damage to persons or property, and protecting and restoring to usefulness governmental services and public utilities necessary for the public health, safety, and welfare.
 - b. Control and necessary record-keeping for civil defense funds and property which may be made available from federal, state, county and municipal governments.
 - c. Submission of annual budget requirements to the state and federal government and to the county council.
 - d. Signing such documents as are necessary in the administration of the county disaster preparedness program to include project applications and billing for purchases under project applications.
 - e. Through public information programs, educating the civil population as to the actions necessary and required for the protection of their persons and property in case of enemy attack, or natural disaster.

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- f. Conducting simulated exercises and public practice alerts to insure efficient operations of the emergency management division and to familiarize residents of the county with civil defense regulations, procedures, and operations.
 - g. Coordinating the activity of all other public and private agencies engaged in any emergency preparedness program.
 - h. Coordinate in conjunction with the department of social services in negotiation with owners or persons in control of buildings or other property for the use of such buildings or property for civil defense purposes, and designating suitable buildings as public fallout shelters.
 - i. Coordinate in conjunction with the department of social services in the development of a community shelter plan, which will have as its ultimate goal an assigned fallout shelter space for every citizen of the county.
 - j. Assume such authority and conduct such activity as may be necessary to promote and execute the emergency operations plan.

(c) *Jurisdiction.*

- (1) All employees of departments, commissions, boards, institutions, and other agencies of the county, designated as civil emergency forces, shall cooperate with the coordinator in formulation of the county emergency operations plan, and shall comply with the orders of the emergency management director when such orders are issued pursuant the provisions of this article.
- (2) All such civil emergency forces shall notify the emergency management director of conditions in the county resulting from enemy attack or natural disaster, and they shall inform the emergency management director of any conditions threatening to reach the proportions of a natural disaster as defined herein. Failure to notify the emergency management director, however, shall not prevent the emergency management director from exercising any authority assigned to him/her by this article.
- (3) The emergency management director may at any time appoint or authorize the appointment of volunteer citizens to augment the personnel of a department in time of civil emergency. Such volunteer citizens shall be enrolled as civil emergency volunteers in cooperation with the heads of the county departments affected, and they shall be subject to the rules and regulations set forth by the emergency management director for such volunteers.
- (4) The emergency management director may appoint volunteer citizens to form the personnel of a civil emergency service for which the county has no counterpart. He/she may also appoint volunteer citizens as public shelter managers who, when directed by the emergency management director shall open public shelters and take charge of all stocks of food, water, and other supplies and equipment stored in the shelter, admit the public according to the community shelter plan and take whatever control measures are necessary for the protection and safety of the occupants.
- (5) County and municipal employees assigned to duty as a part of the civil emergency forces pursuant to the provision of this Act shall retain all the rights, privileges, and immunities of employees, and shall receive the compensation incident to their employment.

(d) *Enforcement and penalties.*

- (1) This article is an exercise by the county of its governmental functions for the protection of the public peace, health, and safety, and the county or agents and representatives of the county, or any individual, receiver firm, partnership, corporation, association, or trustee, or any of the agents, thereof in good faith carrying out, complying with, or attempting to comply with any order, rule, or regulation promulgated pursuant to the provisions of this article shall not be liable for any damage sustained to persons or property as a result of such activity.

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- (2) Any person owning or controlling real estate or other premises who voluntarily and without compensation grants the county the right to inspect, designate, and use the whole or any part or parts of such real estate or premises for the purposes of sheltering persons during an actual, impending, or threatened enemy attack or during an authorized civil emergency practice exercise, shall not be civilly liable for the death of, or injury to, any person on or about such real estate or premises under such license, privilege, or other permission, or for the loss of, damage, to, the property of such person.
 - (3) It shall be unlawful for any person to violate any of the provisions of this Act or the regulations issued pursuant to the authority contained herein, or to willfully obstruct, hinder, or delay any member of the civil emergency organization in the enforcement of the provisions of this Act or any regulation issued thereunder. Any violation of this section shall be considered as a misdemeanor and shall be punished by a fine of not more than \$500.00 or confinement of not more than 30 days.

(Ord. No. 2007-07, § VI, 6-5-2007; Ord. No. 2024-28, § 1(Exh. A), 2-4-2025)

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
ORDINANCE 2026-08**

AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A REAL PROPERTY LEASE AGREEMENT BETWEEN OCONEE COUNTY, SOUTH CAROLINA, AS LESSOR, AND THE HOLLY SPRINGS FIRE DEPARTMENT, INC., AS LESSEE, FOR CERTAIN IMPROVED REAL PROPERTY LOCATED AT 11095 LONG CREEK HWY, WESTMINSTER, SOUTH CAROLINA, 29693, CURRENTLY IDENTIFIED BY TAX MAP NUMBER 201-00-01-048; AND OTHER MATTERS RELATED THERETO.

WHEREAS, Oconee County, South Carolina (“County”) is a body politic and corporate and a political subdivision of the State of South Carolina and is authorized by the provisions of Title 4, Chapter 9 of the Code of Laws of South Carolina 1976, as amended, to lease real property and to make and execute contracts;

WHEREAS, Oconee County, South Carolina (as “Lessor”) and the Holly Springs Fire Department, Inc. (as “Lessee”), desire to enter into a Real Property Lease Agreement regarding County-owned property located at 11095 Long Creek Hwy, Westminster, South Carolina, 29693, currently identified by Tax Map Number 201-00-01-048 (the “Lease Premises”);

WHEREAS, a copy of the Real Property Lease Agreement (the “Lease”) is attached hereto as Exhibit A;

WHEREAS, the Oconee County Council (“Council”) has reviewed the form of the Lease and determined that it is in the best interest of the County and its residents and citizens for the County to execute and enter into the Lease, and Council wishes to approve the same and to authorize the County Administrator to execute and deliver the Lease and all related agreements and documents necessary or incidental thereto.

NOW THEREFORE, be it ordained by Council in meeting duly assembled that:

Section 1. Lease Approved. The Lease is hereby approved, and the County Administrator is hereby authorized to execute and deliver the Lease in substantially the same form as Exhibit A, attached hereto.

Section 2. Related Documents and Instruments; Future Acts. The County Administrator is hereby authorized to negotiate such documents and instruments which may be necessary or incidental to the Lease and to execute and deliver any such documents and instruments on behalf of the County.

Section 3. Severability. Should any term, provision, or content of this Ordinance be deemed unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such determination shall have no effect on the remainder of this Ordinance.

Section 4. General Repeal. All ordinances, orders, resolutions, and actions of the Oconee County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and superseded.

Section 5. Effective Date. This Ordinance shall become effective and be in full force from and after public hearing and third reading in accordance with the Code of Ordinances of Oconee County, South Carolina.

ORDAINED in meeting, duly assembled, this ____ of _____, 2026.

ATTEST:

Jennifer C. Adams
Clerk to Oconee County Council

Matthew Durham
Chair, Oconee County Council

First Reading: March 17, 2026
Second Reading: April 07, 2026
Third Reading: April 21, 2026
Public Hearing: April 21, 2026

EXHIBIT A

[See attached]

MEMORANDUM OF UNDERSTANDING

Date: March 13, 2026

This Memorandum of Understanding (MOU) is entered into between **Oconee County Emergency Services** and the **Corinth Shiloh Fire District**.

The purpose of this agreement is to allow the **Corinth Shiloh Fire District** to operate under the medical direction of **Oconee County Emergency Services** and to temporarily utilize the **South Carolina Department of Health Emergency Medical Services (EMS) license** held by Oconee County Emergency Services, as well as the **South Carolina Labor, Licensing and Regulation (SCLLR) EMS Non-Dispensing Drug Outlet Permit**, as applicable.

This agreement is intended to provide temporary authorization and medical oversight while the **Corinth Shiloh Fire District** completes the process of obtaining its own licensure from the South Carolina Department of Health and the appropriate permits from SCLLR.

This MOU shall remain in effect until **September 13, 2026**, or until such time that the **Corinth Shiloh Fire District** obtains its own EMS licensure and required permits, whichever occurs first.

Both parties agree to comply with all applicable state regulations, medical protocols, and operational guidelines governing Emergency Medical Services within the State of South Carolina during the term of this agreement.

Signatures

Dave Scheuerer

Fire Chief

Corinth Shiloh Fire District

Date: March 13, 2026

Michael Carroll

EMS Director

Oconee County Emergency Services

Date: March 13, 2026

Dr. Gerald Beltran

Medical Director

Date: March 13, 2026

**AGENDA ITEM SUMMARY
OCONEE COUNTY, SC**

COUNCIL MEETING DATE: March 17, 2026

COUNCIL MEETING TIME: 6:00 PM

ITEM TITLE [Brief Statement]:

Council discussion for the amendment to the FY 2024 National Dam Safety Program Rehabilitation of High Hazard Potential Dam (HHPD) grant application to the South Carolina Department of Environmental Services on behalf of the Chattooga Lake Club.

BACKGROUND DESCRIPTION:

- Through the Rehabilitation of High Hazard Potential Dams (HHPD) Grant Program, FEMA's National Dam Safety Program (NDSP) has made federal funds available to states for FFY24 for pass through to non-Federal governmental organizations or nonprofit organizations to rehabilitate eligible HHPDs that fail to meet minimum state dam safety standards and pose an unacceptable risk to life and property.
- SCDES is offering subawards to eligible applicants for activities that promote the goals of the federal grant program.
- The Chattooga Lake Club is a private organization, as is the dam in consideration.
- A privately-owned dam may be eligible, but the owner cannot apply directly. A non-federal government (i.e., state, county, municipal) or a 501(c)(3) non-profit organization are the only entities eligible to apply.
- Subawards require a match of at least 35% in the form of non-federal funds and/or in-kind services.
- The application, approved by Oconee County Council on September 17, 2024, was submitted to SCDES by the deadline of November 1, 2024.

SPECIAL CONSIDERATIONS OR CONCERNS [only if applicable]:

FINANCIAL IMPACT [Brief Statement]:

- FEMA approved the HHPD grant application for Chattooga Lake Club on January 27, 2026 to provide \$836,154 in federal funds. The estimated costs for the project were \$1,286,391 at the time of the application submission; however, additional costs are expected due to the lengthy application review period. On March 9, 2026 SCDES provided the opportunity to submit an amended cost estimate.
- Based on costs gathered over the last two months, Chattooga Lake Club estimates the total project estimate to \$1,420,942 and requests an additional \$81,998 in funding, totaling federal funds request of \$918,152.
- If the amended amount is awarded, Chattooga Lake Club will provide a 35% non-federal match to meet the requirements under the grant program. Any costs above the estimated amount will also be the responsibility of Chattooga Lake Club.

ATTACHMENTS:

Chattooga Lake Club Amended Budget

STAFF RECOMMENDATION [Brief Statement]:

It is the staff's recommendation that Council approve the amendment of the FY 2024 National Dam Safety Program Rehabilitation of High Hazard Potential Dam (HHPD) grant application to the South Carolina Department of Environmental Services.

Prepared by:

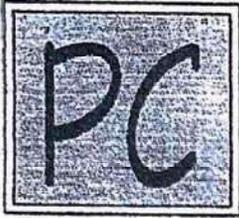
Approved for Submittal to Council:

Brittney Martin, Grants Administrator

Stewart Jones, County Administrator

Council has directed that they receive their agenda packages a week prior to each Council meeting, therefore, Agenda Items Summaries must be submitted to the Administrator for his review/approval no later than 12 days prior to each Council meeting. It is the Department Head / Elected Officials responsibility to ensure that all approvals are obtained prior to submission to the Administrator for inclusion on an agenda.

A calendar with due dates marked may be obtained from the Clerk to Council.



PERITUS CIVIL, INC.

CHATTOOGA LAKE DAM SCD01637 PRIMARY SPILLWAY MITIGATION COST ESTIMATES

Engineering Services	\$30,000.00
Construction	\$488,113.72
Construction Monitoring/Testing	\$57,335.00
Project Management	\$38,250.00
Equipment	\$248,640.08
Material/Supplies	\$465,239.26
Bonds	\$17,700.00
Contingency	\$75,663.90
TOTAL	\$1,420,941.96

This cost estimate is complete and accurately reflects economic conditions, pricing trends, and industry data to the best of my knowledge. Cost estimate details are provided on pages 2-3.

The In-Kind services and materials to be provided by Chattooga Lake Club conform with the SCDES approved plans and specifications.

Sincerely,
Peritus Civil, Inc.



18 FEB. 26

Howard R. Leonard P.E.

CHATTOOGA LAKE DAM SCD01637 PRIMARY SPILLWAY MITIGATION COST ESTIMATES - HHPD GRANT APPLICATION UPDATED COSTS

	Source	Description	Cost Category	Unit Quantity	Unit of Measure	Unit Cost (\$)	Tax	Cost Estimate (\$)	CLC/In Kind	In Kind \$	Source Total
1	ATT	811 ATT Line Relocation -Engineering	Construction	1	EA	\$4,231.38		\$3,731.38			
2	ATT	811 ATT Line Relocation	Material	1	EA	\$451.28		\$451.28			
3	ATT	811 ATT Line Relocation - Construct/Contractor	Construction	1	EA	\$10,681.34		\$10,681.34			\$14,864.00
4	Pomona Pipe Products	Primary-96" 10ga Aluminum Pipe (incl Frt)	Material	199.15	LF	\$652.01	\$7,791.69	\$137,639.48			
5	Pomona Pipe Products	Intake-18" Sluice gate (canal gate)	Material	1	EA	\$14,653.12	\$879.20	\$15,532.32			
6	Pomona Pipe Products	Cold Water transition sleeves	Material	2	EA	\$258.00	\$30.96	\$546.96			
7	Pomona Pipe Products	Stainless Steel trash rack	Material	500	LF	\$8.98	\$269.34	\$4,758.34			
8	Pomona Pipe Products	12" Aluminum Elbow w/flange for cold water pipe	Material	1	EA	\$658.00	\$39.48	\$697.48			\$159,174.58
9	Atlantic Screen	Cut Off Drain Repair: 4" PVC slotted pipe	Material	580	LF	\$17.70		\$10,266.00			
10	Atlantic Screen	Cut Off Drain Repair: 4" PVC slotted pipe delivery	Material	1	EA	\$1,500.00		\$1,500.00			\$11,766.00
11	Northwestern Supply	Cut Off Drain Repair: 4" PVC pipe (exit drain)	Material	260	LF	\$2.39	\$37.28	\$658.68			
12	Northwestern Supply	Cut Off Drain Repair: 4" PVC caps	Material	2	EA	\$11.95	\$1.43	\$25.33			
13	Northwestern Supply	Cut Off Drain Repair: 4" PVC T connectors	Material	2	EA	\$25.95	\$3.11	\$55.01			
14	Northwestern Supply	Cut Off Drain Repair: 4" PVC 90 elbows	Material	4	EA	\$17.95	\$4.31	\$76.11			
15	Northwestern Supply	Cut Off Drain Repair: 4" PVC couplings	Material	6	EA	\$7.95	\$2.86	\$50.56			
16	Northwestern Supply	12" PVC Elbow for cold water pipe	Material	2	EA	\$589.95	\$70.79	\$1,250.69			
17	Northwestern Supply	12" PVC Pipe for cold water pipe	Material	20	LF	\$15.95	\$19.14	\$338.14			
18	Northwestern Supply	12" PVC Gate Valve for cold water pipe	Material	1	EA	\$998.95	\$59.94	\$1,058.89			
19	Northwestern Supply	6" PVC Pipe from filter diaphragm to pond	Material	200	LF	\$4.39	\$52.68	\$930.68			
20	Northwestern Supply	6" PVC T Connector	Material	1	EA	\$81.95	\$4.92	\$86.87			
21	Northwestern Supply	6" x 4" PVC Bushing	Material	2	EA	\$23.95	\$2.87	\$50.77			
22	Northwestern Supply	PVC Cement	Material	6	EA	\$145.95	\$52.54	\$928.24			
23	Northwestern Supply	PVC Primer	Material	10	EA	\$26.95	\$16.17	\$285.67			
24	Northwestern Supply	Mainline swabs	Material	15	EA	\$13.95	\$12.56	\$221.81			\$6,017.46
25	Hajoca/CLC	Seal Old Main Drain-2x20 Pipe	Material	380	LF	\$0.00	\$0.00	\$0.00			
26	Hajoca/CLC	Seal Old Main Drain-PVC Nipple	Material	5	EA	\$0.00	\$0.00	\$0.00			
27	Hajoca/CLC	Seal Old Main Drain-PVC Cap	Material	6	EA	\$0.00	\$0.00	\$0.00			
28	Hajoca/CLC	Seal Old Main Drain-PVC Adaptor	Material	6	EA	\$0.00	\$0.00	\$0.00			
29	ECS	Site Work: Util Trench Backfill	Construction Monitoring/Testing	135	HR	\$75.00		\$10,125.00			
30	ECS	Site Work: Soil Compaction Testing	Construction Monitoring/Testing	90	HR	\$75.00		\$6,750.00			
31	ECS	Concrete Testing-Intake Structure	Construction Monitoring/Testing	18	HR	\$75.00		\$1,350.00			
32	ECS	Reinforcing Steel Testing-Special Inspector	Construction Monitoring/Testing	10	HR	\$110.00		\$1,100.00			
33	ECS	Anti Seep Collar/Grout Testing-Special Inspector	Construction Monitoring/Testing	15	HR	\$110.00		\$1,650.00			
34	ECS	Piezometer Installation	Material	2	EA	\$1,500.00		\$3,000.00			
35	ECS	Piezometer Reading/Technician	Construction Monitoring/Testing	40	HR	\$75.00		\$3,000.00			
36	ECS	SWPPP Inspections (SEPSCI)	Construction Monitoring/Testing	15	EA	\$400.00		\$6,000.00			
37	ECS	Sample Retrieval	Construction Monitoring/Testing	15	HR	\$75.00		\$1,125.00			
38	ECS	Soil/Concrete Testing-Sr Principal Engin	Construction Monitoring/Testing	11.75	HR	\$300.00		\$3,525.00			
39	ECS	Soil/Concrete Testing-Principal Engin	Construction Monitoring/Testing	11.75	HR	\$260.00		\$3,055.00			
40	ECS	Soil/Concrete Testing-Proj Mgr	Construction Monitoring/Testing	11.75	HR	\$185.00		\$2,173.75			
41	ECS	Soil/Concrete Testing-Admin	Construction Monitoring/Testing	11.75	HR	\$75.00		\$881.25			
42	ECS	Soil/Concrete Testing-Lab Concrete Test Cylinders	Material	15	EA	\$30.00		\$450.00			
43	ECS	Soil/Concrete Testing-Masonry Grout Prisms	Material	16	EA	\$30.00		\$480.00			
44	ECS	Soil/Concrete Testing-Atterberg Limits	Material	1	EA	\$110.00		\$110.00			
45	ECS	Soil/Concrete Testing-Proctor (Standard)	Material	1	EA	\$250.00		\$250.00			
46	ECS	Soil/Concrete Testing-Sieve Analysis	Material	1	EA	\$150.00		\$150.00			
47	ECS	Soil/Concrete Testing-Set Up Fee	Construction Monitoring/Testing	1	EA	\$500.00		\$500.00			
48	ECS	Soil/Concrete Testing-Trip Charge	Construction Monitoring/Testing	47	DY	\$125.00		\$5,875.00			
49	ECS	Soil/Concrete Testing-Equipment Usage Charge	Equipment	27	EA	\$50.00		\$1,350.00			
50	ECS	Materials Testing Contingency	Contingency	1	EA	\$8,000.00		\$8,000.00			\$60,900.00
51	Peritus Civil	Engineering	Engineering	300	HR	\$100.00		\$30,000.00			\$30,000.00

CHATTOOGA LAKE DAM SCD01637 PRIMARY SPILLWAY MITIGATION COST ESTIMATES - HHPD GRANT APPLICATION UPDATED COSTS

	Source	Description	Cost Category	Unit Quantity	Unit of Measure	Unit Cost (\$)	Tax	Cost Estimate (\$)	CLC/In Kind	In Kind \$	Source Total
52	John Tinsley	Surveyor-excavation slope in field	Construction Monitoring/Testing	3	DY	\$3,000.00		\$9,000.00	x	\$9,000.00	
53	John Tinsley	Surveyor-excavation slope office	Construction Monitoring/Testing	1	DY	\$1,225.00		\$1,225.00	x	\$1,225.00	
54	Lynda Airey	Project Management	Project Mgt	450	HR	\$85.00		\$38,250.00	x	\$38,250.00	
55	Taylor Concrete	Intake-Concrete	Construction	1	EA	\$160,000.00		\$160,000.00			
56	Taylor Concrete	Anti Seep/Pipe support-Concrete	Construction	5	EA	\$22,200.00		\$111,000.00			
57	Taylor Concrete	Grout under Main Pipe	Construction	200	FT	\$220.00		\$44,000.00			
58	Taylor Concrete	Seal Main Drain-Concrete	Construction	1	EA	\$16,500.00		\$16,500.00			
59	Taylor Concrete	Encase 6" Pipe - min 4" top and bottom	Construction	200	FT	\$82.50		\$16,500.00			
60	Taylor Concrete	Payment/Performance Bonds	Bond	1	EA	\$12,000.00		\$12,000.00			\$360,000.00
61	NT Grading	Rough Grading/Intake/Filter/Pipe Installation	Construction	1920	HR	\$44.63		\$85,690.00			
62	NT Grading	Rough Grading/Intake/Filter/Pipe Installation	Equipment	90	DY	\$2,324.00		\$209,160.00			
63	NT Grading	Rough Grading/Intake/Filter/Pipe Installation-incl Fuel/Grease and filter diaphragm mats	Material	1	EA	\$105,025.00		\$105,025.00			
64	NT Grading	Erosion Control/Seal Main Drain/Restore	Construction	437	HR	\$30.00		\$13,111.00			
65	NT Grading	Erosion Control/Seal Main Drain/Restore	Equipment	6	DY	\$1,835.89		\$11,059.00			
66	NT Grading	Erosion Control/Seal Main Drain/Restore	Material	300	CY	\$364.75		\$109,425.00			
67	NT Grading	Management/Supervision	Construction	90	DY	\$150.56		\$13,550.00			
68	NT Grading	Company vehicles/mobilization/Portable Toilet	Equipment	90	DY	\$233.27		\$20,994.00			
69	NT Grading	Performance/Payment Bonds	Bond	1	EA	\$5,700.00		\$5,700.00			\$573,714.00
70	Ellison's Landscaping	Slope Restoration-Tilling/Seeding	Construction	2	DY	\$750.00		\$1,500.00			
71	Ellison's Landscaping	Slope Restoration-Tractor fuel	Equipment	50	EA	\$4.00		\$200.00			
72	Ellison's Landscaping	Slope Restoration-Tilling/Smoothing Slope	Construction	1	EA	\$250.00		\$250.00			
73	Ellison's Landscaping/McNeely	Slope Restoration-Hydroseeder Rental/REP	Equipment	2	DY	\$490.56	\$57.44	\$1,038.56			
74	Ellison's Landscaping/McNeely	Slope Restoration-Grass Seed (Keowee Blend)	Material	12	EA	\$156.99	\$110.28	\$1,994.16			
75	Ellison's Landscaping/McNeely	Slope Restoration-Lime Pelletized	Material	36	EA	\$6.30	\$13.28	\$240.08			
76	Ellison's Landscaping/McNeely	Slope Restoration-Fertilizer	Material	36	EA	\$18.99	\$40.02	\$723.66			
77	Ellison's Landscaping/McNeely	Slope Restoration-Hydroseeding Mulch	Material	24	EA	\$23.00	\$32.31	\$584.31			\$6,530.78
78	Gas Station/CLC	Slope Restoration-Pump fuel (gallons)	Equipment	440	EA	\$3.00		\$1,320.00	x	\$1,320.00	
79	McNeely	Slope Restoration-Gas Pwr Pump Rental/REP	Equipment	30	DY	\$93.35	\$153.60	\$2,954.08			
80	McNeely	Trash Rack Installation Drill Rental/REP	Equipment	7	DY	\$52.64	\$19.74	\$388.22			\$3,342.30
81	James Johnson	Trash rack installation labor	Construction	40	HR	\$30.00		\$1,200.00	x	\$1,200.00	
82	Amazon/Forestry Suppliers	Water Level Gauge/Hdwe	Equipment	1	EA	\$176.22		\$176.22			\$176.22
83	Carolina Mtn Grading	CL Road/Emergency Spillway crown/gravel	Construction	1	EA	\$3,000.00		\$3,000.00			
84	Carolina Mtn Grading	CL Road/Emergency Spillway crown/gravel	Material	1885	TN	\$32.50	\$4,135.22	\$65,397.72			\$68,397.72
85	Carolina Mtn Grading	Haul away spoils	Construction	49.5	HR	\$150.00		\$7,400.00			\$7,400.00
		SUBTOTAL						\$1,345,278.06		\$50,995.00	
		Contingency=5.62%						\$75,663.90			
		TOTAL						\$1,420,941.96		\$50,995.00	
							CLC Funds/In Kind	\$502,789.68	35.38%		
							FY24 HHPD Federal Share	\$918,152.28	64.62%		

**AGENDA ITEM SUMMARY
OCONEE COUNTY, SC**

**COUNCIL MEETING DATE: March 17, 2026
COUNCIL MEETING TIME: 6:00 PM**

ITEM TITLE OR DESCRIPTION:

PRT Commission-Local ATAX Recommendations / Spring 2026 Cycle / \$142,474

BACKGROUND OR HISTORY:

A portion of Local ATAX revenues received by Oconee County are made available for ATAX grants through Ordinance 2011-12. ATAX grants are to be tourism related grants that meet the ATAX guidelines specified by local and State mandates. Grants are recommended by the PRT Commission based on tourism impact of the project and approved by County Council. All external ATAX grant recipients are required to turn in intermediate reports every 60 days to the progress of the grant and a final report upon completion of the grant.

These reports are placed in the grant folder, which is kept active by the PRT staff until the grant is considered complete. Internal projects through Oconee PRT are also funneled through local ATAX for eligible projects.

SPECIAL CONSIDERATIONS OR CONCERNS:

COMPLETE THIS PORTION FOR ALL PROCUREMENT REQUESTS:

Does this request follow Procurement Ordinance #2001-15 guidelines? No [review #2001-15 on Procurement's website]

If no, explain briefly: NO-ATAX grants

FINANCIAL IMPACT:

Beginning Local ATAX available balance **\$257,715**

If all grants/projects approved/new balance will be: **\$115,241**

COMPLETE THIS PORTION FOR ALL GRANT REQUESTS:

Are Matching Funds Available: Yes

If yes, who is matching and how much: Varies by grant!

ATTACHMENTS

Spreadsheet approved by PRT Commission on 3.5.26.

STAFF RECOMMENDATION:

Request approval of local ATAX recommendations per the attached spreadsheet.

Reviewed By/ Initials:

_____ County Attorney _____ Finance _____ Grants _____ Procurement

Submitted or Prepared By:

Phil Shirley, PRT Director
Department Head/Elected Official

Approved for Submittal to Council:

Stewart Jones, County Administrator

Council has directed that they receive their agenda packages a week prior to each Council meeting, therefore, Agenda Items Summaries must be submitted to the Administrator for his review/approval no later than 12 days prior to each Council meeting. It is the Department Head / Elected Officials responsibility to ensure that all approvals are obtained prior to submission to the Administrator for inclusion on an agenda.

A calendar with due dates marked may be obtained from the Clerk to Council.

Mar-26

Local ATAX Grants

Applicant	Funds Request	Project Description	Amount Eligible for ATAX	PRT Commission Recommendation
City of Seneca	\$10,000	Advertising-Independence Day Celebration	\$10,000	\$5,000
City of Walhalla	\$15,059	Extend power/purchase vending machine	\$15,059	\$2,000
City of Westminster	\$2,000	Website for William Bartram Statue project	\$2,000	\$600
Discover Upcountry SC	\$15,000	Advertising	\$15,000	\$7,500
Eagles Nest Art Center	\$7,320	Advertising and upgrades	\$7,320	\$4,000
Lake Hartwell Country	\$10,000	Advertising	\$10,000	\$5,000
South Carolina Apple Festival	\$10,000	Advertising	\$6,000	\$4,000
The FARM Center	\$20,000	Digital sign, facility signage	\$20,000	\$3,600
Upstate Heritage Quilt Trail	\$1,622	Advertising, equipment, digital marketing	\$1,622	\$1,000
Walhalla Performing Arts Center	\$12,000	Advertising 2026 Season	\$12,000	\$6,650
Westminster Music Center	\$11,083	2026 Music on Main	\$11,083	\$6,650
Wild Hearts Equine Therapeutic Center	\$6,000	Construct RV sites and advertising	\$6,000	\$4,000
\$120,084			\$116,084	\$50,000

PRT Internal Request

PRT	South Cove Pavilion Repair	\$30,000	Construction repairs to unsafe posts	\$30,000	\$30,000
PRT	South Cove Maintenance	\$7,000	Emergency repairs-Restroom HVAC/Office	\$7,000	\$7,000
PRT	Chau Ram Mower	\$12,100	State Contract mower replacement	\$12,100	\$12,100
PRT	Granicus Contract	\$33,374	3-year renewal Short Term Rental software	\$33,374	\$33,374
PRT	Horton Complex sign	\$10,000	Partnership w/ Westminster-digital sign	\$10,000	\$10,000
		\$92,474		\$92,474	\$92,474

Total

\$142,474

**OCONEE COUNTY ATAX GRANT
APPLICATION FORM
FOR TOURISM RELATED PROJECTS**

I. APPLICANT

A. Name of Organization City of Seneca
B. Address 221 E. N. 1st St
Seneca SC 29678

II. FUNDS REQUESTED

A. ATAX Funds Requested \$ 10,000.00

B. How will ATAX Funds be used? Will be used for promotion of Annual Independence Day celebration, and to obtain advertising of

C. Estimated percentage of costs directly attributed to attracting or serving tourists? _____ MUSICAL ACTS

D. Funds furnished by your organization See Attached
Matching Grant _____ Source _____
Matching Grant _____ Source _____
Other Funding _____ Source _____
Other Funding _____ Source _____

Provide an itemized total budget for your event and an itemized budget only reflecting how ATAX funds will be spent. **THIS IS REQUIRED**, attach on a separate sheet

III. NARRATIVE PROJECT DESCRIPTION

A. Project Title Seneca Celebrates Independence Day 2026
B. Description of project 4th of July Festival - family oriented, free admission to all.
C. Who will benefit from this project? County-wide businesses - restaurants - hotels - short term rentals, and other misc. County merchants - gasoline - grocery stores, and convenience stores.

IV. DATES OF PROJECT

Beginning July 3, 2026 Ending July 5, 2026

V. APPLICANT CATEGORY

Government Entity: Municipal Government
Non-profit Organization: Incorporation date _____
Eleemosynary Organization under IRS Code: IRS # _____
Date of Determination Letter _____

RECEIVED
2.13.26

VI. DEMOGRAPHIC DATA

How will the project influence tourism in Oconee County? This project will create over-
night stays in hotels & short-term rentals that will also fill up
county-wide restaurants, & increase business in stores such as
grocery stores & other miss. merchants.

- A. How many visitors/participants attended the event last year and are anticipated this year?
Nearly 10,000.
- B. How many of the visitors/participants were from beyond a 50 mile radius of Oconee County last year and are anticipated this year?
 Last Year _____ Furnished Separately
 This Year _____
- C. How many overnight stays were created by this event last year and are anticipated this year?
 Last year: _____
 This Year: _____

D. How do you plan to advertise this event beyond a 50 mile radius of Oconee County?
Television, WSPA & Radio. Also, newspapers, magazines
and social media.

E. What other documentation can you provide demonstrating this event promotes Tourism in Oconee County? (i.e. photographs, letters from local chambers of commerce, restaurants, shop or accommodations owners) We have ~~the~~ Piacor software

which analyzes demographic data supplied by cell phones.

F. What records will be kept during this event to obtain the above demographic data? (i.e. guest logs, phone logs, accommodations contracts, website hits, advertising demographics) Demographic data via Piacor software
stored on line. Also web site hits, social media
tracking logs.

VII. AUDIT

Does your organization perform an independent audit? Yes No _____
 Name of the Auditor: Mauldin & Jenkins, CPAs and Advisors.

VIII. Will your project be using any funds from another group that received ATAX funds? No

I have read the guidelines for the Oconee County Accommodations Grant Request and do hereby agree to
comply with all rules and requirements. I understand failure to comply may result in a loss of funding for
the project or ineligibility of future grants. I will complete interim reports every 180 days and a final report
no more than 60 days from completion of the project. All information required for final reporting MUST be
detailed when project is complete.

A. Contact Name: Riley H. Johnson Jr Title Events Coordinator
 Signature [Signature] Date 2-13-26
 Address 521 S. N. 16th Street
 Email R.H. Johnson @ Seneca, SC Fax No. _____
 Phone Number (s) 864-723-3410

B. Alternate Contact Name: Debbie Williams Title Exec. Assistant
 Signature [Signature] Date 2-13-26
 Address 221 E. N. 16th St Seneca SC 29678
 Email dwilliams@seneca, SC Fax No. _____
 Phone Number (s) SC 45

864-888-0880

BUDGET

INDEPENDENCE DAY CELEBRATION 2026 CITY OF SENECA, SC

MUSIC – MAJOR ACTS – Chairman of the Board	6,649.00
STAGES & LIGHTS	7,357.00
PORTABLE TOILETS	2,500.00
HOTEL ROOMS	5,000.00
FOOD FOR BANDS & STAFF	2,000.00
CAROLINA BOUNCE	7,500.00
LOCAL ACTS	2,500.00
MAX EVENTS SECURITY	5,000.00
CLEANING SERVICES	1,500.00
FIREWORKS	31,531.50
PROFESSIONAL SOUND	4,900.00
RAIN INSURANCE	4,000.00
A FRAMES FOR PATRONS	500.00
ATAX REQUEST FOR ADVERTISING/ACTS	10,000.00
CITY OF SENECA HAT ADVERTISING	30,000.00



FRIDAY, JULY 4
CLAYTON CENTER

INDEPENDENCE DAY CELEBRATION
GIGNILLIOT FIELD

LIVE MUSIC
WATERGAMES
GRAND PARADISE

FREE FAMILY FUN!
FOOD & DRINK VENDORS!

AWARD WINNING FIREWORKS AT DUSK!
GRAND PARADISE
SATISFACTION

FREE (top left)
FREE (bottom left)
6PM (bottom left)
8PM (bottom right)

LIVE ON STAGE!

FESTIVITIES START @ 6PM
GATES OPEN AT 8PM
FRIDAY, JULY 4

THE CW62

7 WSPA

250 INTERNATIONAL DRIVE SPARTANBURG, SC 29303 P: 864-576-7777 F: 864-595-4615

Independence Day Celebration PROMOTIONAL PARTNERSHIP INCLUDES:

- Commercial schedule
- Your Carolina appearance
- Pre-Roll on WSPA.com
- Production
- Flight Dates: 6/1/2026-7/3/2026



7 CW62



Broadcast package



125 Commercials



50 Commercials

**225 TOTAL :10 BB and
:15 Spots
Commercials**

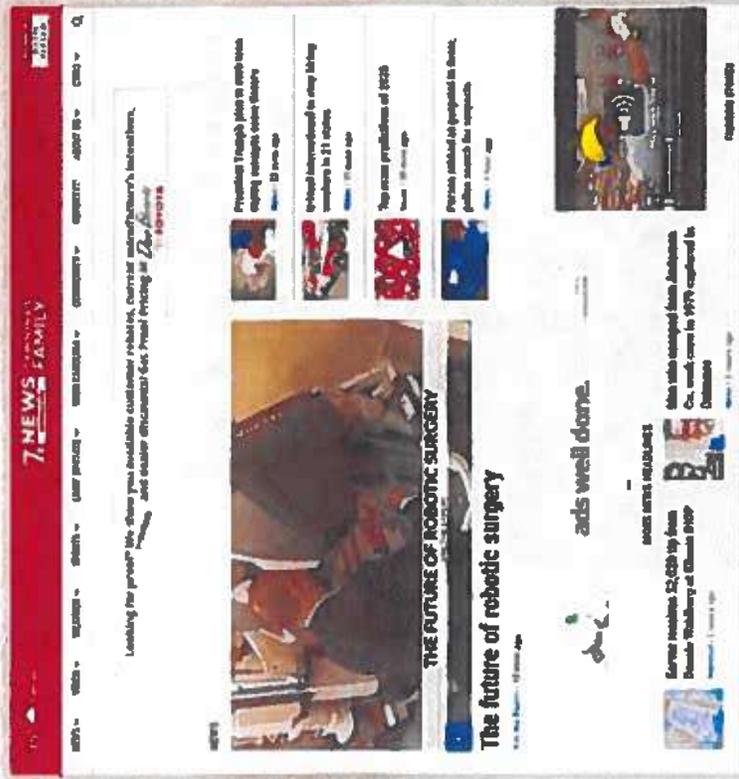
PLUS... FREE Commercial Production!



WSPA 7

Digital Video: Pre-roll/Post-roll

- **Preroll will auto-play on page load**
 - :15 second spot is recommended
 - Supports Up To :30 with a :15 second skip required for those exceeding :15
- **Max file size: 20 to 25 MB**
- **Delivers to both Desktop and Mobile Web**



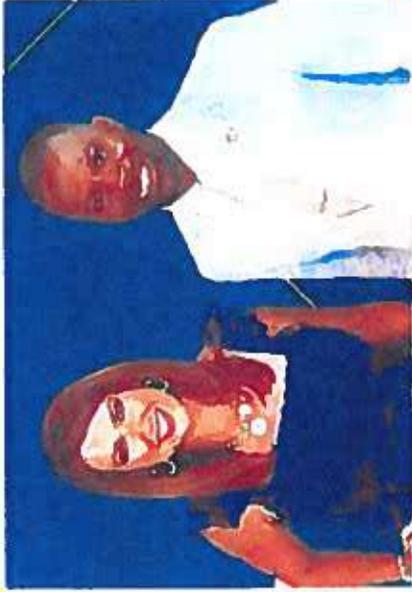
Monthly Impressions 160,000





When 30 seconds isn't enough, you can show and tell your story on a live TV show! Take up to 4 minutes to share your company's story and showcase your product or service to over 30,000 viewers daily in a lively, entertaining, and informative format.

WSPA invites you to join thousands of local businesses who have had impressive exposure and success by promoting their products and services in a viewer-friendly, non-commercial environment.



Megan Heidberg Jamarcus Gaston

Go LIVE on Your Carolina

*Your Carolina is a sponsor-driven show. Sponsor segments will remain live on www.YourCarolina.tv for 30 days



WSPA
62



THE CW62

FRIDAY, JULY 4
CITY OF SPARTANBURG

INDEPENDENCE DAY CELEBRATION

CIGNILLIOT FIELD

LIVE MUSIC
VERTICALS

FREE FAMILY FUN!
GRAND PARADISE

FOOD & DRINK VENDORS!
SUNSHINE TRUCKS

AWARD WINNING FIREWORKS AT DUSK!
GRAND PARADISE

LIVE ON STAGE!
SATISFACTION

6pm **8pm**

FESTIVITIES START @ 4PM
GATES OPEN AT 5PM
FRIDAY, JULY 4

Total investment \$10,000



THE CW62

250 INTERNATIONAL DRIVE SPARTANBURG, SC 29303 P: 864-576-7777 F: 864-595-4615

OCONEE COUNTY ATAX GRANT APPLICATION FORM FOR TOURISM RELATED PROJECTS

I. APPLICANT

- A. Name of Organization CITY OF WALHALLA
- B. Address 105 W SOUTH BROAD ST, WALHALLA SC 29691

II. FUNDS REQUESTED

- A. ATAX Funds Requested **\$ 15,059.40**
- B. How will ATAX Funds be used? **ATAX funds will be used to install and extend power in Park at Brown Sq and Stumphouse Mountain Park and purchase a vending machine for SMP**
- C. Estimated percentage of costs directly attributed to attracting or serving tourists? **38%**
- D. Funds furnished by your organization **\$24,570.60**
- | | | | |
|--------------------|-------|--------|-------|
| Matching Grant N/A | _____ | Source | _____ |
| Matching Grant | _____ | Source | _____ |
| Other Funding | _____ | Source | _____ |
| Other Funding | _____ | Source | _____ |

Provide an itemized total budget for your event **and** an itemized budget only reflecting how ATAX funds will be spent. **THIS IS REQUIRED, attach on a separate sheet**

III. NARRATIVE PROJECT DESCRIPTION

- A. Project Title **CITY OF WALHALLA: POWER AND SWAG**
- B. Description of project **Project will install power at Owens Park and extend power at SMP to the workshop area which will allow installation of a vending machine to sell tshirts, stickers and other**
- C. Who will benefit from this project? **We will be able to host more events at Owens Park and expand events that we currently host in that space. Extending power at SMP will allow us to more support the needs of the tourists that visit the park while the money from the sale of swag will assist with park maintenance and expansion.**

IV. DATES OF PROJECT

Beginning 4/26 Ending 9/26

V. APPLICANT CATEGORY

- Government Entity:
- _____ Non-profit Organization: Incorporation date _____
- _____ Eleemosynary Organization under IRS Code: IRS # _____
- _____ Date of Determination Letter _____

2.16.26 

VI. DEMOGRAPHIC DATA

How will the project influence tourism in Oconee County?

Power at Owens Park is the first step in making the space our long-term outdoor event space for Jeep Fest, Independence Fest and movie and music event series. SMP is a major attraction for Oconee County. In the last few years we have focused on building that up as an asset with new trails, new maps, and new signage. We welcomed a new race in 2025 and are already planning one for this year. These amenities will help us improve and maintain the park over time.

A. How many visitors/participants attended the event last year and are anticipated this year?

~~16,700 last year. We anticipate 18,000 in 2026.~~

B. How many of the visitors/participants were from beyond a 50 mile radius of Oconee County last year and are anticipated this year?

Last Year **2024- 17,800/ 6764 tourists**
This Year **2025- 16,700/ 6346 tourists**

C. How many overnight stays were created by this event last year and are anticipated this year?

Last year : **unknown**
This Year: **unknown**

D. How do you plan to advertise this event beyond a 50 mile radius of Oconee County?

billboards, playbills, website banners, social media ads with SCPRT

E. What other documentation can you provide demonstrating this event promotes Tourism in Oconee County? (i.e. photographs, letters from local chambers of commerce, restaurants, shop or accommodations owners)

photos of Go Nuts Bike Race attached.

F. What records will be kept during this event to obtain the above demographic data? (i.e. guest logs, phone logs, accommodations contracts, website hits, advertising demographics)

Placer reports and we have a new gate system which allows us to track visitors. We are implementing trail counters in the park as well at a cost of \$3000.

VII. AUDIT

Does your organization perform an independent audit? Yes No

Name of the Auditor: **Love Bailey**

VIII. Will your project be using any funds from another group that received ATAX funds? **NO**

I have read the guidelines for the Oconee County Accommodations Grant Request and do hereby agree to comply with all rules and requirements. I understand failure to comply may result in a loss of funding for the project or ineligibility of future grants. I will complete interim reports every 180 days and a final report no more than 60 days from completion of the project. All information required for final reporting MUST be detailed when project is complete.

A. Contact Name: Olivia Vassey **Title** PRT Director

Signature  **Date** 2/13/26

Address 150 W South Broad Street Walhalla SC

Email Ovassey@cityofwalhalla.com **Fax No.** _____

Phone Number (s) _____

B. Alternate Contact Name: Celia Myers **Title:** City Administrator

Signature  **Date** 2/13/26

Address 150 W South Broad Street Walhalla SC

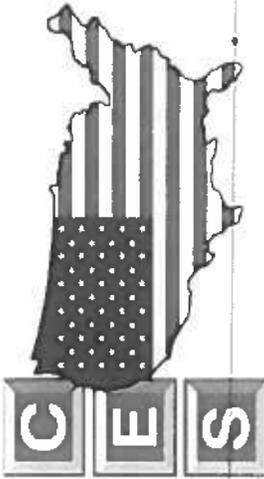
Email cmyers@cityofwalhalla.com **Fax No.** _____

Phone Number (s) _____

Budget for City of Walhalla Project: Power and Swag

Item	Cost	Provider/ Vendor	Quote Notes
Power to Owens Park at Brown Square	\$ 8,000	Duke Energy	Sole Source- verbal quote, will provide written quote as soon as it's available
Cost of power pole equipment	\$ 1,500	City of Walhalla	includes pole, meter, breaker box and breakers
Power to Workshop at SMP	\$ 250	Blue Ridge Electric	Sole Source- verbal quote, will provide written quote as soon as it's available.
Vending Machine	\$ 6,980	Remarc Vending	I've asked for another quote from Innovative Vending Solutions but they have not provided anything.
Concrete	\$ 11,100	Buck Couch	HDH, Buck's Concrete, HDH did not submit a quote
Fencing	\$ 5,000	Weld Work	Oconee Fence, Top Rail Fence (no bid), Carolina Fence, Family Fence, Domestic Fence, Superior Fence, Greenville Fence, WeldWorks were asked. Only WeldWorks and Superior Fence submitted.
Starlink	\$ 500	Starlink	Sole Source- only source of internet at park
wifi network gear to operate vending machine	\$ 400	City Vendor	City Vendor
electric	\$ 3,900	City Electric Services	City Vendor/ City of Walhalla staff would install.
minisplit	\$ 2,000	Mr. Cool	City Vendor/ They provide mini splits for city
Total	\$ 39,630		

Items covered by ATAX funds



CITY ELECTRIC SUPPLY COMPANY

AAA CASH SALE
 1293 BLUE RIDGE BLVD
 SENECA, SC
 29672
 Phone: 8644278560

C.E.S. (Seneca)
 1293 Blue Ridge Boulevard,
 Seneca, SC, 29672.

Phone: 864-278-5600
 Fax: 864-882-9053
 Email: seneca0035@cityelectricssupply.com

QUOTATION
 SEN/004639

Valid From: 13 Feb 2026
 Valid Until: 15 Mar 2026

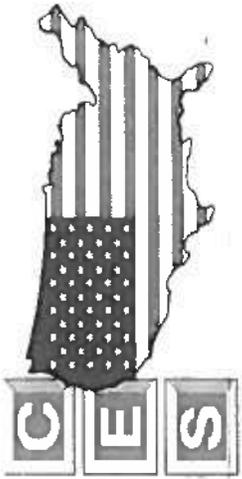
Page 1/2

Entered by: Nathan Wentz
 Sales Rep: Nathan Wentz

Account No.: 00359200001
 Order Number: MARK MEALY BUILDING

Qty	Item	Description	\$ Price Per	\$ Goods
1	SIEMENS INDUS MC0408B1200RT	200A 8/4 CT MTR LD-CTR	330.00 E	330.00
1	SIEMENS INDUS PN3048B1200C	200A Main Breaker Cu Gry	270.00 E	270.00
8	SIEMENS INDUS Q120	Breaker 20A 1P 120V 10K Qp	8.00 E	64.00
7	SATCO 65-822R1	8 Foot; Vapor Proof Linear Fixture; Cct	180.00 E	1260.00
2	RAB SR8	Led Strip 8FT 60/50/40W 5/4/3K Jbox Adpt	125.00 E	250.00
4	COOPER LTG WPMLD26S	70-100W&CCT SEL, 120-347V, PC	125.00 E	500.00
9	P & S 3232TRW	TR DUP REC 15A/125V	1.30 E	11.70
1	P & S 1597TRW	15A 125V SELF-TEST TR GFCI RCPT WHT	19.00 E	19.00
1	P & S 660WG	SP 15A120V GRD AC SW	100.00 C	1.00
2	P & S 663WG	3WY 15A120V GRD AC SW	175.00 C	3.50
2	GALVAN 5/8X8GALV	5/8 X 8 GALVANIZED GROUND ROD	16.00 E	32.00
20	BARE-SD-4-SOL-200-REEL	BARE-SD-4-SOL-200-REEL	1450.00 M	29.00
5	SER-4/0-4/0-4/0-2/0-AL-1000	FM - 4/0-4/0-4/0-2/0 SER AL 1000R	5750.00 M	28.75
2	TA2	(078089)2" TERMINAL ADAPTER	240.00 C	4.80
2	NSI 106-S	2" U1 Steel Conduit Locknut	170.00 C	3.40
400	PVC4075	3/4" PVC PIPE - SCH 40 - 10 FT	45.00 C	180.00

Prices may be subject to change from manufacturer at the time of dispatch. When ordering please use above quotation number. Seller assumes no responsibility for quoted materials meeting job specifications unless specifically stated in writing. Substitution of similar quality material is permitted. All special order material is non-returnable or subject to the manufacturer return goods policy.



CITY ELECTRIC SUPPLY COMPANY

AAA CASH SALE
 1293 BLUE RIDGE BLVD
 SENECA, SC
 29672
 Phone: 8644278560

C.E.S. (Seneca)
 1293 Blue Ridge Boulevard,
 Seneca, SC, 29672.

Phone: 864-278-5600
 Fax: 864-882-9053
 Email: seneca0035@cityelectricsupply.com

QUOTATION

SEN/004639

Valid From: 13 Feb 2026
 Valid Until: 15 Mar 2026

Page 2/2

Entered by: Nathan Wentz
 Sales Rep: Nathan Wentz

Account No.: 00359200001
 Order Number: MARK MEALY BUILDING

Qty	Item	Description	\$ Price Per	\$ Goods
30	TA07	{078085}3/4" PVC TERM ADAPTER SCH 40	60.00 C	18.00
30	WI LNS75	WI STEEL LOCKNUT 3/4"	22.00 C	6.60
12	FSC07	078227 3/4" FSC BOX	1250.00 C	150.00
9	WDRC	F-SERIES 1G WP DPLX RCPT CVR WDR15/10	1200.00 C	108.00
1	NSI XD110C	1G H.D. CLEAR IN-USE COVER	10.00 E	10.00
3	WSC	078903 F-SERIES 1G WP TOG SW CVRWG15/1	1400.00 C	42.00
1	NSI 2021	120V SPST 1/2" CONDUIT MOUNTING	25.00 E	25.00
500	NM-B-12/2-CU-250C	NM-B-12/2-CU-WG-250CL	599.00 M	299.50

Please do not hesitate to contact us if we can be of any further assistance.

Sincerely Yours,

Nathan Wentz

(QUOTE ONLY. NOT A RECEIPT) Goods Total: \$3646.25
 Tax Total: \$218.78
 Total: \$3865.03

Price may be subject to change from manufacturer at the time of dispatch. When ordering please use above quotation number.
 Seller assumes no responsibility for quoted materials meeting job specifications unless specifically stated in writing.
 Substitution of similar quality material is permitted. All special order material is non-returnable or subject to the manufacturer return good policy.

Prepared For

Mark Mealy/ Walhalla Police Dept.
101 E. Main St.
Walhalla, SC 29691
(864) 952-9096

Weld Worx LLC

103 Hillcrest court
Walhalla, SC 29691
Phone: (864) 710-0774
Email: jasonlowery@gmail.com
Web: weldworxsc.com

Estimate # 56
Date 02/12/2026

Description	Total
Stumphouse Vending Machine Cage	\$5,000.00
Estimate is for a steel anti-theft cage for vending machines at Stumphouse Tunnel. Design was discussed and agreed upon by Mark Mealy and Jason Lowery. Labor and materials will be approx. \$5000.	
Subtotal	\$5,000.00
Total	\$5,000.00

BID ITEM

Date: 2/12/26

Superior Fence and Rail of Greenville
 17 Ketrion Ct, Greenville, SC 29607
 (864) 502 1613
 greenville@superiorfenceandrail.com

To: Mark Mealy
 mmealy@walhallaexpl.org
 (864) 952-9036

Project:	Bid Items:
Stumphouse Mtn Park	Vending Machine Cage

Material:	Specifications:	Total
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Gate Details:

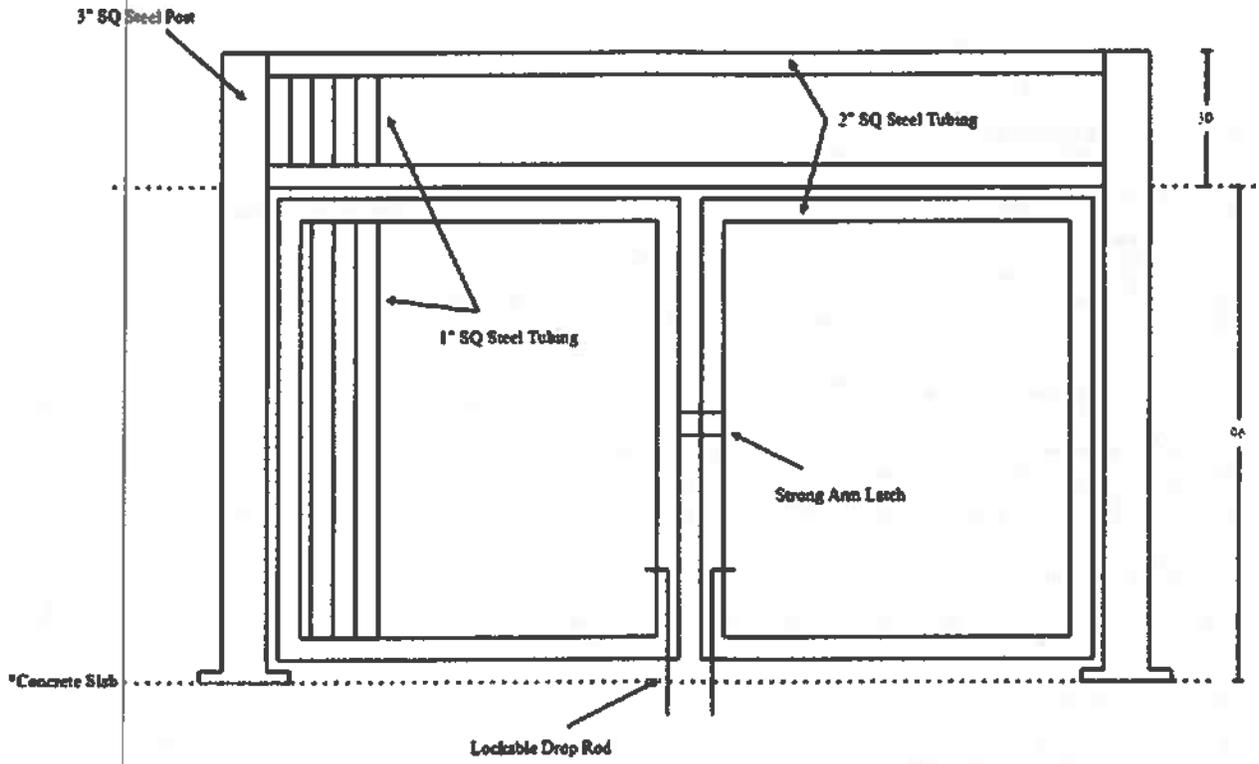
9' Wide DD Gate
 +
1' Fence

(1x) 9'w Double Door Swing Gate
 8'H with ~30" Transom Above
 Posts: 3" Square Steel Tubing Plated
 Frame: 2" Square Tubing
 Pickets: 1" Square Tubing (spaced ~4" OC)
 Latch: Strong Arm w/ lockable drop rod or cotter pin

Included

Installation: Superior Fence & Rail to supply and install (1x) 9'w x 8'w (opening width) Double Door Swing Gate with 30" transom (Total Height: ~126"H) and 1LF of Fence to enclose to structure. Fence to be built to match gate and transom. Posts to have welded plates and anchored to concrete pad.

Total: \$9,550.00



Quotation prepared by: Zach Pancoast

This is a quotation on the goods named, subject to the conditions noted below:

RESPONSIBILITIES OF SUPERIOR FENCE & RAIL:

To perform those items listed in the aforementioned scope of work

RESPONSIBILITIES OF GC OR OWNER:

Work area to be made accessible for fence crews, equipment and material suppliers prior to mobilization and maintained throughout the project

Superior Fence & Rail not responsible for damage incurred to site due to accessing the job

Work area to be cleared, graded and staked prior to mobilization and maintained throughout the project

Provide a lay down area (if needed) for material stockpiled/stored on project

SUPERIOR FENCE & RAIL not responsible for damaged, missing or stolen material stockpiled/stored on project

Provide dumpsters as needed for removed, non-salvageable or refuse material

Haul away and dispose of removed, non-salvageable or refuse material

THIS PROPOSAL IS BASED ON THE FOLLOWING CONDITIONS:

All fence work to be performed under one mobilization with access to all sites without delay. Additional mobilizations will be billed at \$500.00 US/occurrence if caused by Contractor/Owner

Job is done in sequence without interruption, normal working hour and days, with one crew

All change orders will reflect all scope of work and conditions of this proposal.

SUPERIOR FENCE & RAIL is not a design/engineering firm. All installations are designed and approved by Owner

SUPERIOR FENCE & RAIL will contact underground utility notification. It shall be the responsibility of the contractor for all protection, relocation, or damage to any utilities.

All material and quality control testing by others

SUPERIOR FENCE & RAIL shall be paid for all equipment and labor employed on this project for any delays for which we are not responsible

SCHEDULE - Work will progress in a mutually agreed sequence beginning no sooner than two weeks from receipt of a fully executed subcontract agreement signed by both parties; and approval in writing, by the owner or his representative of all required SUPERIOR FENCE & RAIL submittals

CONDITIONS OF CONTRACT:

25% deposit due upon Contract signing, 75% balance due upon acceptance of the work by Eastern

Changed Conditions - Our proposal is based on information provided by the Contractor and/or Owner. Should actual conditions vary from those represented we reserve the right to claim for additional compensation and/or extension of time

All additional work must be authorized in advance by Eastern in a written Change Order signed by both parties. No additional costs shall be charged without prior written approval by Eastern.

Contractor warrants that all labor shall be performed in a good and workmanlike manner and that all materials and equipment shall be new and free from defects. Contractor shall pass through all manufacturer warranties and shall provide a one (1) year workmanship warranty commencing upon final acceptance.

Contractor shall indemnify, defend, and hold harmless Eastern, its officers, directors, employees, and agents from and against all claims, damages, losses, and expenses (including attorneys' fees) arising out of or resulting from Contractor's performance of the Work, to the extent caused by Contractor's negligence, breach of contract, or willful misconduct.

No retainage is to be withheld from SUPERIOR FENCE & RAIL's payments.

Invoice balance is due and payable upon completion.

Any claims against the Owner or Owners Agent, shall be pursued by the Contractor on our behalf.

This Agreement shall be governed by and construed in accordance with the laws of the State of South Carolina, where the project is located.

This proposal must be made part of any subsequent contract with which we would agree.

Insurance:

Prior to commencement of the Work, Contractor shall provide Eastern with certificates of insurance evidencing commercial general liability, automobile liability, and workers' compensation coverage in commercially reasonable amounts, and shall name Eastern as an additional insured on the liability policies.

To accept this quotation, sign here and return:

Date: _____

THANK YOU FOR YOUR BUSINESS!

Mark Mealy

From: Buck Couch <bucksconcrete66@yahoo.com>
Sent: Friday, February 13, 2026 10:46 AM
To: Mark Mealy
Subject: Quote for Stumphouse Tunnel

Concrete at the tunnel

Supply concrete, pump, poly, labor, place, finish, and saw cuts.

12x30x4inch

\$5,800.00

20x30x4inch

\$7,300.00

If both slabs are poured at the same time.

\$11,100.00

[Sent from Yahoo Mail on Android](#)

OCONEE COUNTY ATAX GRANT APPLICATION FORM FOR TOURISM RELATED PROJECTS

I. APPLICANT

- A. Name of Organization The City of Westminster
- B. Address 100 E. Windsor Street, Westminster, SC 29693

II. FUNDS REQUESTED

- A. ATAX Funds Requested \$2,000
- B. How will ATAX Funds be used? To create a stand-alone website which will promote the William Bartram Statue Project planned to be installed in Retreat Street Park in downtown Westminster in 2026. In 2025 Westminster was awarded an Undiscovered SC Grant to construct the statue, including interpretative signage, educational materials and marketing. The ATX funds will be used to match Undiscovered SC Grant funds set aside for marketing.
- C. Estimated percentage of costs directly attributed to attracting or serving tourists? 80%
- D. Funds furnished by your organization \$500
- | | |
|-----------------------------|----------------------------------------|
| Matching Grant <u>\$500</u> | Source <u>Undiscovered SC (SC PRT)</u> |
| Matching Grant _____ | Source _____ |
| Other Funding _____ | Source _____ |
| Other Funding _____ | Source _____ |

Provide an itemized total budget for your event **and** an itemized budget only reflecting how ATAX funds will be spent. **THIS IS REQUIRED, attach on a separate sheet**

III. NARRATIVE PROJECT DESCRIPTION

- A. Project Title Website for William Bartram Statue Project
- B. Description of project The William Bartram Statue Project seeks Accommodations Tax funding to develop a professionally designed website that will serve as the primary digital platform promoting the statue installation in Westminster, South Carolina. The website will function as both a tourism marketing tool and an educational resource, helping to attract visitors to Oconee County while highlighting the region's historical and natural significance.
- C. Who will benefit from this project? The William Bartram Statue Project website will benefit visitors, local businesses, residents, and educators. The site will attract heritage and nature-based tourists, encouraging overnight stays and increased spending at local hotels, restaurants, and retail establishments. Residents will benefit from strengthened community identity and pride, while students and educators will gain access to valuable historical and environmental educational resources. Overall, the project supports tourism growth, economic development, and cultural enrichment in Oconee County.

IV. DATES OF PROJECT

Beginning April 6, 2026 Ending May 15, 2026

V. APPLICANT CATEGORY

- Government Entity: City of Westminster**
- _____ Non-profit Organization: Incorporation date _____
- _____ Eleemosynary Organization under IRS Code: IRS # _____
- _____ Date of Determination Letter _____

VI. DEMOGRAPHIC DATA

How will the project influence tourism in Oconee County?

The website will promote Westminster as a heritage and nature-based tourism destination, attracting visitors interested in William Bartram and regional history. By increasing awareness and helping travelers plan their visits, the project will encourage overnight stays and spending at local hotels, restaurants, and businesses, strengthening Oconee County's tourism economy.

A. How many visitors/participants attended the event last year and are anticipated this year?
NA

B. How many of the visitors/participants were from beyond a 50 mile radius of Oconee County last year and are anticipated this year?
Last Year NA
This Year 500

C. How many overnight stays were created by this event last year and are anticipated this year?
Last year :NA
This Year: 90

D. How do you plan to advertise this event beyond a 50 mile radius of Oconee County?
The William Bartram Statue Project will reach visitors outside the immediate area through partnerships with regional tourism networks, state parks, historical societies, and botanical organizations, sharing information via newsletters, social media, and event listings. Press releases and feature stories will be distributed to statewide publications and regional travel outlets, while engaging online content will highlight Bartram's history and the statue. Additional promotion will occur at regional festivals, garden shows, and visitor centers to attract heritage and nature-based tourists throughout the Southeast.

E. What other documentation can you provide demonstrating this event promotes Tourism in Oconee County? (i.e. photographs, letters from local chambers of commerce, restaurants, shop or accommodations owners)
Letters of Support are attached.

F. What records will be kept during this event to obtain the above demographic data? (i.e. guest logs, phone logs, accommodations contracts, website hits, advertising demographics) Website, Facebook analytics

VII. AUDIT

Does your organization perform an independent audit? **Yes X** No _____
Name of the Auditor: Love Bailey, Certified Public Accountants

VIII. Will your project be using any funds from another group that received ATAX funds? No.

I have read the guidelines for the Oconee County Accommodations Grant Request and do hereby agree to comply with all rules and requirements. I understand failure to comply may result in a loss of funding for the project or ineligibility of future grants. I will complete interim reports every 180 days and a final report no more than 60 days from completion of the project. All information required for final reporting MUST be detailed when project is complete.

A. Contact Name: Kevin Bronson Title City Administrator
Signature [Signature] Date February 13, 2026
Address 100 E Windsor Street, Westminster, SC 29693
Email kbronson@westminstersc.org Fax No. _____
Phone Number (s) 864-647-3232

B. Alternate Contact Name: Ashley Jones Title Finance Manager
Signature [Signature] Date February 13, 2026
Address 100 E Windsor Street, Westminster, SC 29693
Email ajones@westminstersc.org Fax No. _____
Phone Number (s) 864-647-3230

List of Proposals

Company Name	Platform	location	timeframe	cost	website hosting fees
Clemson Web Design	WordPress	Clemson, SC	4-5 weeks	\$2,500.00	\$420 annually after first year
Sandpiper Agency	WordPress CMS or Squarespace	Greenville, SC	8 weeks	\$4,750.00	\$100/month (if Wordpress CMS)
Applied Imagination	WordPress	Atlanta, GA	8-10 weeks	\$7,500.00	none provided
Engenius	NA	Greenville, SC	6-8 weeks	\$8,052.00	\$179-\$362 month depending on service plan

Itemized Budget based on least Cost Alternative proposal by Clemson Web Design

\$	200.00	Project Planning & Data, Comp Research, Asset Collection, Organizing, Designs
\$	1,700.00	Platform Setup, Website Structure, Design & Development
\$	200.00	Donation Platform consulting, setup assistance, platform integration integration .
\$	200.00	Revisions Phase - 2 hrs labor estimated.
\$	200.00	Browser & Performance Testing, Domain/Email/DNS Setup Assistance
\$	2,500.00	Total

CLEMSON



WEB DESIGN

WEB PROPOSAL

PREPARED FOR :
WESTMINSTER / BARTRAM
STATUE WEBSITE

PROPOSE DATE
FEB 12th, 2026

ABOUT

CLEMSON WEB DESIGN

Clemson Web Design delivers exceptional value to business owners, enabling them to achieve their objectives through the integration of diverse creative digital services, state-of-the-art web platforms, and professional designs complemented by personalized customer support. We are committed to offering rapid turn around times for high-quality services at competitive prices.

WE ABSOLUTELY LOVE THE QUALITY OF THE WORK THAT DANIEL DOES FOR US AND HIGHLY RECOMMEND HIM FOR ANY JOB. WHETHER IT'S A LOCAL SMALL BUSINESS OR A LARGE NATIONWIDE ECOMMERCE STORE

- ANDREW SALADINO
COO @ KITCHEN CABINET KINGS

DANIEL SEYMOUR

I'm Daniel Seymour, the operator and owner of Clemson Web Design. A Seneca SC native and local. I specialize in delivering high-quality, affordable services tailored to the needs of small businesses, brands, and professionals in and around Upstate South Carolina and Western North Carolina.

With over a 15 years of professional experience, I have had the privilege of serving numerous local clients as well as supporting enterprise clients worldwide.

I am committed to crafting professional, value-driven websites and digital solutions that empower my clients to succeed.



Customer Reviews

4.9 out of 5

SERVICES

Clemson Web Design offers professional level services , at small town prices, while providing exceptional customer support.



WEB DESIGN & DEVELOPMENT

Front end development on a variety of professional level CMS platforms. Fully responsive, well built, fast loading websites.



SEARCH ENGINE OPTIMIZATION

Increase your reach with proven strategies to help your business reach its maximum online presence with organic search rankings.



DIGITAL MARKETING

Pay Per Click marketing management to drive targeted traffic to your business resulting in more leads, calls and sales.



GRAPHIC DESIGN

Marketing & Event Flyers, Advertising, Logo Design, Photo touch ups and general Photoshop work.

PROJECT OVERVIEW

WEBSITE SCOPE:

The proposed website will comprise a newly developed, fully managed, and semi-custom-built platform for the Westminster, SC Bartram Trail Statue project. The primary objective of the website is to showcase information about William Bartram and facilitate donations through the site.

The website's pages will align closely with the provided mockup in terms of design, branding, and layout. Constructed on WordPress with a page builder, the site will be scalable, responsive, and user-friendly.

The proposed project encompasses up to five website pages, incorporating client-provided content. Assistance with creative content development and premium stock photography are included as needed.

Also included:

- Ongoing customer support and consulting services via video, email, and phone.
- Fully managed website with best-effort maintenance.
- Basic SEO setup and consulting, including sitemaps, metadata, alt tags, Google Tag Analytics / Account integration.
- Premium stock images. (if warranted)
- Basic content sourcing and assistance with text content creation.
- Included SSL certificate and 30-day backup systems.
- Included basic email services.
- Full access, backups, and ownership of the website provided.
- Domain assistance
- Payment processor platform assistance & integration.
- Donation Platform setup assistance, and integration.
- In-Person services like Photography are available.

Hosting: The first 12 months of fully managed website hosting and website overhead cost are included in the website development price. It includes 1.5TB of monthly traffic, 15GB of storage, 30 day Automatic Backup retention, a SSL certificate and basic email services.

After the first year. Annual renewal and overhead cost for web hosting is currently \$420 annually.

PROJECT WORKFLOW

Below is a simple break down and explanation of a semi-custom project workflow as it relates to your scope. Please note that development time is highly dependent on client communication, asset preparedness and our workload at the time of project start.



01

PROJECT SCOPE / PLANNING

Initial planning phase; Client hands over any assets for use on the website. We agree on a layout and the scope of the project. Deliverables are clarified. First payment is due.



02

WEBSITE DEVELOPMENT

The website is developed by making changes to the agreed on layout using clients content. Most websites take 3 to 6 weeks for initial development. Development time is highly dependent on client communication and asset delivery.



03

REVISION PHASES

After the initial development of the website; The client is given the opportunity for feedback, to view & make reasonable changes on the developed website. Minor layout changes, changing images, changing text, adding content etc.



04

OPTIMIZING AND FINAL HAND-OFF

After client revisions, the new website will be taken live and any domain/email issues are dealt with. Caching systems will be setup and the site optimized for speed. Two weeks after taking it live, Final payment is due. Any watermarks or restrictions are removed.

BUDGET SCOPE

This is a break down of your project quote based on the time investment and cost overhead needed on my end to accomplish milestones. Each individual itemized price is a estimate. Total price is final.

PHASE 1 RESEARCH/CONCEPT/EXECUTE

1. Project Planning & Data, Comp Research, Asset Collection, Organizing, Designs	\$ 200

PHASE 2 DESIGN / DEVELOPMENT

1. Platform Setup, Website Structure, Design & Development	\$ 1700
2. Donation Platform consulting, setup assistance, platform integration . *2 hours labor estimated	\$200

PHASE 3

EDITS & REVISIONS

1. Revisions Phase - 2 hrs labor estimated. <i>*Excessive revisions could incur additional labor cost.</i>	\$200

PHASE 4

FINISHING PHASE

1. Browser & Performance Testing, Domain/Email/DNS Setup Assistance - *2 hrs labor estimated	\$ 200

A semi-custom build is based on a commercial theme layout then editing and optimizing that layout to suit your business needs. Semi-custom builds avoid costly overhead of mockups and wireframes needed in completely custom designs.

If needed, WordPress website builds also include a personalized instructional video on day to day site maintenance and operation of your website.

Rest assured that any work I do will be very professional. My business depends on your business. I'll always represent myself and my clients to the best of my ability.

WEBSITE MAINTENANCE

KEEP YOUR WEBSITE RUNNING SMOOTHLY

A significant advantage of engaging Clemson Web Design for your website is that you retain full administrative access to the site upon completion. All clients maintain complete administrator privileges, ensuring ongoing control and flexibility.

Following the initial development phase, and upon fulfillment of the project scope, no monthly fees will be charged unless additional services are explicitly required. Your website investment is limited to a flat-rate fee covering the initial website development, any supplementary labor, and annual overhead costs.

Open-source platforms such as WordPress necessitate regular maintenance, including platform updates, security patches, and third-party plugin revisions. While we give a best effort with automatic updates.

Failure to perform these updates on more advanced websites may expose the site to vulnerabilities, potentially resulting in unauthorized access and compromise of any contained information.

OPTIONAL \$95 A MONTH PROTECTS YOUR WEBSITE

Clemson Web Design offers a monthly retainer package for maintenance and upkeep for the websites we build. For \$95 per month. I will dedicate up to 2 hours of labor a month to ensuring that your website and website platform stay updated, secure and functioning properly. Thats half off my hourly rate, a 50% discount, for existing clients.

This retainer includes full website backups, platform updates, security updates, security testing, theme updates and performance checks on your website. In the case of a website crash, we help you get back on your feet. Maintenance is for people who want to protect their website investment but dont have the time or knowledge to keep their website performing at a high level.

WEBSITE MAINTENANCE PACKAGE INCLUDES:

- Up to 2 hours of retainer time per month.
- Manual Platform Updates & Browser Checking.
- Minor Content Updates
- 3rd Party Module Updates.
- Security & Login Monitoring.
- Full Back Ups, On and Off-Site.
- Performance Testing
- User Management

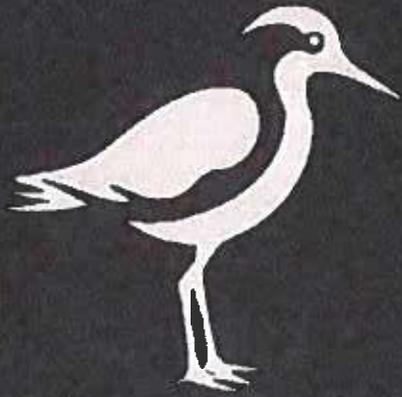
NOT A CONTRACT

This is not a legal contract or invoice. On project agreement, a legal contract will be provided that clearly lays out the payment expectations, handles copyright legalities and the such. This is a formal informational quote only, provided as a courtesy to potential Clemson Web Designs LLC clients. Any mockups are property of Clemson Web Design LLC until final payment is made.



WWW.CLEMSONWEBDESIGN.COM
Clemson Web Design LLC @2026.



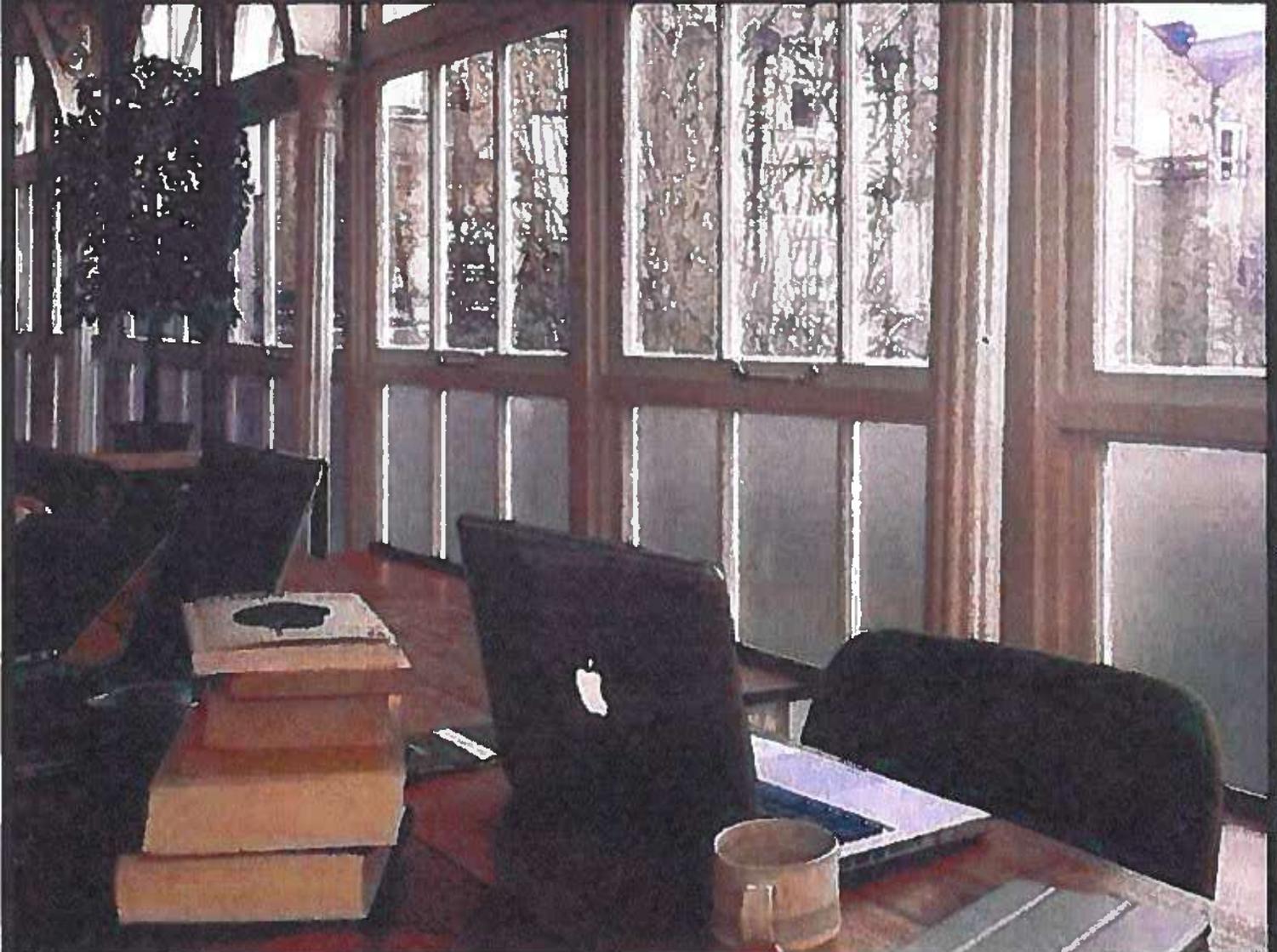


Sandpiper
AGENCY

Proposal Created For: City Of Westminster, SC

Proposal Created On: 02/09/2026

Proposal Created By: Ashley Stidfole



Establishing Market Presence | Elevating Brands



WHERE TO GO?

Your Home for Marketing

Your brand is more than a business—
it's a legacy in progress. Whether
shaped by years of tradition or
inspired by a bold new vision, your
next chapter deserves a presence
that reflects your purpose, values, and
voice with clarity and sophistication.

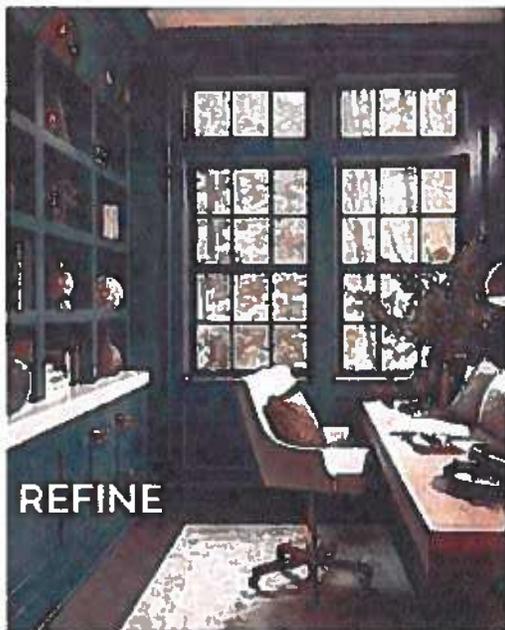
Wherever you are in your journey—
defining, refining, or elevating—
Sandpiper exists to walk alongside
you. We partner with you to
thoughtfully create, strengthen, and
grow your brand in ways that feel
intentional, distinctive, and
unmistakably yours.

OUR PASSIONS DRIVE US

DEFINE



Branding | Strategic Planning



REFINE

Websites | Social | Creative Design

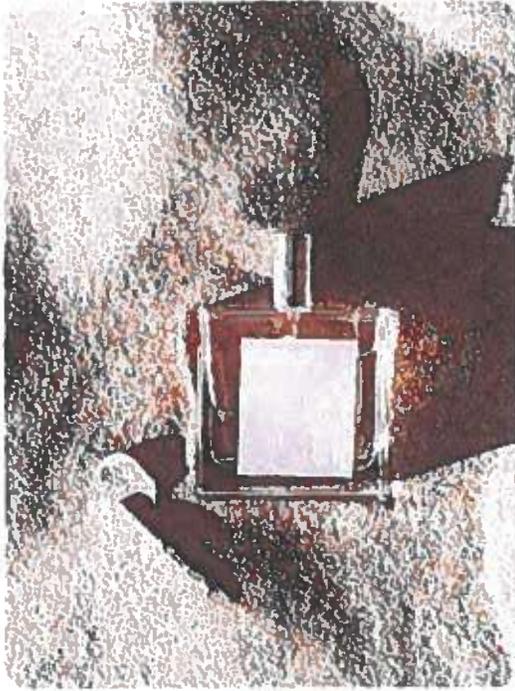


*Your Partner
at Every Stage*

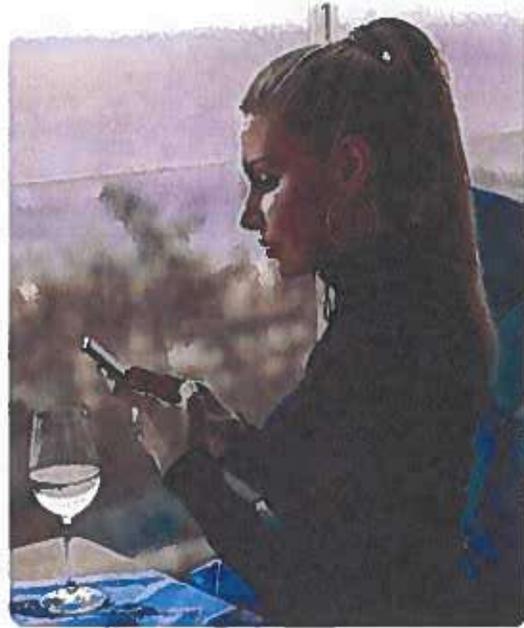
ELEVATE



Events | PR | Business Development



WELL TRAVELED



A Rising Agency

Sandpiper has built a thoughtful and diverse body of work, partnering with clients across a range of industries—from professional services and property management to creative brands and boutique retail. Our experience reflects a steady ability to adapt, listen, and deliver tailored solutions that feel considered, elevated, and deeply aligned with each client's goals.

✓ **Approach**

At Sandpiper Agency, our work is grounded in intention and care. We don't simply deliver assets—we help create a sense of clarity and confidence around how a brand shows up in the world. Each engagement is approached with a balance of strategy and refinement, ensuring the work not only looks beautiful but supports where the business is headed.

✓ **Partnership**

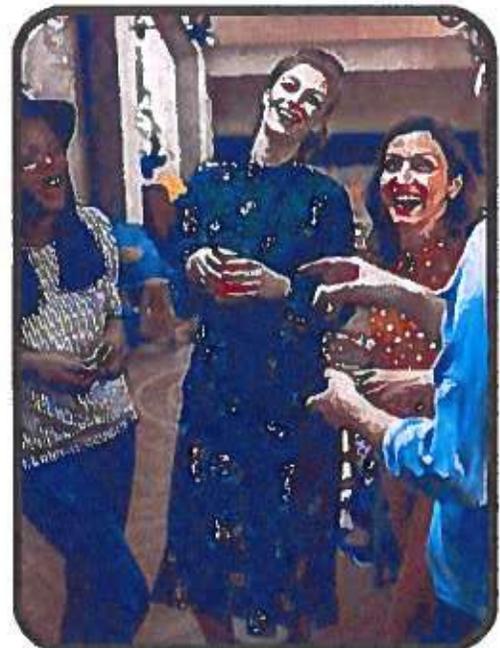
We work closely with our clients, offering customized solutions designed to bring focus, consistency, and presence to their brand. Through strategic guidance, creative execution, and ongoing support, we help build momentum that feels sustainable and purposeful—never rushed, never forced.

ESTABLISH → **ELEVATE**

The Heart Behind the Work

✓ **Foundation & Philosophy**

Sandpiper Agency was inspired by the name of a street where a house felt like home—steady, welcoming, and grounding. That feeling shapes how we work and how we partner. Whether supporting a new venture or helping refine an established brand, we offer calm guidance and thoughtful execution through moments of definition, refinement, and growth.



IT'S WHO YOU KNOW

Don't Go It Alone

ASHLEY STIDOFLE



Owner & Creative
Director

LAUREN SUBER



Director of Client
Relations

Grace Hanna Drake



Account Director

*A team growing for
your growth*

IT'S WHO YOU KNOW

Don't Go It Alone

MADIA STEPHENSON



Marketing Manager

VICTORIA ORTIZ



Digital Content
Manager

JOSHUA WHITE



Production Partner
(Anchored Productions)

*Your behind the
scenes partner*

OUR PROCESS

Unique to You

01

Discover & Align

Every engagement begins with understanding. We take time to learn your business—your values, your voice, and what matters most. Through thoughtful conversations and research, we establish clarity around purpose, goals, and direction from the very start.

02

Strategize & Design

With alignment in place, we shape a clear and considered strategy. From creative direction and messaging to structure and planning, every decision balances refinement with function—ensuring the work feels intentional, cohesive, and well-supported.



03

Create & Execute

This is where everything comes together. Our team executes with care and precision—designing, writing, building, and implementing work that feels elevated, polished, and distinctly yours. Nothing rushed. Nothing forced.

04

Support & Evolve

Our partnership doesn't end at launch. We stay present, offering continued guidance, refinement, and support as your brand grows and evolves. Whether through ongoing collaboration or seasonal needs, we help ensure alignment over time.



Your Quote

Please see our suggested strategy below. You will notice that you have the option to select the recurring services. If you have any recurring services, please be sure to select which of them you would like to move forward with. After firming up your decision, please continue to the following pages to review the terms and conditions.



Item	Price	Qty	Subtotal
<input type="checkbox"/> Website Development	4,750	1	\$4,750.00
<u>Website Structure and Functional Requirements</u>			
A. Homepage			
<ul style="list-style-type: none">• Site identity with logo/title ("William Bartram Statue — Westminster, SC")• Hero image or visual representing Bartram or the statue (to be provided by client)• Brief welcome message (copy to be provided by client)			

Item

Price

Qty

Subtotal

- Primary navigation links to core pages
- Call-to-action: Learn More / Donate

B. Introduction to Bartram in Westminster

Purpose: Introduce William Bartram and his local connection.

Required Content:

- Short biography tailored to his time in the Upstate of South Carolina (copy to be provided by client)
- Why Bartram is significant to the state of South Carolina (copy to be provided by client)
- Images or illustrations (statue concept, historic sketches, maps provided by client)

Design Features:

- Engaging layout with header image
- Optional timeline or interactive element

C. History of Bartram Purpose: Provide detailed historical context.

Required Content:

- Bartram's life, travels, and legacy (copy to be provided by client)
- His travels through South Carolina / the Upstate and the Southeastern US (copy to be provided by client)
- Impact on natural science, botany, exploration (copy to be provided by client)

Item

Price

Qty

Subtotal

Design Features:

- Sections or chapter inspiration
- Supporting imagery, quotes, and archival references (copy, images, and/or links to be provided by client)

D. Donations Page

Purpose: Encourage contributions to the statue project.

Required Content:

- Clear explanation of what the donations support (copy, images, and/or links to be provided by client)
- Donation options (one-time, recurring)
- Secure payment form or link to donation platform (QR code to be provided by client)
- Donor recognition area (optional) (logos to be provided by client)

Design Features:

- Prominent call-to-action buttons
- Simple, trust-inspiring layout
- Mobile-friendly donation form

E. External Bartram Resources

Purpose: Provide educational links and further reading.

Required Content:

- Curated list of links to reputable Bartram sites (e.g., Bartram Trail, historical archives,
- botanical resources)(copy, images, and/or links to be provided by client)

Item

Price

Qty

Subtotal

- Short description for each linked resource (copy, images, and/or links to be provided by client)

Design Features:

- Clean, organized list (icons optional)
- Open links in new tabs/windows

F. Contact Page

Purpose: Allow visitors to reach out with questions or support.

Required Content:

- Contact form
- Email address / phone (optional)
- Social media links -- Facebook/Instagram

Additional Notes About Website Project:

Technical & Design Requirements

Responsive Design:

- Fully functional on desktops, tablets, and smartphones

Branding & Visual Style:

- Color palette and typography that reflect historical and natural themes (color and typography will be presented to the client for approval before moving forward with implementation).
- Consistent and professional look

Content Management System (CMS):

- Squarespace will be used for an easy-to-use platform, but

Item

Price

Qty

Subtotal

WordPress will be discussed as an alternative option.

- Admin access for site owners to add/edit content

SEO & Accessibility:

- Basic on-page SEO implementation
- Accessible design (WCAG guidelines)

Performance:

- Fast load times
- Optimized images

Analytics:

- Integrate Google Analytics or equivalent

Final Deliverables

- Completed website with agreed pages
- CMS admin access
- Training session or documentation for updating content
- Donation integration setup (client will need to provide donation payment processing account information)
- Final testing and launch support

Timeline

- Kickoff Call: Week 1
 - Review timeline, process, and set the standards for receiving and providing content, feedback, etc.

Item	Price	Qty	Subtotal
<ul style="list-style-type: none"> ◦ Collect design inspiration from client ◦ Ensure access to shared folder ◦ Ensure a final direction on the CMS: WordPress or SquareSpace • Design: Week 2 <ul style="list-style-type: none"> ◦ Sandpiper will present 3 different color schemes and typography options for selection ◦ Sandpiper will present 3 different design directions for the website (this will be focused on layout of page sections). • Content Gathering: Week 2-4 <ul style="list-style-type: none"> ◦ Upon the website design and layout approval, Sandpiper will then put together a content guide ◦ Client will provide Sandpiper with all copy, images, links, documents, etc. to match the content guide • Development: Week 4-7 <ul style="list-style-type: none"> ◦ Upon file content guide approval, the project will move into development. ◦ Client will have 1 round of edits for the website upon initial delivery. Edits will include image swaps, color swaps, and other similar adjustments. Full layout changes will incur additional fees. • Launch: Week 8 			

Item

Price

Qty

Subtotal

- Client will need to provide Sandpiper with full admin access to the required domain/DNS (Sandpiper can assist in the process of purchasing a domain if needed).
- Sandpiper will launch the site and ensure all aspects work properly.
- Support: Ongoing
 - Sandpiper will provide complimentary support for 14 days following launch.
 - Should client wish to have the website built via Wordpress CMS instead of Squarespace, additional hosting and maintenance fees will apply (\$100/month).

Subtotal

\$4,750.00

Amount due

\$4,750.00

Payment Schedule



Sandpiper
AGENCY

TERMS & CONDITIONS

Click [HERE](#) to view.

NEXT STEPS

- Please sign below to accept the proposal and terms of service.
- After payment, we'll be in touch with the onboarding and next steps.

If you have any questions before signing, please reach out!

 Signature



Sandpiper
AGENCY



LET'S
WORK
TOGETHER

From initial discovery to continued evolution, we approach every engagement with intention and care. Rooted in trust and quiet confidence, our work supports brands as they grow—beautifully, strategically, and without pressure.

(864) 477-7714
www.sandpiperagency.com
info@sandpiperagency.com



William Bartram Statue Website Design & Development

PREPARED FOR

Kevin Bronson, City Administrator

Westminster South Carolina

PREPARED BY

Kara Lumsden

[Applied Imagination](#)

FEBRUARY 11, 2026

Why Choose Applied Imagination

Over the last 20 years, our team provides full-service digital capabilities for web and mobile projects. We partner with our clients and provide them with the best service and knowledge available. We seek relationships that have complex digital needs and require a reliable, experienced, and trustworthy ally. We care about our clients and growing their businesses. As such, most of our clients partner with us for years, and we're proud to be an integral part of their team.

20

Years in Business

250+

Happy Clients

1,200+

Projects Completed

92%

Repeat Customers

What to expect

- ✓ Headquartered in **Atlanta, Georgia**
- ✓ We work closely with your team and **meet deadlines**
- ✓ We are deep in **UX design and technical capabilities**
- ✓ We maintain high standards and **don't outsource** our work
- ✓ We **guarantee** our work

Some of our clients



TOTO

Aaron's

Fun2junk.com

PNB

mncey.com



CARDINAL

EMORY

HYUNDAI

UNIVERSITY OF GEORGIA

No nonsense

Project Details

This project includes the design and development of a responsive, informational WordPress website for the William Bartram Statue project in Westminster, South Carolina, built using a modern, professional premade WordPress theme. The site will educate visitors on William Bartram's historical connection to the region, highlight the purpose and significance of the statue, provide clear opportunities for donations, and link to relevant external Bartram resources. The design will reflect the cultural, historical, and natural legacy of Bartram while remaining visually engaging, easy to navigate, and optimized for desktop and mobile devices.

Why WordPress?

- Intuitive content management makes it easy for your team to update
- Access to powerful plugins
- Scalable for future features and enhancements

Project Goals

- Educate visitors on William Bartram's historical connection to Westminster and the Upstate of South Carolina through clear, engaging content.
- Support the success of the William Bartram Statue project by providing an easy, trustworthy way for visitors to learn about and contribute to the fundraising effort.
- Deliver a modern, responsive WordPress website that is visually aligned with Bartram's cultural and natural legacy and easy for administrators to maintain and update long-term.

Final URL:

- TBD

Pages included in your new website:

- Your website will contain up to 6 standard pages that will be built utilizing a premade theme design. Content sections, page layouts, and functionality are limited to what is outlined below. Requests for additional pages, sections, or functionality beyond this scope may require a change order.
 - Home
 - The homepage will include up to 5 content sections, such as a hero area, introductory content, featured imagery, key navigation or highlights, and primary calls to action.

- Introduction to Bartram in Westminster
 - The Bartram in Westminster page will include up to 4–6 content sections, such as an overview of William Bartram, his connection to the Westminster area, historical significance, and supporting imagery or visuals.
- History of Bartram
 - Includes one History page with up to 5 content sections, such as Bartram's life, travels, South Carolina connection, scientific impact, and legacy.
- Donations
 - The Donations page will include up to 4 content sections, such as an overview of the fundraising purpose, donation call to action, embedded donation form or external link, and optional donor recognition content.
- Resources
 - The Resources page will include a list of up to 10 external links, each with a brief description, presented in a clean, organized layout using theme styling. Links will open in a new browser tab.
- Contact
 - The Contact page will include up to 4 content sections, such as a contact form, brief instructional text, optional contact details, and social media links. Contact form submissions will be delivered via email to a designated recipient provided by the client and will be formatted using standard WordPress theme components.
- Content sections and layouts are limited to the quantities outlined above. Any additional pages, sections, or layout changes beyond this scope may require a change request and additional time and cost.

Development Process

We'll build your Wordpress website for you, help you pick a good Wordpress theme, help you customize it with your logo, content, and images, and then help you deploy it online.

Step 1: We'll help you pick a WordPress theme

- Not all Wordpress themes are the same and some you should even avoid. We'll help you pick a theme which will suit your specific needs. We'll even give you a few options to choose from whenever possible.
- Theme selection will prioritize clean navigation, strong visual hierarchy, mobile responsiveness, and user friendly layouts. Preference will be given to themes that support flexible page sections, high quality typography, image driven storytelling, and easy content management.

One of our project managers will guide you through the process and ensure a smooth & stress-free project



Step 2: We'll set up your pages and help you input your content and images

- We'll work with you to define what pages your website should have and what content should be on each page referencing the functional pages outlined above. We'll make you a list of the content that we will need for your website, and help you input this initial content. We'll use a combination of images and video that you supply and stock photography (if required) to complete the right look. Please note that stock photography is a third-party expense to the client.
- Pages will be structured using the selected theme's native layout components to ensure consistency, performance, and ease of future updates. Visual layouts will emphasize readability, historical tone, and natural imagery. Content sections will follow the scoped limits outlined in this proposal, with clear calls to action.
- Content population and layout are limited to the pages and section counts defined in this proposal. Additional content entry or restructuring may require a change request.

Step 3: Third-Party Features

**The following third-party platforms or services will be integrated into the new website. Any premium features, licenses, or paid integrations would be considered a separate client expense and are not included in this estimate. Applied Imagination is not responsible for the availability, performance, or pricing changes of third-party platforms.*

- **Forms**
 - We will build your contact form using Gravity Forms. This includes:
 - Basic contact form with email notifications to your designated recipients

- Basic spam protection via Cloudflare Turnstile

- **Donations**

- The client will sign up for a third party donation platform of their choice and provide Applied Imagination with the required embed code or external link for the website donation form. Example platforms to consider include Givebutter, Give Lively, Donorbox, or similar services. Applied Imagination will embed the provided donation form into the website and style it to align with the selected WordPress theme. Donation platform setup, account management, and fees are the responsibility of the client.

- **Analytics & Tracking**

- Our team will configure Google Tag Manager, connect Google Analytics to the new website, and submit the site to Google Search Console to support ongoing tracking and visibility in Google search results.
- These tools are free to use and will be set up to help track site performance and support future marketing efforts.

Step 4: Feedback & Review

We'll review the website with you to get your feedback and apply any changes.

- Client feedback will focus on layout, content placement, visual presentation, and overall usability within the approved theme framework. Two rounds of revisions will be applied to ensure clarity, consistency, and alignment with the project goals while remaining within the defined scope. Additional revisions beyond the two included rounds or requests outside the approved scope may require additional time and cost.

Step 5: Testing

We'll make sure your new website is responsive so it works on mobile phones and tablets, works well on different browsers, and loads fast.

Step 6: Deployment & Launch

During development we'll keep the website on a dev server but once it's ready we'll help you get it set up on a website host and tie it to your domain name.

Step 7: Training & Support

We will show you how to manage your website and offer support when needed.

- Training – we will set up a training session and train you on how to use the system
- Warranty – we offer a 30-day warranty on all work
- Support – if anything additional is needed after 30 days, we offer hourly or monthly support services.

Development Details

- **SEO.** We'll do an initial SEO setup and install the YoastSEO plugin.
- **Responsiveness.** Responsive on major browsers (Chrome, Safari, Firefox, and Edge) on desktop, laptops, tablet, and mobile devices within the theme's break points.
- **Stock Photography.** Is not included in this quote but can be purchased separately as a third-party client expense if needed.
- **Images/Video.** You can provide images and videos to be used on the new website.
- **Content.** You will provide copy for all pages, and we will assist with light editing for clarity and grammar.
- **Domain & Hosting.** We will assist with helping you pick an appropriate domain and make recommendations for a hosting provider. This will be a third party expense to the client.
- **SSL Certificate.** SSL will be required and provided by the client.
- **Logo.** You will provide your logo in Adobe compatible format.
- **Ownership.** You own the code once the project is paid in full. Applied Imagination will never withhold logins or passwords nor require you to enter into a long-term contract.

Any work not explicitly outlined in this proposal is considered out of scope and may be quoted separately. This proposal does not include (but can be added separately):

- **3rd Party Platforms not specifically mentioned above.** This proposal does not include integration with a POS system, CRM, ERP, ecommerce, account software, applicant tracking system, inventory management system, hosting, domain or any other 3rd party system not explicitly listed above.
- **Image Gathering or Creation.** All web assets, content, or metadata, and/or video must be provided in a website-ready format. Any image assets needed for development will be provided by the client in the needed formats.
- **ADA Compliance.** We will implement accessibility best practices, but formal ADA or WCAG compliance to a specific level is not included in this scope.

[Remainder of page left blank intentionally.]

Project Agreement

This agreement is used to define the above project that will be performed for the Client by Applied Imagination, a GA Corporation - 5425 Peachtree Pkwy, Norcross, GA 30092.

Agreement Information

Project Name: William Bartram Statue Website Design and Development		
Type: Quote	Rep: Kara Lumsden	Date: Feb 11, 2026

Client Information

Client: Westminster South Carolina	Rep: Kevin Bronson
Client Address: 100 E Windsor St, Westminster, SC 29693	
Who can request work: Kevin Bronson	
Who should we send invoices to? (name/email)	

Timeframe to Complete

Timeframe: 8-10 Weeks	Timeframe is: Estimated
-----------------------	-------------------------

Project Budget

Item	Budget
WordPress Theme Design & Development	\$7,500

Payment Terms & Deliverables

Our team bills according to a series of deliverables and milestones. As we reach each milestone, we will invoice the following amounts. Please note that the amounts are a payment schedule and are not indicative of the hours required for each deliverable. Invoices are due within 14 days of issue. Except for the final invoice, all invoices are required to be paid prior to launch regardless of invoice due date.

Milestone / Deliverable	Amount Due
Down Payment	25%
Homepage Ready for Review	25%

Milestone / Deliverable	Amount Due
Website Development Ready for Review	25%
Website Ready to Launch	25%

Client 3rd Party Expenses

These expenses are separate from the budget above and are the client's responsibility. All third-party licenses, subscriptions, transaction fees, processing fees, and ongoing service costs are the responsibility of the client and are not included in the project budget.

Item	Expected Cost
Gravity Forms	TBD
Elementor Pro + Add Ons	TBD
Donation Platform (client selected)	TBD
Google Analytics, Google Account, and Cloudflare	Use Existing
Stock Photography (if needed)	\$50 per 5 photos
Domain	TBD
Hosting & SSL	TBD

Terms

30 Day Guarantee

After the project is completed, client has 30 days to request any bugs be fixed on their app/webapp/website and we will fix them for free. Bugs are restrained to functionality that was developed under this contract. Necessary upgrades and maintenance are not considered bugs. Client will not be charged for bug fixes identified within this 30 day period. This does not include the functions and features of any 3rd party plug-ins or software that are provided by the Client.

Terms of Service

By signing this agreement you agree to the Applied Imagination Terms of Service (viewable at appliedimagination.com).

Ownership of Materials

After any work is completed and full payment on a given invoice has been made, ownership of created materials will pass from Contractor to Client.



ENGENIUS

WEBSITE STRATEGY & DEVELOPMENT

PREPARED FOR

**City of Westminster, SC
William Bartram Statue**

Kevin Bronson

PROPOSAL ISSUE DATE

February 12, 2026

PROPOSAL VALID UNTIL

February 28, 2026

The Engenius Standards

We don't settle for *good enough*. We hold each website we build to a strict set of standards that prioritizes strategy, beautiful design, and perhaps above all else: functionality.



STRONG EMPHASIS ON STRATEGY & FUNCTIONALITY

Your customers need to be able to find exactly what they are looking for quickly and easily on your site. We get to know your organization inside out so we can recommend a strategy and design driven by the needs of your customers.



RELEVANT & ENGAGING CONTENT

Writing for the web is different than other kinds of writing. We develop content for your website that's unique, adheres to your brand voice, and speaks to your audience (without overwhelming them).



UP-TO-DATE VISUAL DESIGN

Our team has created hundreds of websites across dozens of different industries, making us well equipped to bring your dreams to life - no matter what kind of look you're going for.



GOOD SITE SPEED

Your customers won't wait around all day for your website to load. Our team uses several tools and best practices to ensure you have a quick site load time so you don't lose sales.



SMART GOAL TRACKING

Websites designed right will propel your organization or business forward. In order to measure your progress we set up Google Analytics and send you reports each month to help you measure and track results.



MOBILE OPTIMIZATION & BROWSER RESPONSIVE

Your customers are searching for your services and products on a handful of devices and browsers. Each Engenius website undergoes testing for Android and Apple phones and tablets, along with various browsers like Chrome, Safari, and Firefox.



BUILT ON A SIMPLE CONTENT MANAGEMENT SYSTEM

We believe every Engenius customer should be empowered to make updates on their own site. We build websites on Wordpress, an easy to use platform so you can make updates easily - no coding required.



ONGOING SUPPORT & MAINTENANCE

Even after you're trained on how to use your new site, you'll inevitably need some help here and there. We know how frustrating it can be to work with a service provider that's impossible to get in touch with. So we decided to raise the bar.

Deliverables and Scope

Scope of Work

WEBSITE STRATEGY & DEVELOPMENT: [\$8,052]

We will develop a website for you that includes our Engenius Standards as well as the following specifics:

- 30-minute Website Consultation to discuss design direction, target audiences, and messaging
- Website Blueprint that outlines a proposed sitemap, design principles, and simple website strategy
- 2 hours to make minor edits to client-provided copy and photography
- Website with up to 6 pages of content and images (to be provided by the client) to succinctly and effectively convey the history and significance of William Bartram's travels and promote visiting the statue
- Testing the site to account for different browsers and screen sizes
- Site Reveal video to walk you through the new website and determine any final steps prior to launch
 - Up to 3 hours of revisions* are included, to be completed based on your feedback
- Configuration of Google Tag Manager, Google Analytics, and basic conversion tracking
- Website launch & transition into your new website service plan
- Personalized training video (up to 30 mins) so you know how to update your site moving forward
- Proposed timeline: 6-8 weeks

**If all hours are not used for full website revisions prior to website launch, any remaining time will be transferred to a service credit. If revision time exceeds the allotted hours, client will be billed at an hourly rate of \$198.*

Support Details

WE ARE FANATICAL ABOUT SUPPORT. SO WE WANT YOU TO HAVE ALL THE INFORMATION YOU NEED TO MAKE THE RIGHT CHOICE FOR YOU.

Our Engenius Standards

If you are partnering with Engenius to help maintain your website, these are our non-negotiables. To ensure the continued health and security of your website, the Engenius Service Plan includes all of the following:

- ✓ **Annual Domain Registration for One Domain**
Additional domains can be managed for a one-time fee
- ✓ **Managed WordPress Hosting through Staq**
An advanced hosting platform offering easy site & plugin updates, scanning, malware protection, and more keeping your site healthy and fast
- ✓ **24/7 Website Uptime Monitoring**
- ✓ **Access to Engenius Support System**
\$198/hour
- ✓ **Monthly Website Maintenance Report**
- ✓ **Access to Multi-License Software / Plugins**
Managed users for all software and plugins we use. Developer licenses for these include form builders, premium plugins, and more
- ✓ **Managed DNS Services through Cloudflare**
- ✓ **WordPress Core, Plugin, and Theme Updates**
We'll perform all necessary updates weekly. If we find a security issue, we'll do needed security updates should any issues arise
- ✓ **3-Year Theme Guarantee**
- ✓ **Access to Emergency / After-Hours Support**
\$297/hour
- ✓ **Monthly Google Analytics Report**
- ✓ **Annual Website Health Audit**
When we sign off on your site, we'll provide you with a report outlining the overall health of your website, along with opportunities for improvement
- ✓ **No-Cost Phone Calls & Emails**
Calling us or sending an email is included in every service plan. If your need is beyond a simple question, our team will guide you to the right department for specialized help or refer you to our 24/7 toll-free service

Pick Your Level of Support

With the technical side covered, pick your level of support based on how you'd like to engage with our team. All three options below include everything listed above.

Engenius Service Plan

Support time billed as you need it at \$198/hour

\$179/month

Engenius Service Plan +5

5 hours of support time per year

\$254/month

Engenius Service Plan +10 VIP

10 hours of support time per year + Priority Support

\$362/month

Think you need more support time or would benefit from strategic marketing guidance? Let's chat and we'll create a **custom website service plan** to meet your needs.

* All plans include communication time for you to provide project details to our team for estimating and scoping. Upon receiving a request, our team will provide an estimate and wait for approval before commencing any work. Once we receive approval, your support time will be utilized to complete the work.

* Additional support time can be purchased a la carte at any time throughout the year at our support hourly rate of \$198/hour.

support@engeniusteam.com • 864.977.1767

Our Team and Core Values

#1

Be Thoughtful

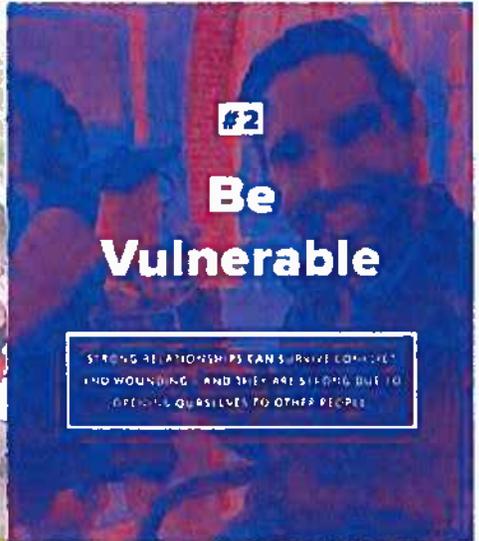
WE HAVE LIVED FOR OTHERS OUR FLAMMERS, OUR CLIENTS, AND ANYONE WE MEET. WE HONOR THIS LEAD BY SHOWING CONSIDERATION FOR THE NEEDS OF OTHER PEOPLE.



#2

Be Vulnerable

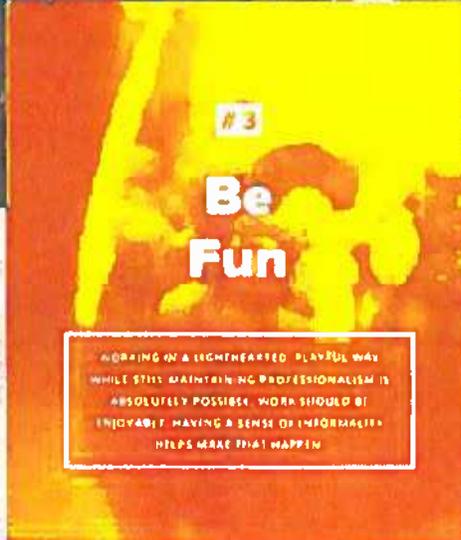
STRONG RELATIONSHIPS CAN SURVIVE CONFLICT AND WOUNDING, AND THEY ARE STRONG DUE TO OPENING OURSELVES TO OTHER PEOPLE.



#3

Be Fun

WORKING IN A LIGHTEARTED, PLAYFUL WAY WHILE STILL MAINTAINING PROFESSIONALISM IS ABSOLUTELY POSSIBLE. WORK SHOULD BE ENJOYABLE! HAVING A SENSE OF INFORMALITY HELPS MAKE THAT HAPPEN.



#4

Be Proactive

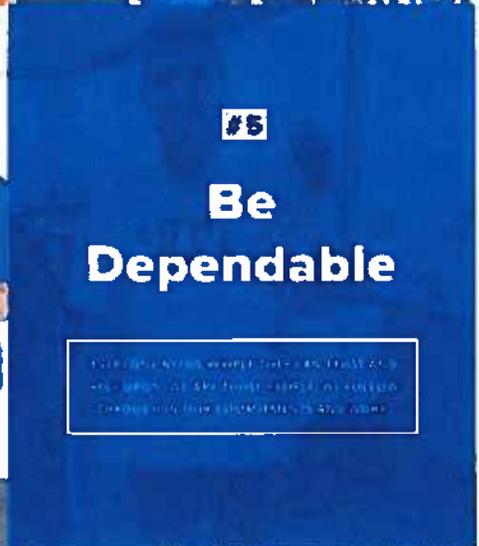
SEARCHING OUT PROBLEMS BEFORE THEY BECOME PROBLEMS, THEN DOING SOMETHING TO MAKE IT LIST OF A PROBLEM BEFORE IT HAPPENS.



#5

Be Dependable

WE CAN BE TRUSTED TO DO WHAT WE SAY WE WILL DO. WE CAN BE TRUSTED TO DO WHAT WE SAY WE WILL DO. WE CAN BE TRUSTED TO DO WHAT WE SAY WE WILL DO.



Investment

Description	Price
Website Development	\$8,052
TOTAL INVESTMENT	\$8,052

PAYMENT TERMS:

Website Development

\$8,052 invoiced at signing

\$396 per month until website launch if the website is still in production after 8 weeks

Engenius Service Plan (select on next page). Invoiced monthly after website is launched.

- Engenius Service Plan: \$179/month
- Engenius Service Plan +5: \$254/month
- Engenius Service Plan +10 VIP: \$362/month

Signatures & Payment Details

City of Westminster, SC

PROPOSAL ISSUE DATE

February 12, 2026

PROPOSAL VALID UNTIL

February 28, 2026



Kevin Bronson

Kevin Bronson | Not yet accepted
City of Westminster, SC

SELECT WEBSITE SERVICE PLAN (REQUIRED)

Invoiced monthly after website is launched.

- Engenius Service Plan: \$179/month
- Engenius Service Plan +5: \$254/month
- Engenius Service Plan +10 VIP: \$362/month

BILLING INFORMATION

Terms & Conditions

The estimated initial project cost is due upon acceptance of this agreement and is necessary to initiate the project. The project management fee will be pro-rated depending on the date of signing and sent on the 1st of each month every thirty (30) days until launch and/or project delivery. All project costs must be received prior to launch and/or delivery of the product. Projects will be suspended and/or terminated if payment is not received in a timely manner.

All invoices outside of first project payment are net 21 terms, billed on the 1st of the month whenever regular billing kicks in. We offer a cash discount for payments made via ACH, check, or ePayment. We can also put a credit card on file.

We use Nickel to issue invoices and collect payments. Once your first invoice is issued, you'll have the opportunity to log in and manage payment methods and view invoice history. If you'd rather pay with a credit card by calling in, you may do so by calling 864-977-1767.

The service plan selected will begin on the day of launch and continue to be renewed upon the first of each month. The initial invoice will be prorated to the number of days remaining in the month upon launch. All services, including service plans, require a minimum of thirty (30) days notice in order to cancel, as outlined in Terms of Service.

The website (or project) will be hosted on our dedicated servers unless otherwise noted. Because all of our customers share this hosting environment, we are unable to grant full administrative rights without jeopardizing the security of other customers. Engenius will customize site access roles allowing customers to edit and update site content while maintaining security and risk management protocols.

Projects exceeding the timeline reflected in the project proposal by more than 50% of the time allocated may be suspended and/or terminated at the sole discretion of Engenius; such projects may require re-scoping and a new agreement with revised costs prior to resuming the project. Projects may be suspended upon request of the customer; suspended projects will be taken out of active production, project management (and the associated fee) will be suspended, and the project will be subject to re-scoping and revised costs upon resuming the project.

Engenius requests a minimum of one (1) full business day prior written notice of cancellation of any meeting related to this project. Excessive cancellations, deemed as such at the sole discretion of Engenius, will result in additional project charges for the scheduled meeting time resulting from late cancellations and no shows. Engenius requests a turn-around time of two (2) business days for all approvals, requests for information, or other requests during this project; responses not within this schedule may extend the timeline of the project at the discretion of Engenius.

By accepting this agreement, the customer acknowledges receipt and agreement with the Engenius Terms of Service and to comply with these Terms at all times while utilizing any products or services provided by Engenius.

Terms of Service

These Engenius Terms of Service ("Terms") govern all services provided to you by Engenius Development LLC ("Engenius"). By using any Engenius services, including but not limited to website hosting, website support, hourly services, website design and development, and/or service plans, you and the legal entity you represent (the "customer" or "you") accept these Terms.

BY CONTINUING USE OF ANY SERVICES DESCRIBED HEREIN AND ABOVE, YOU AGREE TO FOLLOW AND BE BOUND BY THESE TERMS. IF YOU DO NOT AGREE TO THESE TERMS, YOU ARE REQUIRED TO NOTIFY ENGENIUS IMMEDIATELY AND CEASE USING ALL SERVICES DESCRIBED HEREIN AND ABOVE.

Updates and Communications

We may revise these terms or any additional terms and conditions which are relevant to a particular Engenius service from time to time to reflect changes in the law or to Engenius services. Revised term notification will be provided at least thirty (30) days prior to when they take effect. Engenius is not responsible for returned communications due to the customer's failure to update Engenius with a valid e-mail address. Please review these term revisions; if you continue to use Engenius services of any kind after the revisions take effect, you agree to be bound by the revised terms.

You agree to receive electronically any communications, agreements, and notices ("Communications") that we provide in connection with any Engenius services, including by e-mail. You agree that all Communications that we provide to you electronically satisfy any legal requirement that such Communications be in writing and you agree to keep your Account contact information current.

Definitions

These definitions extend to all terms noted herein and through related agreements with Engenius.

- "Days" shall be defined as calendar days, including holidays and weekends.
- "Month" shall be defined as any month, regardless of the number of days within that month.
- "Customer" shall refer to the legal entity (business or otherwise) engaged as a client of Engenius.
- "Business Days" shall be defined as weekdays, excluding Engenius-recognized holidays.
- "Recurring Services" shall include any monthly service, including but not limited to search engine optimization ("SEO"), search engine marketing ("SEM"), reputation management, e-mail marketing, and content marketing.
- "Engenius" is Engenius Development LLC, d/b/a Engenius, and includes each and every of its members, managers, owners, officers, directors, agents, employees, successors, assigns, and other partners.

Rates

Prices, costs, and rates ("Rates") may be changed at any time by Engenius with thirty (30) days' prior written notice. This includes hourly rates, service plan rates, and rates for recurring services. Hourly rates are charged based on the number of minutes (out of sixty) of work performed and required. Current hourly rates are:

- Project Management: \$198/hour
- Account Services & Account Management Consulting: \$198/hour
- Copywriting, Content Editing, Website Design/Layout, & Graphic Design: \$198/hour
- Website Support & Content Updates: \$198/hour
- Web Development/Coding, Junior Level Strategy/Branding: \$226/hour
- Senior Level Strategy/Branding/Consulting: \$308/hour

Terms Cont.

Payment Terms

All invoices must be paid in full within twenty-one (21) days after issuance unless otherwise agreed to by Engenius. Charges for service plans and recurring services are issued upon the first day of each month. Customer agrees to pay for all invoices in a timely manner; if timely payment is not provided, Engenius may discontinue services and take legal action to secure payment for services provided. All payments are non-refundable. Customers providing credit card information authorize Engenius to charge their card for any invoiced amount either by requesting automated payments or upon an invoice becoming past due. Customer agrees not to dispute credit card transactions for invoices generated for services defined by these terms.

If customer fails to provide payment upon demand, any amount not paid when due shall be subject to a late fee equal to the greater of \$25 or 5% of the invoice amount, as well as a finance charge equal to 1.5% of the unpaid balance per month, compounded monthly from the date due until the date paid. Customer shall reimburse any costs or expenses (including, but not limited to, reasonable attorneys' fees or collection agent fees) incurred by Engenius to collect any amount that is not paid when due. Engenius may accept payment in any amount without prejudice to Engenius' right to recover the balance of the amount due or to pursue any other right or remedy.

Engenius will provide invoices in such timely manner and format as it chooses, which may change from time to time. Engenius reserves the right to correct any errors or mistakes it identifies, even if it has already issued an invoice or received payment. Customer agrees to notify Engenius about any billing problems or discrepancies within twenty-one (21) days after they first appear on an invoice; if customer does not bring such problems/discrepancies to our attention within this time period, customer agrees to waive its right to dispute such problems or discrepancies with either the invoice amount or service provided.

Duration of Services

Engenius may terminate services with or without notice for any breach of the terms stated herein. Engenius may terminate services for any reason with thirty (30) days' prior written notice.

Customer may terminate services with thirty (30) days' written notice. Upon request for termination, costs for all services prior to the date of termination will be invoiced immediately and must be paid prior to release of any data or transfer of ownership of intellectual property. Cancellation of services that require a minimum number of months of service will require payment of all remaining months of service; if cancellation is within thirty (30) days of the end of the required months of service, customer agrees to pay for thirty (30) days of service from the date of cancellation.

Projects

When a project involves defined milestones within the scope of work and/or timeline, the customer must approve each milestone in writing (via e-mail or written communication). Any changes requested to aspects of the project prior to the approved milestone will be billed at hourly rates and extend the timeline for the project.

m Con

PCL XL error

Subsystem: KERNEL

Error: InsufficientMemory

Operator: BeginImage

Position: 16889

OCONEE COUNTY ATAX GRANT APPLICATION FORM FOR TOURISM-RELATED PROJECTS

I. APPLICANT

A. Name of Organization: Discover Upcountry Carolina Association

B. Address: 500 E North Street, Suite C, Greenville, SC 29601

II. FUNDS REQUESTED

A. ATAX Funds Requested: \$15,000.00

B. How will ATAX Funds be used?

Print advertisements will be placed in publications such as Southern Living, South Carolina Living, Georgia Magazine, and Blue Ridge Country Magazine. In addition, digital and social media advertising campaigns (Google Search, Google Display, Facebook, and Instagram) will be conducted that will drive visitors to our websites, UpcountrySC.com and Scenic11.com.

C. Estimated percentage of costs directly attributed to attracting or serving tourists? 100%

D. Funds furnished by your organization \$625,000.00

Matching Grant \$43,000.00

Source - SC Department of Parks, Recreation & Tourism

Matching Grant \$320,000.00

Source - ATAX grants

Other Funding \$262,000.00

Source - SCPRT appropriations

Other Funding _____

Source _____

Provide an itemized total budget for your event **and** an itemized budget only reflecting how ATAX funds will be spent. **THIS IS REQUIRED; attach on a separate sheet.**

III. NARRATIVE PROJECT DESCRIPTION

A. Project Title: Upcountry Marketing

B. Description of project: Discover Upcountry Carolina Association was established in 1978 for the sole purpose of promoting tourism as an economic development activity in the six northwestern counties of South Carolina. We implement a comprehensive marketing program that attracts over 600,000 visitors to the region annually.

C. Who will benefit from this project?

The primary businesses that benefit from our efforts are accommodations properties, restaurants, attractions, recreation providers, and outfitters. Retail stores will also benefit, as will festivals & special events held in Oconee County, such as Hillbilly Day, the SC Apple Festival, the SC Foothills Heritage Fair, Jazz on the Alley, and the Walhalla Oktoberfest.

IV. DATES OF PROJECT

Beginning 4-1-26

Ending 3-31-27

V. APPLICANT CATEGORY

_____ Government Entity

_____ Non-profit Organization: Incorporation date _____

X _____ Eleemosynary Organization under IRS Code: IRS # 501(c)6

_____ Date of Determination Letter January 14, 1998

RECEIVED
2.03.26

VI. DEMOGRAPHIC DATA

How will the project influence tourism in Oconee County?

The entire marketing budget is targeted toward audiences that are within a 50 to 1,000-mile radius of Oconee County. The majority of the advertising placed features outdoor recreation activities and the scenic, natural, and cultural attributes of the area. So, the many waterfalls, Lakes Jocassee, Keowee, and Hartwell, the National Wild & Scenic Chattooga River, and the four state and three county parks are all featured prominently in our advertising and marketing efforts. Also, in the annual *Visitors Guide to the Upcountry*, the many Oconee attractions, sites, events, and activities are prominently featured.

- A. How many visitors/participants attended the event last year and are anticipated this year?
42,400 in FY 2025. Projected 46,200 in FY 2026.
- B. How many of the visitors/participants were from beyond a 50-mile radius of Oconee County last year and are anticipated this year?
Last Year – 42,400 This Year – 46,200
- C. How many overnight stays were created by this event last year and are anticipated this year?
Last Year – 84,700 This Year – 88,300
- D. How do you plan to advertise this event beyond a 50-mile radius of Oconee County?

The primary target markets for the Upcountry have traditionally been South Carolina, North Carolina, Georgia, and Florida, so the majority of our advertising placements are in publications (and online) that reach these geographic markets. Other feeder markets for the region are Alabama, Mississippi, Louisiana, and Tennessee. All of our advertising budget is focused on markets that are beyond a 50-mile radius of Oconee County, and most are in the 100-400-mile range.

- E. What other documentation can you provide demonstrating this event promotes tourism in Oconee County? (i.e. photographs, letters from local chambers of commerce, restaurants, shop or accommodations owners)

We have numerous members and partners in Oconee who have shared testimonials that our efforts are bringing visitors to their business or organization. Lodging properties, restaurants, attractions, and recreation providers are the businesses that give us the most positive feedback. We also receive a lot of feedback on our social media channels from visitors about their experiences in the area.

- F. What records will be kept during this event to obtain the above demographic data? (i.e. guest logs, phone logs, accommodations contracts, website hits, advertising demographics)

Visitor data is collected in several ways by our organization. Website visits are tracked using Google Analytics. Our site currently gets approximately 310,000 sessions per year. Inquiries are generated from advertising and marketing efforts. These inquiries will be fulfilled with the Upcountry Visitors Guide, and they will also be added to our e-newsletter mailing list (54,000+ subscribers). Facebook Analytics are also tracked to evaluate our engagement, and we average over 2.9 Million engagements per year on our page.

VII. AUDIT

Does your organization perform an independent audit? Yes.

Name of the Auditor: McKinley, Cooper & Co., LLC

- VIII. Will your project be using any funds from another group that received ATAX funds? No.

I have read the guidelines for the Oconee County Accommodations Grant Request and do hereby agree to comply with all rules and requirements. I understand failure to comply may result in a loss of funding for the project or ineligibility of future grants. I will complete interim reports every 180 days and a final report no more than 60 days from completion of the project. All information required for final reporting MUST be detailed when project is complete.

- A. Contact Name: Tim Todd Title: Executive Director
Signature:  Date: February 3, 2026
Address: 500 E North St, Suite C, Greenville, SC 29601 Email: Tim@UpcountrySC.com
Phone Number: 864-233-2690



FY 2026 Budget

Carryover Funds	90,000
Income	
Memberships	10,000
Advertising	65,000
Tourism Advertising Grant	43,000
Appropriations	475,000
Accommodations Tax	330,000
Wildlife Funding	10,000
Interest Income	3,500
Total Income + Carryover Funds	1,026,500
Expenses	
Salaries/Wages	95,000
Payroll Taxes	8,000
Deferred Compensation	3,000
Employee Insurance	16,000
Contract Services	65,000
Rent	27,000
Office Insurance	1,000
Auto Expense	19,000
Utilities	2,000
Telephone	6,000
Office Supplies	9,000
Computer Services	7,000
Furniture & Equipment	7,000
Maintenance	500
Printing	1,000
Travel Expenses	12,000
Membership Dues	14,000
Subscriptions	500
Meeting Expense	500
Registration Fees	3,000
Professional Services	8,000
Service Charges	1,000
Miscellaneous	500
Literature Production	75,000
Website Development/hosting	35,000
Advertising	368,500
Shipping/Postage	44,000
Research	20,000
Photography/Videography	35,000
Promotions/PR/Writing Projects	18,000
Fam Tours	3,500
Projects - SCATR, Euphoria, Rev War	31,000
Total Expense	936,000
Net Profit/Loss	90,500



**FY 2026 Budget For
Oconee County Accommodations Tax Grant Funds**

Print Advertising (<i>Southern Living, SC Living, Georgia Magazine, Blue Ridge Country</i>)	\$10,000
Social Media (Facebook & Instagram) and Digital (Google) Advertising	\$5,000

**OCONEE COUNTY ATAX GRANT
APPLICATION FORM
FOR TOURISM RELATED PROJECTS**

I. APPLICANT

A. Name of Organization Eagles Nest Art Center
B. Address 4 Eagle Lane
Salem SC 29167

II. FUNDS REQUESTED

A. ATAX Funds Requested \$ 7,320
B. How will ATAX Funds be used? Advertising, Parking Improvements, Signage, Building Appearance Improvements, New Water fountains
C. Estimated percentage of costs directly attributed to attracting or serving tourists? _____
D. Funds furnished by your organization _____
Matching Grant _____ Source _____
Matching Grant _____ Source _____
Other Funding ✓ _____ Source Fundraising
Other Funding ✓ _____ Source donations, sponsors

Provide an itemized total budget for your event and an itemized budget only reflecting how ATAX funds will be spent. **THIS IS REQUIRED, attach on a separate sheet**

III. NARRATIVE PROJECT DESCRIPTION

A. Project Title 2026 Improvements
B. Description of project _____

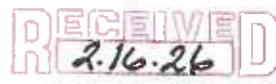
C. Who will benefit from this project? Community and visitors to our area, Artisans, musicians, state parks, local attractions, short term rentals, campgrounds, local businesses and restaurants

IV. DATES OF PROJECT

Beginning March, 2026 Ending March, 2027

V. APPLICANT CATEGORY

Government Entity: _____
 Non-profit Organization: Incorporation date 6-15-2020
 Eleemosynary Organization under IRS Code: IRS # 85-1919132
Date of Determination Letter 9-19-2020



VI. DEMOGRAPHIC DATA

How will the project influence tourism in Oconee County?

ENAC provides opportunities for family friendly events with an outreach throughout upstate SC, North Carolina and Georgia.

A. How many visitors/participants attended the event last year and are anticipated this year?

Throughout the year we host thousands of visitors partnering with town events.

B. How many of the visitors/participants were from beyond a 50 mile radius of Oconee County last year and are anticipated this year?

Last Year 300

This Year 300

C. How many overnight stays were created by this event last year and are anticipated this year?

Last year: at least 30

This Year: approximate 50 we have visitors from beyond the 50 mile radius who also stay with their families in the area

D. How do you plan to advertise this event beyond a 50 mile radius of Oconee County?

Local Radio, Newspaper, Website, Facebook, Oconee County Chamber, Visit Oconee, Flyers placed around the County,

E. What other documentation can you provide demonstrating this event promotes Tourism in Oconee County? (i.e. photographs, letters from local chambers of commerce, restaurants, shop or accommodations owners)

Logbook and online Ticket Sales Community Calendars or Lake Living Magazine

F. What records will be kept during this event to obtain the above demographic data?

(i.e. guest logs, phone logs, accommodations contracts, website hits, advertising demographics) Guest log, face to face contact at events.

VII. AUDIT

Does your organization perform an independent audit? Yes No

Name of the Auditor: _____

VIII. Will your project be using any funds from another group that received ATAX funds?

no

I have read the guidelines for the Oconee County Accommodations Grant Request and do hereby agree to comply with all rules and requirements. I understand failure to comply may result in a loss of funding for the project or ineligibility of future grants. I will complete interim reports every 180 days and a final report no more than 60 days from completion of the project. All information required for final reporting MUST be detailed when project is complete.

A. Contact Name: Lynne Marsh Title President
Signature Lynne Marsh Date 2-15-2020
Address 730 Jumping Branch Rd Tamassee SC 29686
Email martinlynne08@gmail.com Fax No. _____
Phone Number (s) 864-280-1258

B. Alternate Contact Name: Darlene Chapman Title Secretary
Signature _____ Date _____
Address 330 George Todd Road Tamassee SC 29686
Email Darlene.chapman52@gmail.com Fax No. _____
Phone Number (s) 864 710 - 8158

Eagles Nest Art Center Budget for 2026 Improvements

Current buildings and rooms need better direction:

Signage \$ 2000

Current Parking lot needs repairs and parking stripes

Parking \$2000

**Building Appearances/Bathroom- current bathrooms, especially on the ballfield need updates and painting
\$10,000**

**Current water stations are unusable due to age and lack of repairs from the past. Need 5 new Water Stations
\$8000**

Advertising- \$2400

Total \$ 24, 400 X .3 = \$7320

Eagles Nest Art Center is a growing art facility and more. It is used by our community, visitors, town events, and artisans who are attracted to the growing programs. ENAC is operated by 100% volunteers.

**OCONEE COUNTY ATAX GRANT
APPLICATION FORM
FOR TOURISM RELATED PROJECTS**

I. APPLICANT

A. Name of Organization Lake Hartwell Country
B. Address 120 History Ln.
Pendleton, SC 29670

II. FUNDS REQUESTED

A. ATAX Funds Requested \$ 10,000
B. How will ATAX Funds be used? LHC will create promotional materials for the county through OTT ads as well as Facebook ads promoting the diversity of Oconee County's natural resources.
C. Estimated percentage of costs directly attributed to attracting or serving tourists? 100%
D. Funds furnished by your organization \$5,200
Matching Grant _____ Source _____
Matching Grant _____ Source _____
Other Funding _____ Source _____
Other Funding _____ Source _____

Provide an itemized total budget for your event **and** an itemized budget only reflecting how ATAX funds will be spent. **THIS IS REQUIRED, attach on a separate sheet**

III. NARRATIVE PROJECT DESCRIPTION

A. Project Title *see attached
B. Description of project *see attached
C. Who will benefit from this project? *see attached

IV. DATES OF PROJECT

Beginning 3/1/26 Ending 12/1/26

**V. APPLICANT
CATEGORY**

_____ Government Entity:
_____ Non-profit Organization: Incorporation date _____
X _____ Eleemosynary Organization under IRS Code: IRS # 3306(c)(7)
_____ Date of Determination Letter 12/12/1966

RECEIVED
2.12.26

VI. DEMOGRAPHIC DATA

How will the project influence tourism in Oconee County?

*see attached

A. How many visitors/participants attended the event last year and are anticipated this year?

B. How many of the visitors/participants were from beyond a 50 mile radius of Oconee County last year and are anticipated this year?

Last Year _____

This Year _____

C. How many overnight stays were created by this event last year and are anticipated this year?

Last year : _____

This Year: _____

D. How do you plan to advertise this event beyond a 50 mile radius of Oconee County?

E. What other documentation can you provide demonstrating this event promotes Tourism in Oconee County? (i.e. photographs, letters from local chambers of commerce, restaurants, shop or accommodations owners) _____

F. What records will be kept during this event to obtain the above demographic data? (i.e. guest logs, phone logs, accommodations contracts, website hits, advertising demographics) _____

VII. AUDIT

Does your organization perform an independent audit? Yes ___ No ___

Name of the Auditor: *See Attached

VIII. Will your project be using any funds from another group that received ATAX funds? No

I have read the guidelines for the Oconee County Accommodations Grant Request and do hereby agree to comply with all rules and requirements. I understand failure to comply may result in a loss of funding for the project or ineligibility of future grants. I will complete interim reports every 180 days and a final report no more than 60 days from completion of the project. All information required for final reporting MUST be detailed when project is complete.

A. Contact Name: Les McCall Title Executive Director
Signature [Signature] Date 1/30/26
Address 120 History Lane Pendleton, SC 29670
Email lles@lakehartwellcountry.com Fax No. Phone
Number (s) 864-247-5709

B. Alternate Contact Name: Jordan McCall Title Marketing Coord.
Signature [Signature] Date 1/30/26
Address 120 History Lane Pendleton, SC 29670
Email jordan@lakehartwellcountry.com
Phone Number (s) 864-646-3782

III.

A. Title

- a. Annual Marketing for Oconee County

B. Description of project

- a. Oconee County marketing and promotion is part of an annual commitment by Lake Hartwell Country, the regional tourism office covering Anderson, Oconee, and Pickens Counties.

Lake Hartwell Country will create promotional materials to market the County using both video and online media. The video will consist of a series of Over the Top (OTT) ads highlighting a few of the many natural wonders and attractions found throughout Oconee County. We will be using two of the top streaming applications, Hulu and Sling, to run our ads and they will be geotargeted to reach individuals outside of a 50-mile radius. The online advertisements will consist of boosted Facebook posts that seek to attract visitors to the many outdoor activities available in Oconee County.

The office will also work to build strong relationships with tourism related businesses, such as retailers, restaurants, and lodging, to market the mountains and waterways of Oconee County. We plan to attract tourists who are seeking a safe outdoor experience that is uniquely found around the mountains and on the waterways of Oconee County.

C. Who will benefit from the Project?

- a. The proposed project aims to benefit all businesses, parks, and individuals within the County by stimulating tourism and travel to Oconee. Through strategic distribution of online and video materials, we intend to capture the attention of outdoor enthusiasts across various media platforms, including Facebook and OTT advertising. Our goal is to inspire them to explore the natural beauty and recreational opportunities our County has to offer. With statistics indicating that half of South Carolinians engage in outdoor recreation, encompassing diverse demographics across genders, ages, ethnicities, and income levels (Outdoor Industry Association, 2016), we estimate a potential audience of over two and a half million people who may be drawn to our 600 miles of lake shoreline and numerous rivers.

Moreover, out-of-state tourism has demonstrated significant economic impact, generating nearly three times the tourism revenue compared to in-state visitors. According to Oconee County's 2020 budget documents,

tourism contributed approximately \$10 million to the local economy and supported around 500 jobs. Our organization is committed to sustaining and enhancing this level of visitation. While the County has historically relied on industries such as manufacturing and textiles, tourism is emerging as a vital driver of economic growth.

Travelers visiting our region for outdoor experiences inevitably contribute to the local economy by spending on various goods and services, including fuel, accommodations, dining, and recreational activities. Therefore, our marketing campaign not only benefits businesses catering to tourists but also boosts visitation to County Parks, enriching the overall community experience. By promoting Oconee County as a premier destination for outdoor recreation, we aspire to foster sustainable economic development and prosperity for all stakeholders involved.

We can reasonably expect the following reach based on our projections for our two ad campaigns:

- OTT Advertisements (These are projections based on our fall OTT campaign of an identical budget to the one provided. This campaign had an over 98% completion rate)
 - o $(87,000 \text{ impressions}) \times 3\%$ (Estimated Percentage of individuals seeking further information = 2,610 (Individuals seeking further information)
 - o $2,610 \times 3\%$ (Average conversion rate)= 78 (number of visitors generated)
 - o 78×2 (average number of hotel room nights per visitor)= 156
 - o $156 \times \$175$ (conservative estimate of amount spent during a two day trip)= \$27,300 (estimated economic impact total)

- Facebook Ads (projected)
 - o $430,000 \times (1.39) = 5,977$ (total number who visited our site)
 - o $5977 \times .02$ (average conversion rate)= 119
 - o 119×2 (Average number of hotel room nights per visitor

- o = 238 Hotel Room
- o 238 x \$175 (Conservative estimate of amount spent for a two day trip)= \$41,650 (Estimated Economic Impact total)

-Total Economic Impact of both campaigns= \$68,950

IV. Dates of Project

Beginning 03/01/26

Ending: 12/01/26

V. Applicant Category

-Date of Determination Letter- 12/12/1966

VI. Demographic Data

This comprehensive campaign aims to attract travelers from beyond a 50-mile radius to invest their tourism dollars in Oconee County. Leveraging a multifaceted approach, we will employ both OTT (Over-The-Top) and Facebook marketing to reach a diverse audience demographic. OTT advertising presents an opportunity to engage with individuals actively interested in outdoor activities, ensuring our messaging resonates with those most likely to explore Oconee County's natural offerings.

Through the use of Key Performance Indicators (KPIs), we will monitor the effectiveness of our content in not only raising awareness of Oconee County as a tourism destination but also in prompting viewer engagement and subsequent action. Our series of Facebook advertisements will showcase the wide array of recreational opportunities available in Oconee, including waterfalls, County Parks, lakes, rivers, and local businesses, ensuring our target audience is captivated and motivated to experience the region firsthand.

A.

- a. Last Year- 197
- b. This Year- 197

B.

- a. Last Year- 100%

b. This Year- 100%

C. Overnight Stays

- a. Last Year- 394 (Hotel room nights)
- b. This Year- 394 (Hotel Room Nights)

CI. How do you plan to advertise this event beyond a 50-mile radius of Oconee County?

- a. OTT (Over-The-Top) ads offer precise targeting capabilities that go beyond geographical boundaries. Through data-driven strategies, we can pinpoint individuals interested in outdoor activities, travel, and related topics, regardless of their location. This means that even those outside the 50-mile radius can be reached effectively, expanding our audience reach and attracting potential visitors to Oconee County.
- b. Similarly, Facebook ads provide unparalleled targeting options, allowing us to tailor our messaging to reach individuals based on various factors such as interests, behaviors, and location. By leveraging advanced targeting capabilities, we can pinpoint individuals who have expressed an interest in outdoor recreation, travel, or specific activities that Oconee County offers, regardless of their physical distance from the area.

E. What other documentation can you provide demonstrating this event promotes tourism in Oconee County?

- a. The video OTT advertisements will be provided as well as metrics that describe their reach.
- b. Facebook advertisements as well as the metrics describing their performance will be included.

F. What records will be kept during this event to obtain the above demographic data?

- a. We will be utilizing metrics from both OTT and Facebook as well as website hits to ensure that this campaign is effectively reaching the target audience.

VII. Audit

A. Does your organization perform an independent audit?

- a. Name of Auditor- Love Bailey Associates

VIII.

A. Will your project be using any funds from another group that received ATAX funds?

a. No

References

"South Carolina." *Outdoor Industry Association*, outdoorindustry.org/state/south-carolina. Accessed 8 Feb. 2024.

Itemized Budget

Type of Advertisement	Total Cost
OTT(ATAX Funds)	\$5,000
Facebook (ATAX Funds)	\$5,000
Total	\$10,000

**OCONEE COUNTY ATAX GRANT
APPLICATION FORM
FOR TOURISM RELATED PROJECTS**

I. APPLICANT

A. Name of Organization SOUTH CAROLINA APPLE FESTIVAL
B. Address PO BOX 206
WESTMINSTER, SC

II. FUNDS REQUESTED

A. ATAX Funds Requested \$ 10,000.00
B. How will ATAX Funds be used? THROUGH ADVERTISING, TO PROMOTE TOURISM
AGRICULTURE IN OCONEE CO.
C. Estimated percentage of costs directly attributed to attracting or serving tourists? 65% OF OUR
D. Funds furnished by your organization _____
Matching Grant _____ Source _____
Matching Grant _____ Source _____
Other Funding _____ Source _____
Other Funding _____ Source _____

Provide an itemized total budget for your event and an itemized budget only reflecting how ATAX funds will be spent. **THIS IS REQUIRED, attach on a separate sheet**

III. NARRATIVE PROJECT DESCRIPTION

A. Project Title ADVERTISING IN SC FOR THE
B. Description of project TO BRING TOURISTS AND LOCAL PERSON TO THE UPSTATE FOR THE
SCAF
C. Who will benefit from this project? OCONEE CO SC BUSINESS, TOURISM AND *Agriculture*
AGRICULTURE

IV. DATES OF PROJECT

Beginning JULY 2026 Ending SEPT.

V. APPLICANT CATEGORY

Government Entity: _____
 Non-profit Organization: Incorporation date 1961
_____ Eleemosynary Organization under IRS Code: IRS # _____
_____ Date of Determination Letter _____

RECEIVED
2.10.26

VI. DEMOGRAPHIC DATA

How will the project influence tourism in Oconee County?

THROUGH THE ADVERTISING AND PROMOTION OF OUR LOCAL APPLE GROWERS AND CRAFTERS FROM AROUND THE STATE. WE AND CRAFTERS TO SEE A PROFITABLE RETURN AND BRING LIGHT AND ATTENTION TO THE UPSTATE AND ALL WE HAVE TO

Offer

A. How many visitors/participants attended the event last year and are anticipated this year?

10K TO 15K / 20K

B. How many of the visitors/participants were from beyond a 50 mile radius of Oconee County last year and are anticipated this year?

Last Year 10 %

This Year 20 %

C. How many overnight stays were created by this event last year and are anticipated this year?

Last year : 200

This Year: 200

D. How do you plan to advertise this event beyond a 50 mile radius of Oconee County?

MAGAZINE, RADIO AND SOCIAL MEDIA

E. What other documentation can you provide demonstrating this event promotes Tourism in Oconee County? (i.e. photographs, letters from local chambers of commerce, restaurants, shop or accommodations owners) PLEASE SEE

ATTACHMENT

F. What records will be kept during this event to obtain the above demographic data? (i.e. guest logs, phone logs, accommodations contracts, website hits, advertising demographics) GUEST LOGS, WEBSITE HITS, ADVERTISING

PROVIDED BY OUR newspaper

VII. AUDIT

Does your organization perform an independent audit? Yes No

Name of the Auditor: H & R BLOCK, SENECA SC

VIII. Will your project be using any funds from another group that received ATAX funds? NO

I have read the guidelines for the Oconee County Accommodations Grant Request and do hereby agree to comply with all rules and requirements. I understand failure to comply may result in a loss of funding for the project or ineligibility of future grants. I will complete interim reports every 180 days and a final report no more than 60 days from completion of the project. All information required for final reporting MUST be detailed when project is complete.

A. Contact Name: RENEE WOODALL Title TREASURER
Signature Renee Woodall Date 2/10/26
Address WESTMINSTER, SC
Email renee.woodall@blueridge.co Fax No. 864-647-200
Phone Number (s) 864-903-063

B. Alternate Contact Name: ANNA ROSE Title SECRETARY
Signature Anna Rose Date _____
Address WESTMINSTER, SC
Email anna.rose@blueridge.co Fax No. _____
Phone Number (s) 864-647-6643

2026 ITEMIZED ADVERTISING BUDGET

PRINT ADS \$4000

TOCCOA RECORD
SENECA JOURNAL
FAIR TOWN TIMES
SC LIVING MAGAZINE
CAROLINA FESTIVALS MAGAZINE

RADIO ADS \$3000

WNEG
WGOG
94.1 THE LAKE
WLHR

TELEVISION ADS \$3000

WHNS FOX 21
WYFF
CHANNEL 7

ALL ATAX MONIES GRANTED WILL BE USED FOR ADVERTISING.





**OCONEE COUNTY ATAX GRANT
APPLICATION FORM
FOR TOURISM RELATED PROJECTS**

I. APPLICANT

- A. Name of Organization The F.A.R.M. Center
B. Address 2063 Sandifer Blvd. Seneca SC 29678
mailing address P.O. Box 130 Richland SC 29675

II. FUNDS REQUESTED

- A. ATAX Funds Requested \$ 20,000.00
B. How will ATAX Funds be used? To help with signage and advertising needs
C. Estimated percentage of costs directly attributed to attracting or serving tourists? 40%
D. Funds furnished by your organization _____
 Matching Grant _____ Source _____
 Matching Grant _____ Source _____
 Other Funding ✓ Source Farm Centers operating Funds
 Other Funding _____ Source _____

Provide an itemized total budget for your event and an itemized budget only reflecting how ATAX funds will be spent. **THIS IS REQUIRED, attach on a separate sheet**

III. NARRATIVE PROJECT DESCRIPTION

- A. Project Title Signage and Advertising
B. Description of project The Farm Center will add signage to describe and advertise what goes on at the farm center
C. Who will benefit from this project? Citizens of Oconee County and the surrounding area

IV. DATES OF PROJECT

Beginning April 1, 2026 Ending October 2026

V. APPLICANT CATEGORY

- Government Entity:
 Non-profit Organization: Incorporation date 11-2027
 Eleemosynary Organization under IRS Code: IRS # 30-0593172
 Date of Determination Letter _____

RECEIVED
2.16.26

VI. DEMOGRAPHIC DATA

How will the project influence tourism in Oconee County?

We have numerous tourists that attend our events at the FARM Center each year. A form is attached to highlight our events

- A. How many visitors/participants attended the event last year and are anticipated this year?
Estimated 50,000
- B. How many of the visitors/participants were from beyond a 50 mile radius of Oconee County last year and are anticipated this year?
Last Year Estimated 20,000
This Year no events to date
- C. How many overnight stays were created by this event last year and are anticipated this year?
Last year: -
This Year: -

- D. How do you plan to advertise this event beyond a 50 mile radius of Oconee County?
All GA/Carolina radio station will carry the FARM Friday ads. Facebook
- E. What other documentation can you provide demonstrating this event promotes Tourism in Oconee County? (i.e. photographs, letters from local chambers of commerce, restaurants, shop or accommodations owners) Photos, Letter of Support
- F. What records will be kept during this event to obtain the above demographic data? (i.e. guest logs, phone logs, accommodations contracts, website hits, advertising demographics) emails, headcount

VII. AUDIT

Does your organization perform an independent audit? Yes No

Name of the Auditor: Blackstone Accounting - Kellie Gard

VIII. Will your project be using any funds from another group that received ATAX funds? No

I have read the guidelines for the Oconee County Accommodations Grant Request and do hereby agree to comply with all rules and requirements. I understand failure to comply may result in a loss of funding for the project or ineligibility of future grants. I will complete interim reports every 180 days and a final report no more than 60 days from completion of the project. All information required for final reporting MUST be detailed when project is complete.

A. Contact Name: Sandra Powell Title Board Member
 Signature Sandra Powell Date 2-13-26
 Address 202 Augusta Street
 Email greatup52@gmail.com Fax No. _____
 Phone Number (s) 864-247-8838

B. Alternate Contact Name: Stanley Gibson Title Past Board Chair
 Signature Stanley Gibson Date 2-14-26
 Address 5616 S.C. Hwy 90 mail.com
 Email _____ Fax No. _____
 Phone Number (s) 864-903-1823
137 Richland Creek Dr. Westminster, SC 29683



Farm Center Improvement Budget 2026

Tri Color LED Message sign 36X110	68,750.00
Metal Sign for 1926 Antique Engine	2750.00
Metal Letters for Antique Equipment Building	1765.00
Metal Sign for 1921 Windmill Display	1565.00
Exhibit Hall Sign Letters	1500.00
Farm Fridays Radio Advertisement @600.00 per month	3600.00
Total	78,430.00

Eyecatcher Signs, Inc.

15312 Wells Hwy
 Seneca, SC 29078
 864-557-6357 Mobile

Estimate

DATE	ESTIMATE #
10/20/14	1000

NAME	ADDRESS
Farm Center	Curtis Hill
	Seneca, SC 29078

P.O. NO.	PHONE NO.	FAX NO.
1000		

DESCRIPTION	QUANTITY	COST	Total
Metal Signs for the 1926 Engine Display	1	2,750.00	2,750.00
Large Metal Hanging and smaller on portable stand	1	1,765.00	1,765.00
Letters for Outside Building to read "Antique Equipment Building" approx 12" white letters (font will match Livestock Barn letters)	1	1,560.00	1,560.00
Metal Signs for the 1921 Windmill Display	1	1,680.00	1,680.00
Medium size Metal Hanging at windmill	1	1,680.00	1,680.00
Smaller one on portable stand	1	1,680.00	1,680.00
Letters for End of Building to read "Farm Center Exhibit Hall" approx 12" White letters (font will match Livestock Barn letters)	1	1,500.00	1,500.00
Installation of above items	1	68,750.00	68,750.00
Tri Color LED Message sign pc programmable (approx size 36" x 140") Wireless Programming Modules. It does include install and setup but does not include a pc that is required to do this Installation is included on the LED message sign as well as training to get you up and running. Then free tech Support via email or text for 2yrs. These prices reflect a package deal price and may not be separated without an order change. Please contact Eyecatcher Signs if you have any questions. These prices are good for 10 days.	1	1,645.00	1,645.00
This order will require a deposit to process. The exact amount of deposit will depend on the number of items you order. Please contact Arthur H Petit at Eyecatcher Signs for any questions or concerns you may have. 864-557-6357		0.00	0.00
Estimate per request			
		Subtotal	\$79,655.00
		Sales Tax (6.0%)	\$4,689.30
		Total	\$84,344.30



Farm Fridays

We're excited about the potential partnership with The Farm Center. We'd love to start a new weekly program called Farm Fridays on our country radio station, 101.7 WGOG. Each Friday we would air an interview between 8:30am and 10am promoting the upcoming events at The Farm Center. This is a great way to get our listeners familiar with all the great things happening each and every week. It's also a great way to thank your current partners. Interviews can be with board members as well as current Farm Center partners.

Interviews can be in studio or by phone and can be pre-recorded on Thursday mornings or live each Friday morning.

Partnership Includes -

- The Farm Center will receive weekly interviews on WGOG
- WGOG will offer a monthly spot bank of ads of 40 commercials (must be run each month and cannot accrue over time).
- Bonus - WGOG will offer social media support for The Farm Center as well. WGOG currently has nearly 10k followers

Your Investment- \$600 per month

Accepted By _____

Date: _____

Printed Title and Name Farm Friday

We want to use this program to advertise events at the F.A.R.M. Center from April until October. This will be a 6 months contract.

Events at F.A.R.M. Center

Farmers Market

Sporting Clays

Farm fest

Golden Corner Native Plant Festival

SC Foothills Fair

Holiday Market

Night of Worship

F.A.R.M. Center jeep rally

2025 Events at Farm Center





February 12, 2026

Oconee County PRT
c/o ATAX Application
1099 South Cove Road Seneca, SC 29672

Re: Letter of Support – Accommodations Tax Grant for the FARM Center, Seneca, SC

Dear Members of the Accommodations Tax Committee,

I am pleased to offer my strong support for the FARM Center's application for Accommodations Tax funding.

The FARM Center has become one of Oconee County's premier venues for agricultural events, livestock shows, educational programming, and large-scale community gatherings. Its ability to attract regional and statewide events brings significant numbers of visitors to Seneca and the surrounding communities. Those visitors directly support our local hotels, restaurants, retailers, and service providers—creating measurable economic impact consistent with the purpose of Accommodations Tax funding.

Investments in the FARM Center are investments in tourism infrastructure. Enhancing and maintaining this facility strengthens our ability to compete for larger events, extend visitor stays, and increase overall tourism-related spending in our community.

I respectfully encourage the Committee to give favorable consideration to this request. The FARM Center continues to be a valuable asset to Oconee County's economy and quality of life.

Thank you for your time and service.

Sincerely,

Kevin Bronson
City Administrator

OCONEE COUNTY ATAX GRANT APPLICATION FORM FOR TOURISM RELATED PROJECTS

I. APPLICANT

A. Name of Organization Oconee Conservatory of Fine Arts dba Upstate Heritage Quilt Trail

B. Address PO Box 482

Seneca, SC 29679

II. FUNDS REQUESTED

A. ATAX Funds Requested \$ 1,622.00

B. How will ATAX Funds be used? Promotion & Marketing of the Upstate Heritage Quilt Trail

C. Estimated percentage of costs directly attributed to attracting or serving tourists? 100%

D. Funds furnished by your organization to be determined

Matching Grant 5750

Source Anderson County ATAX 2025

Matching Grant \$1,209.00

Source City of Anderson ATAX 2025

Other Funding 0.00

Source Pickens County ATAX 2026

Other Funding _____

Source _____

Provide an itemized total budget for your event **and** an itemized budget only reflecting how ATAX funds will be spent. **THIS IS REQUIRED, attach on a separate sheet**

III. NARRATIVE PROJECT DESCRIPTION

A. Project Title Upstate Heritage Quilt Trail: Marketing and Expansion

B. Description of project see attached

C. Who will benefit from this project? see attached

IV. DATES OF PROJECT

Beginning Spring, 2026

Ending Fall, 2026

V. APPLICANT CATEGORY

Government Entity: _____

Non-profit Organization: Incorporation date 11/15/2004

Eleemosynary Organization under IRS Code: IRS # _____

Date of Determination Letter _____

2.10.26

VI. DEMOGRAPHIC DATA

How will the project influence tourism in Oconee County?
see attached

- A. How many visitors/participants attended the event last year and are anticipated this year?
UHQT is a self-guided tour so we use other formats to capture participants.
- B. How many of the visitors/participants were from beyond a 50 mile radius of Oconee County last year and are anticipated this year? As the Trail is a self-guided tour, this information is not available.
Last Year _____
This Year _____
- C. How many overnight stays were created by this event last year and are anticipated this year?
Last year : _____
This Year: _____
- D. How do you plan to advertise this event beyond a 50 mile radius of Oconee County?
UHQT website, ads in quilts magazines and art publications, social media, attendance as vendors at events, such as, quilt shows and art events.
- E. What other documentation can you provide demonstrating this event promotes Tourism in Oconee County? (i.e. photographs, letters from local chambers of commerce, restaurants, shop or accommodations owners) See attached photos
- F. What records will be kept during this event to obtain the above demographic data? (i.e. guest logs, phone logs, accommodations contracts, website hits, advertising demographics) We use website analytics to track engagement, subscribe to several advertising entities, both through print and digital media. We also have a Facebook page that yields information on public interest.

VII. AUDIT

Does your organization perform an independent audit? Yes ___ No X
Name of the Auditor: _____

VIII. Will your project be using any funds from another group that received ATAX funds? No

I have read the guidelines for the Oconee County Accommodations Grant Request and do hereby agree to comply with all rules and requirements. I understand failure to comply may result in a loss of funding for the project or ineligibility of future grants. I will complete interim reports every 180 days and a final report no more than 60 days from completion of the project. All information required for final reporting MUST be detailed when project is complete.

A. Contact Name: Cynthia J. Blair Title Chairperson of BOD
 Signature *Cynthia J. Blair* Date 2/10/26
 Address 788 Old Seneca Rd. Central, SC 29630
 Email transrelcs@gmail.com Fax No. _____
 Phone Number (s) 864-973-3921

B. Alternate Contact Name: Nancy Warmath Title Treasurer
 Signature *Nancy Warmath* Date 2/11/2026
 Address 507 Willow Branch Ln, Seneca, SC 29672
 Email nswarmath@island.com Fax No. _____
 Phone Number (s) 864-710-1351

III B. Description of Project

The Trail requests funding for computer support and maintenance of our website (uhqt.org), program analytics, social media, the tour app, email services, domain fees and security. We have reduced the amount of printed material by combining the South Carolina rack card with our Tour App of the upstate. This app includes biking and/or driving tour that stretches for over 35 miles in the northern portion of our area as well as walking tours of Walhalla, Westminster, Anderson and Pickens downtowns. These walking tours include other art installations, (murals & sculptures) that are located in the towns.

We have also moved a large portion of our printing to Clemson University's Print Shop. This not only reduces the amount spent on the actual printing of the rack cards, but also eliminates shipping costs. We hope to change the printing of our UHQT rack cards to this vendor in the near future.

The advertising program has grown from the Carolina Arts online publication with the addition of a new publication for which we are requesting support; The Country Register, a hardcopy newsletter that is distributed bi-monthly to locations in North and South Carolina and Tennessee will be including ads for the Trail on a bi-monthly schedule. We have done several presentations throughout the state over the past year and will continue to speak to interested groups whenever possible. To enhance the presentations we are requesting assistance with developing an updated PowerPoint presentation and a new projector for the events. The March presentation, which is located in Spartanburg with the Piedmont Piecers Quilt Guild, has developed into a follow-up field trip for guild members to the Trail with a scavenger hunt to find quilt blocks. The member that locates the most blocks and photographs themselves at each quilt, will win a prize. Not to mention that there will be lunch and shopping at local stores!

The Trail is also requesting support in the printing of the interpretive signage for those quilts in public settings and assistance in replacing some of the older blocks that are in need of repair. Originally, the Trail used MDO for our base on which to paint the quilt reproductions. Some of these blocks are more exposed to the weather and sun damage and need to be replaced with our newer professional signboards. Occasionally, the sites where the blocks are placed need financial assistance for the costs incurred in replacement. Although the Trail has assisted with reducing the costs, it is sometimes a burden due to our limited funds.

III C. Who will benefit from this project?

Local restaurants, shops and other businesses in the upstate benefit from the visitors to the Trail's walking, biking and driving tours. Businesses such as restaurants and marinas on Lakes Keowee and Hartwell will benefit from the increased tourism as a result of the Trail's new Water Tours. Although these are not numbers we can document unless we receive personal feedback from visitors or business owners, people seem to be excited about getting out in a boat and discovering the art and/or heritage that the Trail offers.

Several of the out-of-town groups that we have met while presenting programs outside our general area of the Upstate have expressed an interest in coming to the area to search for quilt blocks. They will, of course, find lots of beautiful scenery and activities to engage in while they are visiting.

VI. Demographic Data, How will the project influence tourism in Oconee County?

With 94% of our Facebook followers trending as women over 50 years of age, we feel that a good portion of that group is probably retired and also looking for exciting places to explore. A good many of these participants must be interested in quilting and quilt trails. We feel that we offer a different take on barn quilt trails, which are located in every state of the US and a good portion of Canada, because our quilt blocks represent real quilts and our interactive website includes the stories of the original quilters. With the cooperation the Trail enjoys with the recreation groups of Oconee County, we often fit well into local programs and activities and welcome a different demographic into the group.

VI D. Demographic Data, How do you plan to advertise this event beyond a 50 mile radius of Oconee County?

The Trail is active on our website and Facebook page, posting not only items about the Trail but also sharing event information and local venue's posts on our pages. We are currently increasing our advertising in two new publications; one the Carolina Arts magazine, an online comprehensive entity that covers both North and South Carolina artists and art events and the Country Register, which is more craft and quilt oriented, a bi-monthly, printed newsletter that covers North Carolina, South Carolina and Tennessee. We also attend many quilt shows throughout the southeast, connecting with attendees, vendors and visitors. We always carry a stack of our rack cards with us to add to their information tables to share what's happening in the Upstate. Trail members of the Board also give presentations throughout the region to groups that are interested in hearing about the Trail.

UHQT Annual Budget 2026			
	Marketing Live Items	UHQT Annual Budget 2026	Oconee Co. ATAX request
	Adobe-1 year	\$246.00	\$62.00
	Go Daddy-1 year	\$96.00	\$24.00
	Elementor-1 year	\$308.00	\$77.00
	Website	\$272.00	\$68.00
	Freemius Independent Analytics-1 year	\$67.00	\$14.00
	Subtotal	\$979.00	\$245.00
	Printed Materials		
	Rack Cards-Design and Printing	\$864.00	\$216.00
	Rack Cards-Postage and Shipping	\$264.00	\$66.00
	County Register-ad	\$552.00	\$138.00
	Upcountry ad	\$150.00	\$38.00
	Subtotal	\$1830.00	\$458.00
	Web-based App and Social Media Marketing		
	STORY Development	\$250.00	\$62.00
	Carolina Arts	\$420.00	\$105.00
	Online Design	\$257.00	\$64.00
	Subtotal	\$927.00	\$231.00
	Promotional Projects		
	Equipment		
	New Projector for Presentations	\$100.00	\$25.00
	Development		
	Update Slide Presentation	\$150.00	\$38.00
	Subtotal	\$250.00	\$63.00
	Interpretive Signs		
	Interpretive Signs for quilt blocks	\$100.00	\$25.00
	Subtotal	\$100.00	\$25.00
	Block Repair		
	Quilt Block Repair	\$600.00	\$600.00
	Subtotal	\$600.00	\$600.00
	TOTAL UHQT BUDGET	\$4686.00	\$1622.00

Visit
Carolina Arts
on Facebook

Go to this [link](#) and
"like" us!



Susan Learner
Fiber Arts Studio
320 North Church Street
Central, SC 29630 • (803) 251-0842
By Appointment Only
www.susanlearner.com

You're Invited

Open Studios Greenville, SC
Friday, November 14th, Wine and bites
Saturday, November 15th, 10am-6pm
Sunday, November 16th, 12-6pm
Paintings, Paper, Mobiles and Mixed Media

MelindaHoffmanArt.com
420 East Butler Rd, Mauldin, SC



Upcountry History Museum in Greenville, SC, Offers Exhibition Focused on War Dogs

Upcountry History Museum in Greenville, SC, is presenting *War Dogs: K9 Military Heroes*, a uniquely handcrafted exhibit on view through Feb. 1, 2026.

"I want to pay tribute to the soldiers who served with great sacrifice by creating the sculptural allegory of wounded war dog dogs who were the soldier's best friend and companion in battle," said artist James Mellick.

Since the American Revolutionary War, military working dogs have served with all branches of the United States Armed Forces. First used as pack animals, working dogs have expanded their military roles to include scouting, policing, detection, and combat. US military dogs officially began serving in WWII, following the formation of the Dogs for Defense, Inc. coalition. Today, hundreds of dogs serve with US military forces around the globe, assisting with dangerous missions on today's modern battlefields.

War Dogs: K9 Military Heroes, hosted by the Upcountry History Museum in Greenville, SC, spotlights and honors the important role of these unsung K9 warriors. This uniquely staged exhibition features eight Wounded Warrior and two Canine War Dog life-size sculptures bringing attention to the history, service, and heroism of military working dogs.

One of the sculptures honors Luceca, a Marine Corps war dog. Luceca conducted more than 400 missions during two deployments in Iraq and one to Afghanistan. One of those missions cost Luceca her leg and severe burn, but there were no human casualties under her watch. When she retired, Luceca's handler adopted her.

In addition to these handcrafted works designed and sculpted by Ohio master craftsman James Mellick, this exhibition will display combat art and objects on loan from the collections of the National



Art by James Mellick

Museum of the Marine Corps, the United States Coast Guard, and the Naval History & Heritage Command.

Twenty pieces of art paint a more complete picture of these military working dogs at work, detailing the most menacing war dogs to snuggled high-flying dogs to sleep with warriors and keen detectives. Artifacts include items used by war dogs and their handlers: Dog uniforms, medical kits and Purple Hearts share poignant stories of perseverance and bravery. Military working dogs have served and protected countless lives in war, this inspiring exhibition tells their amazing story.

James Mellick's career as an artist has been divided between the art market and the university. In 1973 he earned his Master of Fine Arts degree from Southern Illinois University Edwardsville with a major in painting, a minor in sculpture and extensive work in printmaking. In his first teaching position at Colby Sawyer College in New Hampshire (1975-1978) he turned toward carving and assemblage which has been his

continued above on next column to the right.

medium of choice for 42 years.

Teaching positions include Houghton College where he started the art program in 1979, head of the sculpture program at Colvin College (1989-91) and he developed the three-dimensional program and designed the facilities at Cedarville University (2008-14). In 2012-2013 he was given the Faculty Award for Scholarship, a rare honor for the fine and performing arts in academia.

Mellick's allegorical wood sculptures are collected internationally and he has many private collections as well as museum and academic collections. A recent nominee for the Governor's Award in Ohio, he is recognized as a "Master Ohio Craftsman". He has over 180 exhibitions to his credit including 40 one and two person shows. His images are national and international publications and three sculpture textbooks. In 2016 James Mellick's Wounded Warrior Dogs won the International Grand Prize by Popular Vote at Art Prize 8.

The Wounded Warrior Dogs Project is a traveling exhibition to raise awareness and focus the attention on the sacrifices and needs of wounded veterans. The personal



Sculpture by James Mellick

narrative of rehabilitated dogs reveals the human cost of life and limb through the wounds of their canine companions in battle. The sculptures are both humbling and healing, representing a special bond between the soldiers and canines.

For tickets or further information check our SC Institutional Gallery listings or visit <http://www.upcountryhistory.org/event/war-dogs/>

Greenville Technical College in Greer, SC, Features Works by Leigh Mitchell

Greenville Technical College in Greer, SC, will present *Autumn in the woods*, Photography by Leigh Mitchell, on view in the Henson Campus Galleries, from Oct. 3-22, 2025.

Fall is a season of contrasts. The days begin with a chill, foretelling the coming winter, then closing with an afternoon of summer heat. We sweater up in the morning, then shed a layer or two by lunch. We notice the trees are still green, but that green is dull, faded, brownning on the edges, ready for winter rest. Mitchell's photographs celebrate this seasonal contrast, the natural cycles of birth and death, and remind us of the fragility of these cycles.

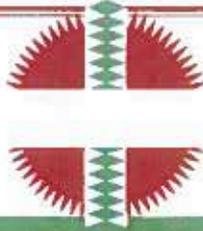
Her title, *Autumn in the woods*, is a Japanese phrase meaning "heavily tinged with sadness," Mitchell states. "More specifically it



Work by Leigh Mitchell

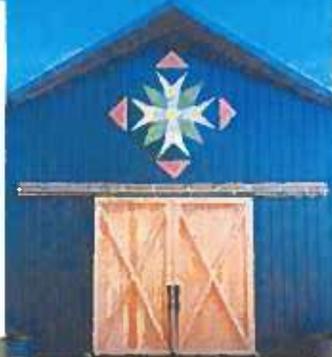
refers to the bittersweet awareness that all

continued on Page 16



The Upstate Heritage Quilt Trail

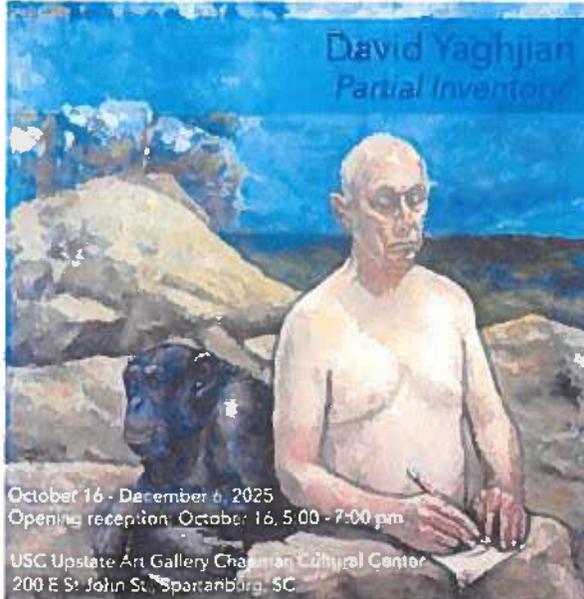
A self-guided tour that invites you to explore the history of quilting in the Upstate Counties of South Carolina




Guided Tour Information or Other General Inquiries, Contact Us at 1.864.723.8603 email: info@uhqt.org uhqt.org Facebook: Upstate Heritage Quilt Trail

Funded through the City of Anderson, and the Anderson, Oconee, and Pickens Counties ATAX Commissions

David Yaghjian Partial Inventory



October 16 - December 6, 2025
Opening reception: October 16, 5:00 - 7:00 pm

USC Upstate Art Gallery Chairman Cultural Center
200 E. St. John St., Spartanburg, SC

This exhibit presents a group of paintings that manifest something beyond the surface through a combination of assigned symbolism that examines relationships inherent to human nature. Mythological, religious and philosophical references intertwine with personal experiences badging humanity in a collective sense with the artist's individuality. Yaghjian artworks feature the human figure and various natural elements like animals and water as manifestations of energy.

864.542.2787 • lcabinum@uscupstate.edu

Artists Collective | Spartanburg, SC, Features Works by Kimberly Christopher

The Artists Collective | Spartanburg, SC, will present *Patterns of Healing: Exploring the Qualities of Pain and Comfort in Working Through Healing*, featuring works by Kimberly Christopher, on view in Gallery II, from Dec. 2 - 27, 2025. A reception will be held on Dec. 18, from 5-8pm, as part of Spartanburg ArtWalk.

Spartanburg artist Kimberly Christopher has returned to painting after 16 years in other media in her exploration of pain and comfort. The 20 pieces in the show will be offered for purchase with prices ranging from \$80 to \$7,450.

"This exhibition full of a medley of colors, patterns, word meditations and symbols represents a hope for people on their own healing journey and a deeper and more truthful understanding of the duality of healing for everyone else," says Christopher, adding that the works also represent her own "healing journey through a dark and traumatic season."

"It's a survey of the healing experience in visual form, showing that healing is both a crucible of extreme pain and yet the cleansing process holds great rewards and comforts along the way," she adds. "There is a level of beauty and appreciation open to everyone in this show whether you are an art novice or a long-time art lover."

Christopher says the works in the exhibit represent a departure from her typical works. "I am returning to painting after 16 years working in other media - mainly printmaking, drawing, installation, photography and sculpture in more recent years. Through it, I am exploring themes of exploration and freedom (nautical), home and safety (textiles and spirituality), rejuvenation and rest and destruction (nature), curiosity and meditations (the body and text calligraphy). I hope to speak



Work by Kimberly Christopher

beauty, rest and safety into the world while also being truthful about darkness and those in the world who embrace it."

An artist for 18 years, Christopher says, "Like a foggy morning spent exploring nature, my work aims to bring mystery, contemplation and quiet delight with an elusive simplicity that offers both serenity and a portal of curiosity. My art explores the play between abstraction and realism, and I enjoy blurring the line of where they meet. I value the timelessness of black and white yet equally look to harness the beauty and expression of color. My inspiration rises from the natural world, language and literature, the body, spirituality and religion, and the rich heritage of artists and creators who came before me."

She grew up exploring the woods of the Spartanburg area, finding a love for art, nature and learning at an early age and pursuing art throughout graduate school. She went on to study a breadth of disciplines including ceramics, photography, drawing, painting, printmaking, sculpture, continued above on next column to the right

installation, art history, gallery studies and digital art at Clemson University before concentrating in printmaking to complete her BFA in studio art with honors. Her current practice focuses on printmaking, installation, drawing, painting, photography and sculpture with a keen interest in art history and the dream of sharing her love of the arts with others.

A member of the Artists Collective | Spartanburg for three years, Christopher says, "I enjoy the challenge and unique opportunity to have regular solo shows awarded at the Artist Collective | Spartanburg. I'm proud to call ACS my home. It is a vibrant community of local artists that is a true gem in the community. Run by artists, for artists, and flows out of a love for the arts and our greater Spartanburg community."

The Artists Collective | Spartanburg, located on W. Main Street, provides a forum and home for the arts and creative



Work by Kimberly Christopher

population of Spartanburg, providing facilities and services to artist members for exhibits, performances and creation.

For further information check our SC Institutional Gallery listings or visit artscollective.spartanburg.org

Artists Collective | Spartanburg, SC, Offers Works by Lady Pluto

The Artists Collective | Spartanburg, SC, will present *Proves*, featuring works by Spartanburg artist Lady Pluto, on view in Gallery III, from Dec. 2 - 27, 2025. A reception will be held on Dec. 18, from 5-8pm, as part of Spartanburg ArtWalk.

"These works are watercolor paintings of dreamscapes in muted tones," Lady Pluto says. "They represent my newfound love of consistency versus curiosity. I know nothing about watercolor, but I know I will if I am consistently practicing with an open mind. I know I will if I remain curious with the expression of my creativity. I have long at last learned to love the process."

"You don't have to always have things figured out," she adds. "The pieces I created are all for the sake of consistency. Creation doesn't require an end goal. Creation just is. You'll find that life will bring you to amazing places, even when you don't know where the steps are lead



Work by Lady Pluto

ing you. All it takes is consistency.

continued on Page 20

OCONEE COUNTY ATAX GRANT APPLICATION FORM FOR TOURISM RELATED PROJECTS

I. APPLICANT

A. Name of Organization Walhalla PAC
 B. Address 101 E.W. Broad St
Walhalla, SC 29691

II. FUNDS REQUESTED

A. ATAX Funds Requested \$ 12K
 B. How will ATAX Funds be used? 26' winter - Spring advertising budget
 C. Estimated percentage of costs directly attributed to attracting or serving tourists? _____
 D. Funds furnished by your organization \$100K
 Matching Grant _____ Source _____
 Matching Grant _____ Source _____
 Other Funding _____ Source _____
 Other Funding _____ Source _____

Provide an itemized total budget for your event and an itemized budget only reflecting how ATAX funds will be spent. **THIS IS REQUIRED, attach on a separate sheet**

III. NARRATIVE PROJECT DESCRIPTION

A. Project Title Advertising - Marketing 26' winter - Spring
 * B. Description of project Advertising + marketing at the WPAC 26' season schedule
 C. Who will benefit from this project? Greater Oconee County + surrounding communities in @ 60 mile radius

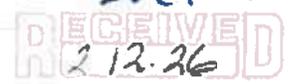
IV. DATES OF PROJECT

Beginning 2/26 Ending 6/26

V. APPLICANT CATEGORY

Government Entity: _____
 Non-profit Organization: Incorporation date 1993 501 (c)(3)
 Eleemosynary Organization under IRS Code: IRS # _____
 Date of Determination Letter _____

* B. Advertising on 7 radio stations
 3 in GA - 2 in OC - 3 in Greater Greenville area
 Also The Journal - Brochure - website - social media



VI. DEMOGRAPHIC DATA

How will the project influence tourism in Oconee County?

Helping promote local events entertaining residents/families of all ages, driving the local food/beverage/ lodging industries

- A. How many visitors/participants attended the event last year and are anticipated this year?
20k+ visitors
- B. How many of the visitors/participants were from beyond a 50 mile radius of Oconee County last year and are anticipated this year?
Last Year 20k+
This Year 20k+
- C. How many overnight stays were created by this event last year and are anticipated this year?
Last year: _____
This Year: _____ 10-20% of attendees

D. How do you plan to advertise this event beyond a 50 mile radius of Oconee County?
website - social media - Brochures - radio - TV - newspaper

E. What other documentation can you provide demonstrating this event promotes Tourism in Oconee County? (i.e. photographs, letters from local chambers of commerce, restaurants, shop or accommodations owners) _____

F. What records will be kept during this event to obtain the above demographic data? (i.e. guest logs, phone logs, accommodations contracts, website hits, advertising demographics) ticketing software, website tracking, social media, emails

VII. AUDIT

Does your organization perform an independent audit? Yes No _____

Name of the Auditor: HR Block

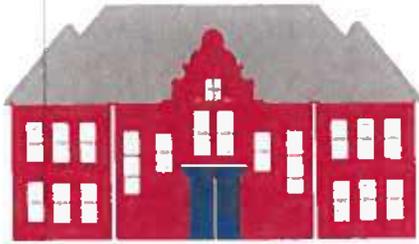
VIII. Will your project be using any funds from another group that received ATAX funds? some with the city of Welhalla

I have read the guidelines for the Oconee County Accommodations Grant Request and do hereby agree to comply with all rules and requirements. I understand failure to comply may result in a loss of funding for the project or ineligibility of future grants. I will complete interim reports every 180 days and a final report no more than 60 days from completion of the project. All information required for final reporting MUST be detailed when project is complete.

A. Contact Name: Wade Thompson Title WPAC Director
Signature Wade Thompson Date 7/11/16
Address 101 East Broad St Welhalla, SC
Email _____ Fax No. _____
Phone Number (s) _____

B. Alternate Contact Name: Darryl Broome Title WPAC Finance Board Director
Signature _____ Date _____
Address _____
Email _____ Fax No. _____
Phone Number (s) _____

wade@wkt+entertainment.com
welhallaapac@gmail.com
welhallaapac.com



WALHALLA

PERFORMING ARTS CENTER
EST. 1993

Walhalla Performing Arts Center
PO Box 523, Walhalla SC, 29691
864-638-5277
Walhallapac@gmail.com

WPAC 2026 Media & Marketing Budget

Radio

- iHeart Media, Greenville SC (covering the complete upstate)- \$2,000 Monthly/ \$24,000 annually.
- WGOG 101.7 & The Lake 94.1 (SC, OC), WNEG (Toccoa GA), WLHR (Hartwell GA)- \$2,600 monthly/ \$32,000 annually.
- Audacy Media, WORD - \$2,000 monthly/\$24,000 annually.

Newspaper

- The Journal (covering all of Oconee County) includes Scuttlebutt and Visit Oconee Tour Guide- \$2,200 monthly/ \$26,400 annually.

Facebook

- Social Media Advertising- \$600 monthly/ \$7,200 annually.

Website

- Drum Creative- \$500 monthly/ \$6,000 annually.

Brochures

- Design and build by WPAC and The Journal- \$3,000 half season/ \$6,000 annually.

WPAC Logoed Concert Cups

- Design and build by WPAC and Whirley DrinkWorks- \$3,000 half season/ \$6,000 annually.

Keowee Creative

- Marketing/Social Media- \$1,200 monthly/ \$14,400 annually.

Total Advertising Cost- \$140,000.00

OCONEE COUNTY ATAX GRANT APPLICATION FORM FOR TOURISM RELATED PROJECTS

I. APPLICANT

A. Name of Organization Westminster Music Centre

B. Address 216 E Main St Westminster SC 29693

II. FUNDS REQUESTED

Produce and Promote our free family-friendly concert series

A. ATAX Funds Requested \$ 11083 "Music on Main" which brings in over 500 people per event from all around the region to downtown Westminster. In addition, we are seeking additional funding to help with infrastructure improvements to our new community concert venue in 216 E Main St. See attached project description for details

B. How will ATAX Funds be used? _____

C. Estimated percentage of costs directly attributed to attracting or serving tourists? 100

D. Funds furnished by your organization 8000

Matching Grant _____	Source _____
Matching Grant _____	Source _____
Other Funding <u>3000</u>	Source <u>Beverage sales, guitar raffle, VIP tickets</u>
Other Funding <u>5000</u>	Source <u>Business/Personal Sponsorships</u>
<u>10000</u>	<u>State PRT Grant</u>

Provide an itemized total budget for your event **and** an itemized budget only reflecting how ATAX funds will be spent. **THIS IS REQUIRED, attach on a separate sheet**

III. NARRATIVE PROJECT DESCRIPTION

A. Project Title 2026 Music on Main & 216 E. Main St. Venue Infrastructure

B. Description of project Please see attached addendum for Description and Benefits

C. Who will benefit from this project? Please see attached addendum for Description and Benefits

IV. DATES OF PROJECT

Beginning 1/1/26 Ending 12/31/26

V. APPLICANT CATEGORY

Government Entity: _____

Non-profit Organization: Incorporation date 9/19/16 81-2463067

Eleemosynary Organization under IRS Code: IRS # _____

Date of Determination Letter _____



VI. DEMOGRAPHIC DATA

How will the project influence tourism in Oconee County?

Please see attached addendum for tourism influence

A. How many visitors/participants attended the event last year and are anticipated this year?

1500 last year & this year

B. How many of the visitors/participants were from beyond a 50 mile radius of Oconee County last year and are anticipated this year?

Last Year ~40%

This Year ~40%

C. How many overnight stays were created by this event last year and are anticipated this year?

Last year : ~10%

This Year: ~10%

D. How do you plan to advertise this event beyond a 50 mile radius of Oconee County?

Online marketing (google/facebook/instagram ads, website, newspaper ads, radio ads, billboard, e-newsletter

E. What other documentation can you provide demonstrating this event promotes Tourism in Oconee County? (i.e. photographs, letters from local chambers of commerce, restaurants, shop or accommodations owners)

patron data cards, photos of parking lots, letters from local business owners & vendors, attendee testimonial

F. What records will be kept during this event to obtain the above demographic data?

(i.e. guest logs, phone logs, accommodations contracts, website hits, advertising demographics)

Data Cards, Website & Social Media analytics, newspaper/radio demographics, newsletter clicks

VII. AUDIT

Does your organization perform an independent audit? Yes ___ No X

Name of the Auditor: _____

VIII. Will your project be using any funds from another group that received ATAX

funds? NO

I have read the guidelines for the Oconee County Accommodations Grant Request and do hereby agree to comply with all rules and requirements. I understand failure to comply may result in a loss of funding for the project or ineligibility of future grants. I will complete interim reports every 180 days and a final report no more than 60 days from completion of the project. All information required for final reporting MUST be detailed when project is complete.

A. Contact Name: BJ Callahan Title Director
Signature [Signature] Date 2/15/26
Address 129 Greenfield Rd Westminster
Email fnkymusic@gmail.com Fax No. _____
Phone Number (s) 8642803779

B. Alternate Contact Name: Randy Roberts Title Board President
Signature [Signature] Date 2/15/26
Address 224 E Main St Westminster
Email randy.roberts.sc@gmail.com Fax No. _____
Phone Number (s) 7704024199

Westminster Music Centre

2.15.26

Spring 2026 ATAX Grant Request Addendum

Project Description:

The Westminster Music Centre, a registered 501c3, has renewed our commitment to organizing and promoting "Music on Main" which is a family-friendly, free-to-the-community concert series. This concert series aims to further the mission of the Music Centre, which is to *promote the joys of live music to our community*. In addition, we are excited to be close to re-opening our indoor Music & Events Venue at our new home at 216 East Main Street, although we need help getting the infrastructure across the finish line. We are seeking grant funding to help ensure the sustainable growth of both Music on Main and the new Music Centre venue.

Music on Main has a 10 year track record of generating tourism to Oconee County. These events help further establish Oconee County and the City of Westminster as a destination for our region due to the high quality music and family environment we seek to create and foster.

In 2026, we are committed to renewing our 4 events-per-year program and our goal is to grow to an attendance of 1000+ per event. In 2021, our first year back hosting events in the wake of the pandemic, we hosted 2 Music on Main events, the 2nd of which grew to an estimated 200 attendees. In 2022, we produced 4 events; with an average attendance of 300, with majority of attendees coming from outside of city, and many from outside of the county (and even state!).

In 2023 and 2024, with help from ATAX funds, we held 4 successful events, with an average attendance closer to 500. In 2025, due to budgetary constraints, we held only 2 events, with similar attendance. These events are free to the public, but do require significant financial inputs in order to fulfill our commitment to the high quality of music we have set for ourselves, as well as the standard of patron experience we seek to achieve. In 2026, we plan to return to our 4 event program.

We also partner with and support other local organizations with similar missions of music promotion and tourism generation. The Music Centre is completely volunteer run, with the addition of paid production staff on event days. Our volunteer board of directors not only generously give of their time to make Music on Main a success, but each has also made financial contributions to ensure our future success.

In 2020, we made the difficult, but necessary, decision to leave our

home at 101 W Main St, to pursue a new future in 224 E Main St. This plan has recently taken some unexpected, but exciting turns. We now have taken lease of 216 E Main St, a space which is much closer to being ready to host events. We have already significantly invested in upgrading the electrical work to meet code and event requirements and our team of volunteers have the space nearing "event readiness" which we anticipate happening in Spring of 2026. The space will be used for ticketed concerts, but we are also taking a much broader, more community focused, approach to the use of 216. We intend to offer other events such as: group and private music lessons, band rehearsal space, open Blues, Jazz, and Rock Jam sessions, and private bookings such as camps and workshops.

Our specific infrastructure requests regarding the 216 space are to be used in finish the interior ceiling and walls in a safe and professional manner. We already have in kind a large set of scaffolding, but need the accompanying wheels and wallboards to make this a fully functioning system that will help us finish the project in a timely manner. We will be finishing the ceiling both aesthetically and structurally, and installing acoustic paneling all around the venue to make for a world class sonic experience for our patrons.

The funds requested for this grant will be used both to help with the final upfit of 216 and to help fund the production and promotion of Music on Main, which is a free event open to the public. We have committed to booking national and regional level original talent for our headliner bands, while also committing to booking up-and-coming local talent for the opening slots. This ensures a high quality of music for the concerts, but it also allows for us to be recognized in a much more visible way to the greater region. As such, we have expanded our marketing efforts far beyond Oconee County, and these grant funds will allow us to continue to expand the reach of our marketing. This greatly increases the brand potential for Oconee County to be seen as a destination for regional tourism.

Our specific Music on Main related requests are for a new Pop Up Style 20'x10' canopy that can be used for the stage during Music on Main concerts, in addition to 2 smaller 10'x10' canopies. The previous tent owned by the city has fallen into disrepair and is no longer functioning. We will happily offer the use of these to other city related functions when they are not in use by our organization. We are also needing to purchase an 11"x17" printer for use in marketing and sponsor solicitation. Having this in house will eliminate our needs for using an outside vendor and will save us money in the long run.

Attendees are drawn to Music on Main events for more than the music and family-friendly elements. Each event includes a "classic car

cruise in” with over 100 classic cars, food trucks, arts & crafts vendors, and a beverage stand which is our main avenue for raising funds. In 2022, we instituted a popular guitar raffle and VIP experience, which served as further self-generated revenue. The rest of the operating funds come from generous support of local businesses and individuals who are passionate about bringing live music to Westminster – “The Little Town with the Big Sound.”

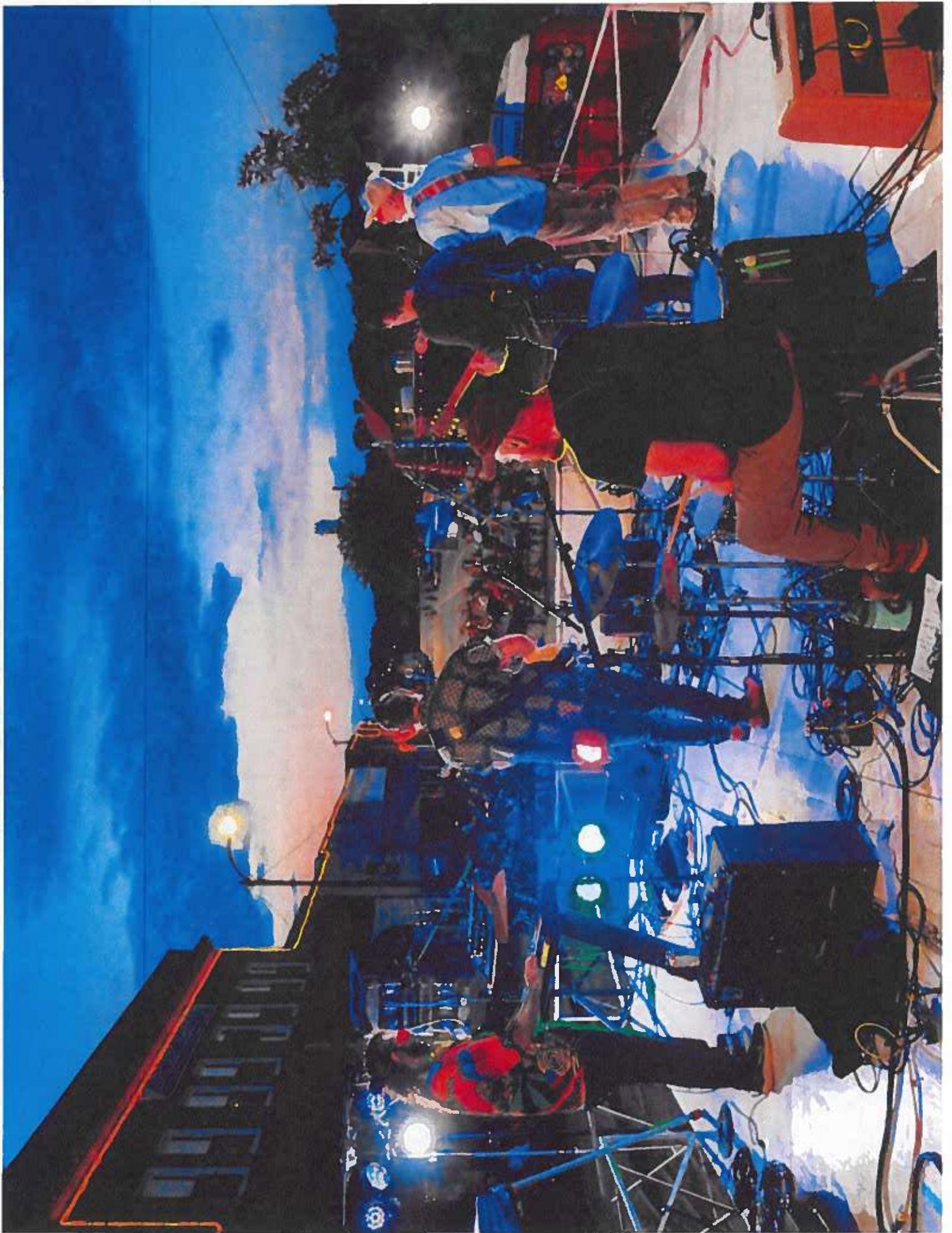
Grant funding at the local, county and state level are therefore essential in helping to continue and grow Music on Main and ensure that it will not only exist for years to come, but will flourish and expand as work to make this concert series a destination event for our community and those in the greater region.

Thanks sincerely for your consideration,

BJ Callahan

Interim Director, Westminster Music Centre

Music on Main Budget - 2026			
Item	Cost	Vendor	
Performance			
Headliner Band x3	7,500	WMC	
Opening Band x6	2,500	WMC	
Meals (Band & Staff)	1200	On-Site Food Vendors Catering	
Hospitality	900	WMC	
Total Band Budget	12,100		
Production			
Stage Rental	0	City of Westminster partnership	
Production Coordinator + assistant	1,500	WMA director & subcontract labor	
Sound/Light equipment	1500	WMC & FNKY Music	
GL/Board Annual Insurance	1500	Johnson & Johnson via Insurance Works, Westminster	
Event Insurance (GL/liquor)	950	Specialty Advantage (via Acord)	
On-site Security	750	Off Duty City Police Officer	
Total Production	6,200		
Marketing			
Website hosting/plugins/domains	600	Godaddy	
Social Media ads	2000	Facebook, Instagram	
Newspaper ads	2400	Daily Journal	
Radio ads	900	WSNW, WGOG, WNCW	
Billboard	1000	Trailhead Media	
printed flyers, postcards	0	Blue Ridge Electric	
Total Marketing	6900		
216 E Main St Rent	6000	Appletown Properties	
NEW Music on Main & 216 W Main St Infrastructure			
20x10 Canopy	299	Cobizi	
10x10 Canopy w/ Side Wall (2)	300	Crown Shades	
Scaffold Walkboards (3 sets of 3)	2196	Northern Tool	
Scaffold Wheels (3 sets of 4)	720	Northern Tool	
12 Foot Ladder	329	Lowe's	
HP 9730 11x17 printer/copier/scanner	339	Amazon	
Total 216 Infrastructure	4183		
Annual Budget	35,383		





THANKS TO
OUR SPONSORS



**OCONEE COUNTY ATAX GRANT
APPLICATION FORM
FOR TOURISM RELATED PROJECTS**

I. APPLICANT

A. Name of Organization Wild Hearts Equine Therapeutic Center

B. Address 598 Wild Hearts Way, Seneca, SC 29678

II. FUNDS REQUESTED

A. ATAX Funds Requested \$ 6,000.00

B. How will ATAX Funds be used? See Attachment

C. Estimated percentage of costs directly attributed to attracting or serving tourists? 100%

D. Funds furnished by your organization \$4179.67

Matching Grant	_____	Source	_____
Matching Grant	_____	Source	_____
Other Funding	_____	Source	_____
Other Funding	<u>Donations</u>	Source	<u>Annual fund raiser in April</u>

Provide an itemized total budget for your event **and** an itemized budget only reflecting how ATAX funds will be spent. **THIS IS REQUIRED, attach on a separate sheet**

III. NARRATIVE PROJECT DESCRIPTION

A. Project Title RV Infrastructure and Horse Motel Expansion Project

B. Description of project We will provide water lines and adequate septic to already existing RV sites. Turn rope fencing into post & rail fencing to make it more safe for visiting horses as well as add a shelter for the visiting horse paddock. We will also be advertising in tourism media.

C. Who will benefit from this project? Tourist with RV's and/or Horse trailer/horses visiting Oconee County for overnight stays. Those travelling though that are thinking of relocating to Oconee County and /or interested in horse farms/equine therapy.

IV. DATES OF PROJECT

Beginning May 2026 Ending August 2026

V. APPLICANT CATEGORY

Government Entity: _____

Non-profit Organization: Incorporation date July 2, 2015

Eleemosynary Organization under IRS Code: IRS # _____

Date of Determination Letter 6/8/2016 retroactive to 7/2/2015

RECEIVED
2.16.26

VI. DEMOGRAPHIC DATA

How will the project influence tourism in Oconee County?

We will be influencing tourist who are horse lovers and/or travel with horses that passing through UpState SC. We will be one of the few Horse Motels with RV sites close to I85. We also have RVers from around the US that stay at our farm. By upgrading water and septic in these sites, we will attract more visitors with RV's and those traveling with horses.

A. How many visitors/participants attended the event last year and are anticipated this year?

Clinics, Educational events and Equine Experiences resulted in over 350 visitors this last year (2025)

B. How many of the visitors/participants were from beyond a 50 mile radius of Oconee County last year and are anticipated this year?

Last Year 390

This Year 475

C. How many overnight stays were created by this event last year and are anticipated this year?

Last year : 205

This Year: 425

D. How do you plan to advertise this event beyond a 50 mile radius of Oconee County?

We advertise through our Tourism sign on HWY 24, our website, Social Media, Newsletter, Clinicians Social Media (which goes nation wide), word of mouth

We will also be advertising on several UpState Sc tourism websites and media streams. This will catch the attention of over 300,000 viewers

E. What other documentation can you provide demonstrating this event promotes Tourism in Oconee County? (i.e. photographs, letters from local chambers of commerce, restaurants, shop or accommodations owners)

Photographs, Participant logs, visitor logs, advertisements

F. What records will be kept during this event to obtain the above demographic data? (i.e. guest logs, phone logs, accommodations contracts, website hits, advertising demographics)

Participant logs, visitor logs, accomodation logs

VII. AUDIT

Does your organization perform an independent audit? Yes ___ No

Name of the Auditor: _____

VIII. Will your project be using any funds from another group that received ATAX funds? NO

I have read the guidelines for the Oconee County Accommodations Grant Request and do hereby agree to comply with all rules and requirements. I understand failure to comply may result in a loss of funding for the project or ineligibility of future grants. I will complete interim reports every 180 days and a final report no more than 60 days from completion of the project. All information required for final reporting MUST be detailed when project is complete.

A. Contact Name: Jessica F. Title Founder & CEO
Signature [Signature] Date 2/12/2026
Address 598 Wild Hearts Way Seneca SC 29678
Email jessica@wildheartsequinetherapy.org Fax No. _____
Phone Number (s) 864-991-9153

B. Alternate Contact Name: Judi Riccio Title Grant writer
Signature [Signature] Date 2/12/2026
Address 598 Wild Hearts Way Seneca SC 29678
Email jriccio86@gmail.com Fax No. _____
Phone Number (s) 812-266-0129

Wild Hearts Equine Therapy Center

RV Infrastructure and Horse Motel Expansion Project

Project Overview

Wild Hearts Equine Therapy Center respectfully requests ATAX funding to support the expansion of tourism infrastructure at our facility through the development of full-service RV sites and upgraded horse motel accommodations.

Over the past several years, ATAX funding has enabled Wild Hearts to complete major capital improvements, including the construction of our Education and Enrichment Arena with classrooms, kitchen facilities, restrooms with showers, and second-floor programming space. Because of these improvements, we have been able to host clinics, workshops, and educational experiences that draw visitors from across South Carolina and from as far away as California, Colorado, and Canada.

As a result of these investments, Wild Hearts has grown into a regional destination that blends agritourism, equine therapeutic programming, education, and community wellness.

We are now ready to take the next step in strengthening our ability to serve overnight visitors and equestrian travelers who are passing through — and hopefully encourage them to stay and experience Oconee County.

Organizational Growth and Tourism Development

In 2025, Wild Hearts continued building on this momentum by:

- **Converting our office building into a Visitor Center and storefront featuring local artisans.**
- **Creating a nature trail with educational signage to enhance the visitor experience.**
- **Becoming members of the South Carolina Agritourism Program.**
- **Securing highway signage on Highway 24 directing travelers to our farm.**

These efforts reflect our commitment not only to our mission, but also to contributing to Oconee County's tourism growth.

Purpose of This Request

With this grant request, we seek to expand our ability to host overnight guests traveling with RVs and horses — two groups that often struggle to find safe, convenient accommodations near Interstate 85.

Our goal is simple: to create a welcoming stop in Oconee County for families and travelers who might otherwise drive straight through.

Project Goals

1. Develop Full-Service RV Sites

In 2025, Wild Hearts installed electrical hookups capable of supporting at least 15 large RVs. Currently, those hookups are electrical only.

With ATAX support, we will:

- Run water lines to each RV site.
- Install an adequate septic system to support 15+ RV sites.

These upgrades will allow us to offer full-service RV accommodations and significantly increase our ability to host overnight guests.

We already have a group of approximately 15 RV travelers who journey across the country volunteering with nonprofit organizations. They have visited our farm for several years and contributed thousands of volunteer hours toward building our Education and Enrichment facilities. With full hookups in place, we will be positioned to welcome additional volunteer groups, traveling families, and recreational RV tourists.

2. Establish a Safe and Competitive Horse Motel

To better serve equestrian travelers, we will:

- Replace the current rope fencing in our three guest horse paddocks with post-and-rail fencing to improve safety.
- Construct an additional shelter to protect visiting horses during inclement weather.

These improvements will allow us to safely accommodate an estimated 3–5 horse /horse trailers per night.

There are very few horse motel options conveniently located near Interstate 85. Wild Hearts is positioned to serve families traveling with horses who need a safe, reliable overnight stop. Without local options, many of these travelers continue into Georgia or other areas to find accommodations.

By offering a horse motel close to the interstate, we believe we can attract those families to stop in Oconee County — and potentially extend their stay once they discover all that the Upstate has to offer.

3. Strategic Tourism Marketing

In 2026, we plan to actively promote our Horse Motel and RV sites through:

- Horse Motels International (horsemotel.com)
- South Carolina Department of Parks, Recreation and Tourism (DiscoverSouthCarolina.com)
- Visit Oconee SC (visitoconeesc.com)
- Up Country South Carolina (upcountrysc.com)

These platforms reach travelers from South Carolina, North Carolina, Georgia, Florida, and beyond who are specifically seeking outdoor and recreational experiences.

Tourism and Community Impact

This project directly supports Oconee County's tourism efforts by:

- Expanding overnight lodging options.
- Supporting agritourism and equestrian travel.
- Encouraging longer stays in the county.
- Increasing visitor spending at local businesses including restaurants, gas stations, and retail establishments.

Wild Hearts has already demonstrated its ability to attract regional and national visitors through clinics, volunteer groups, and educational programming. With improved RV and horse accommodations, we will be better equipped to serve these guests and grow that impact.

Closing

We are deeply grateful for the continued support ATAX has provided over the past several years. Those investments have helped us build a place that not only promotes mental health and healing in our community but also draws visitors from across the country.

With the addition of full-service RV sites and improved horse motel accommodations, Wild Hearts will continue to grow as both a community resource and a tourism asset for Oconee County.

We would welcome the opportunity for the committee to visit Wild Hearts for a tour and see firsthand how prior ATAX funds have been put to work.

Thank you for your consideration and your continued partnership.

WILD HEARTS

Equine Therapy Center, Inc

598 Wild Hearts Way, Seneca, SC 29678

www.wildheartsequinetherapy.org

864-991-9163

OVERALL BUDGET

ITEM	SUPPLIER	AMOUNT NEEDED/ COST EACH	BUDGET
8 ft. Pressure treated fence posts	Lowe's	35 @ \$16.98	\$594.30
16 ft. Pressure treated fence railings	Lowe's	64 @ \$12.78	\$817.92
100 ft blue water lines	Lowe's	3 @ \$55.52	\$166.56
ProPlumber 2 ft. Bury Depth Frost Resistant 3/4 in BlueBrass Hydrant	Lowe's	5 @ \$69.78	\$348.90
1000 Gallon Septic Tank w/ Infiltrator panel, end caps, pipe and fittings	EarthWorks of Oconee, Inc	1 @ \$5300.00	\$5,300.00
5ft X 12 ft Steel -painted Steel Containment Corral Fence Gate	Lowe's	2 @ \$149.00	\$298.00
Horse Shelter	Lowe's	1 @ \$499.99	\$499.99
Advertising with Horse Motel International			\$150.00
Advertising with South Carolina Dept of Parks, Recreation & Tourism			\$249.00
Advertising with Up Country South Carolina (1/2 Page)			\$1,755.00
Advertise with Visit Coconee SC			\$0.00
			\$10,179.67

ITEMIZED BUDGET FOR FEBRUARY 2026 GRANT REQUEST

ITEM	SUPPLIER	COST	BUDGET
Advertising with Horse Motel International		\$150	\$150
Advertising with South Carolina Dept of Parks, Recreation & Tourism		\$249	\$249
Advertising with Up Country South Carolina (1/2 Page)		\$1,755	\$1,755
1000 Gallon Septic Tank with all panels, caps, pipes & fittings	EarthWorks of Oconee, Inc.	\$5,300	\$3,846
			\$8,000

*The budget shows the septic tank total cost and the amount of the budgeted request cost.

From: **Jessica Fry** jessica@wildheartsequinetherapy.org
Subject: **2026 ATAX POST QUOTE**
Date: **Feb 2, 2026 at 11:33:13 AM**
To: **Judi Riccio** jriccio66@hotmail.com

Need-35 (rough est)

11:20

5G 79

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★★★★☆ 4.3 405



 In-use/lifestyle images - other products, materials, and/or accessories not included

accessories not included

100+ bought last week

\$16.98

Common Height (Feet): 8-ft

6-1/2-ft

8-ft



Bulk Savings

\$16.13/ Each (5.0% Off) when you buy 25+



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Jessica Fry
Founder and Executive Director
Wild Hearts Equine Therapy Center
Office-(864)991-9163

From: Jessica Fry jessica@wildheartsequinetherapy.org
Subject: 2026 ATAX WOOD RAIL
Date: Feb 2, 2026 at 11:34:34 AM
To: Judi Riccio jriccio66@hotmail.com

Need-64 (rough est)

11:23

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southern yellow pine ABOVE GROUND Pressure treated...
Item #312520 | Model #OGS540616-AG

[Shop Severe Weather](#)

★★★★☆ 4.1  4613 



 Product varies by store

10k+ bought last week

\$12.78

Common Length Measurement: 16-ft

8-ft

10-ft

12-ft

16-ft



- +

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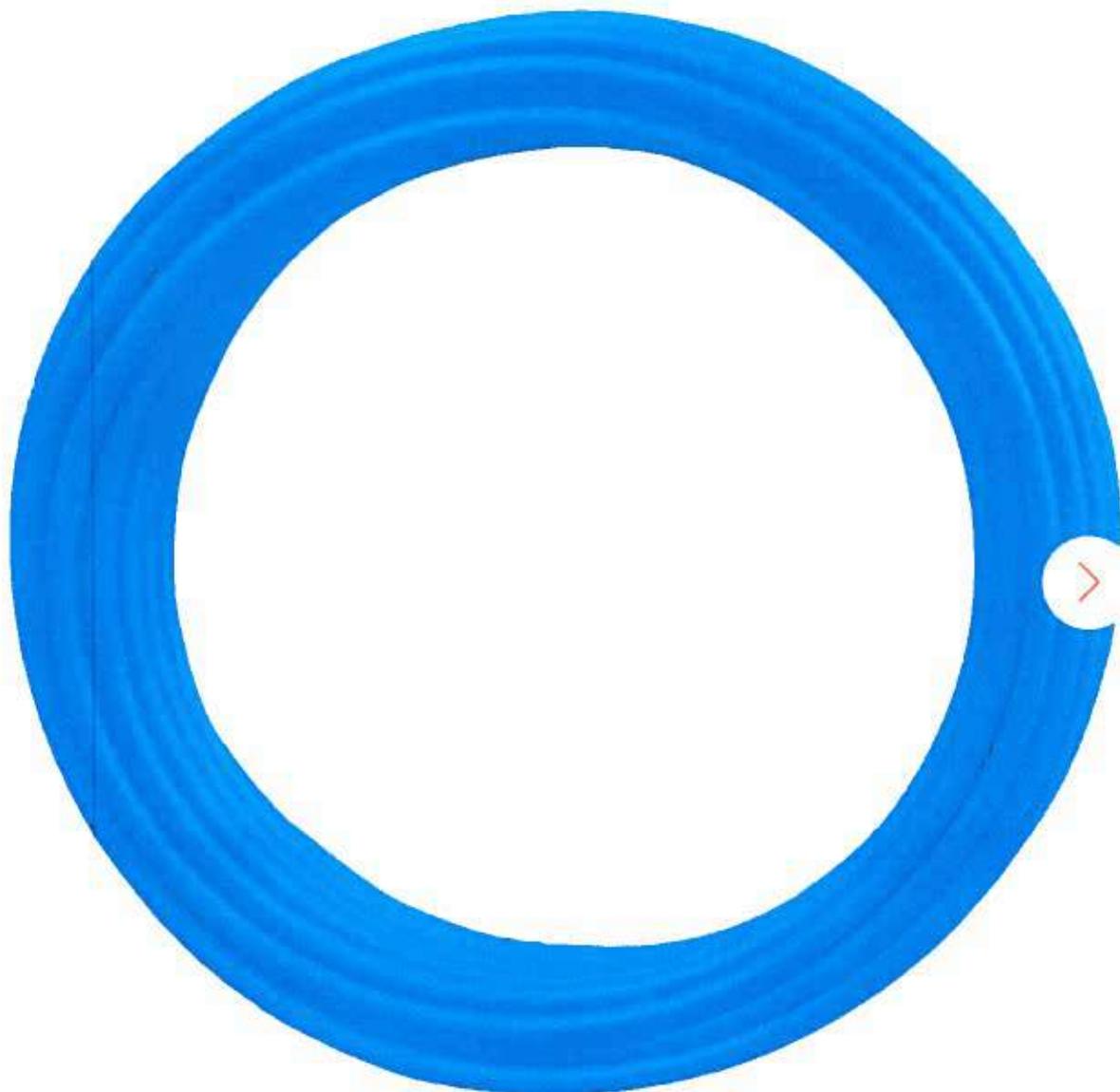
Jessica Fry
Founder and Executive Director
Wild Hearts Equine Therapy Center
Office-(864)991-9163

From: **Jessica Fry** jessica@wildheartsequinetherapy.org
Subject: **2026 ATAX QUOTE PEX PIPE**
Date: **Feb 2, 2026 at 11:43:26 AM**
To: **Judi Riccio** jriccio66@hotmail.com

Need-3

11:42 ↙

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From: Jessica Fry jessica@wildheartsequinetherapy.org
Subject: 2026 ATAX QUOTE ZERO FROSTS
Date: Feb 2, 2026 at 11:35:32 AM
To: Judi Riccio jriccio66@hotmail.com

Need-5

11:26 ↖

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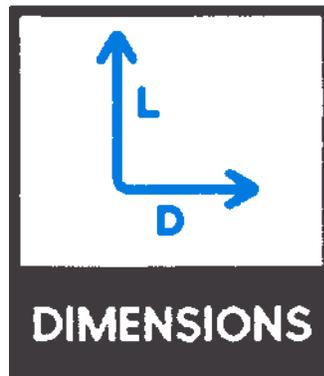
Item #239931 | Model #PPYH-2

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Jessica Fry
Founder and Executive Director
Wild Hearts Equine Therapy Center
Office-(864)991-9163



EARTHWORKS OF OCONEE, INC.

QUOTE

Ronnie Johns
3515 W. Oak Hwy.
Westminster, SC 29693
phone: (864)710-2979
fax: (864)647-8594

Bill to:
Wild Hearts Equine Therapy Center
598 Wild Hearts Way
Seneca, SC 29678

Quote Number: 260221
Quote Date: 02/03/26

Location

Explanation

Amount

598 Wild Hearts Way
Seneca, SC

New 1,000 gallon septic tank
100 ft of new drain lines with
infiltrator panels 4' plus,
infiltrator end caps, all schedule
40 pipe, fittings
Clean out & labor

\$ 5,300.00

From: Jessica Fry jessica@wildheartsequinetherapy.org
Subject: 2026 ATAX PANELS FOR SHELTER
Date: Feb 2, 2026 at 11:38:00 AM
To: Judi Riccio jriccio66@hotmail.com

Need-2



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Cumming Lowe's 9 PM 30041

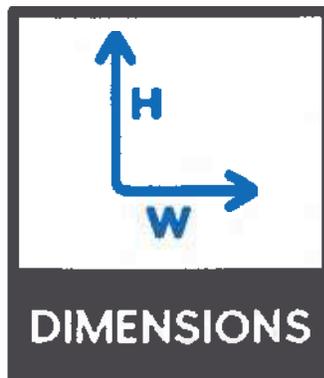
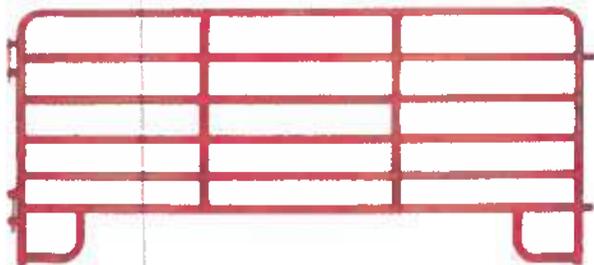
[← Back to Results](#) / [Building Supplies](#) / [Fencing & Gates](#) / [Me](#)

Tarter 5-ft H x 12-ft W Steel-painted Steel Containment Corral Corral Fence gate

Item #184054 | Model #ECR12

[Shop Tarter](#)

4.5 **44**



5.166-ft H

12-ft W

1.75-in thick



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Jessica Fry
Founder and Executive Director
Wild Hearts Equine Therapy Center
Office-(864)991-9163

From: Jessica Fry jessica@wildheartsequinetherapy.org
Subject: 2026 ATAX SHELTER LOGIC CANOPY QUOTE
Date: Feb 2, 2026 at 11:30:32 AM
To: Judi Riccio jriccio66@hotmail.com

I'm going to send a different email for each quote.
Sorry about that. Seems easiest for my brain but may be annoying for someone else's!

Need-1

11:19 ↗

5G 81



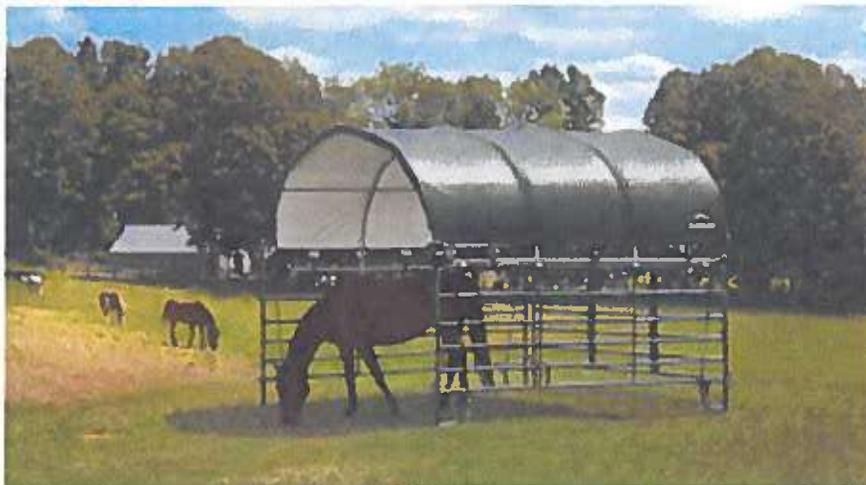
Lowe's Home Improvement

Download the Lowe's app to search and shop all our products with ease.

OPEN

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★★★★☆ 4.3 81



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Jessica Fry
Founder and Executive Director



Horsemanship Clinic

March 18–22, 2026

5-Day Clinic • Wednesday–Sunday • 10:00 AM – 5:00 PM

Rider Spots

- 6 rider spots available each day
- Lessons: \$.75 each

Booking & Deposit

- \$.75 non-refundable deposit per person required to reserve your spot

Registration Link & QR Code

<https://www.zeffy.com/en-US/ticketing/gray-kyle-graves-horsemanship-clinic>



View our services online via our website:
www.wildheartsequinetherapy.org

Boarding & Hookups

Onsite Horse Boarding
– \$25/day

- Bring your own hay, feed, blankets
- Riders must manage care & feeding
- Please muck your paddock at least once per day

Living Quarters Trailer Hookups – \$35/day

- 30amp hookups available
- Water via hose
- Dumping offsite

Audit Option

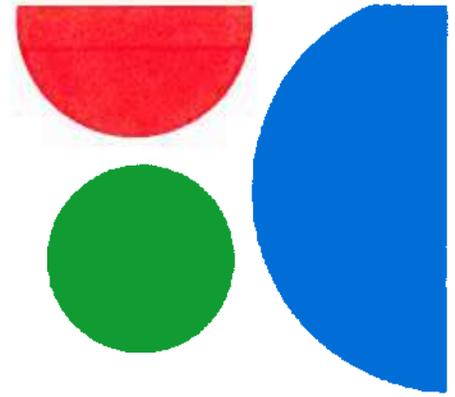
Audit Only: \$45

Limited Spots!

For more information contact:
alming@wildheartsequinetherapy.org



LEVEL 1



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Learn the secrets to uncovering your horse's pain & how to avoid costly vet bills.

Learn how to assess your horse for hidden pain, gain a deeper understanding of equine anatomy & strategies to help your horse feel & perform better in this in-person program! Learn and refine your skills with hands-on practice!

April 24-26, 2026 Instructor: Bryan Owen or Donna Woods

Location:

Wild Hearts Equine Therapy Center
598 Wild Hearts Way, Seneca, SC 29678

Three-Day Schedule:

9:00 am to 4:30 pm each day
(45-minute lunch break)

Please bring your lunch.

Course Overview:

- How photonic light therapy works
- Application of the photonic light
- Introduction to acupoints
- Basic horse health assessment
- Equine skeletal anatomy
- Therapeutic horse handling

Tuition: \$445

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Integrated Equine Performance Bodywork™

LOCATION:

Wild Hearts Equine
Therapeutic Center
598 Wild Hearts Way
Seneca, SC 29678

DATE:

July 25-26, 2026

CONTACT:

courses@mastersonmethod.com

COST:

\$495 USD

REGISTER:

[LTC Course Registration](#)

Masterson Method® Light to the Core Hands-on Course

This Masterson Method® Weekend Course is the next practical step to take after viewing the Light to the Core [video](#).

In this hands-on Weekend Course, you will learn subtle, gentle, simple bodywork that has the ability to profoundly affect the deepest interconnections of the horse's body. Light touch principles are the foundation for the entire Masterson Method Bodywork.

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"If you want to learn how to connect on a deeper level with horses, if you want to learn how to help your horse relax and release tension, this seminar is a must."

-M. Leahy

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POWERFUL
CHANGE



Masterson Method® Instructor, Carla Ball, has loved horses her entire life. She finally fulfilled her dream of working with horses later in life, after her education in hoof care. After studying hoof care and a holistic approach to horse care, her interests led her to study softness in horsemanship, natural balanced dentistry, biomechanics of the horse, biodynamic cranio-sacral work, and finally, The Masterson Method®. Carla is pleased to be part of the Masterson Method® Education Team, and share with you how rewarding this work really is for the practitioner and the horse. Carla has had many referrals for horses with apparent pain issues that affected the horse's behavior, where the owner didn't know where to turn next. She's been delighted to observe how horses improve with every session, and is happy to be able to share this wonderful work with you.

www.mastersonmethod.com

HORSE BRAIN SCIENCE

With Dr. Steve Peters

Wild Hearts Equine Therapy Center
Seneca, South Carolina

August 13-16, 2026

Combined clinic

- Understand how your horse's brain works, and why it matters in training, care, and competition
- Replace guesswork with science-backed strategies for trust, focus, and performance
- For riders, trainers, body workers, farriers, vet staff, and all equine professionals

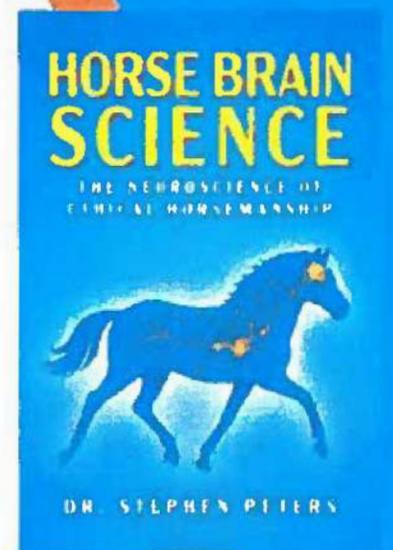
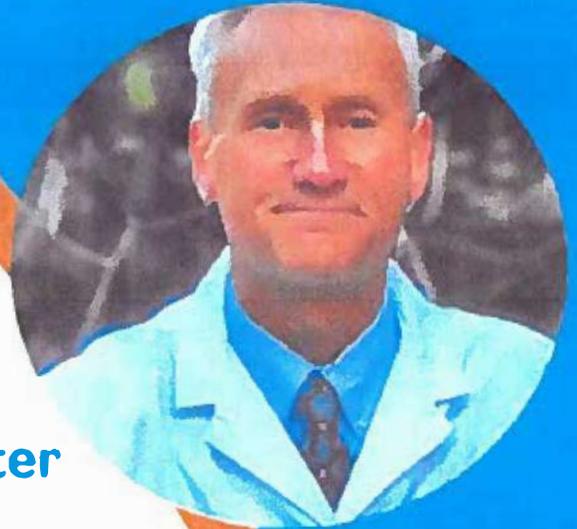
Level 1

- Intro to Equine Neuroscience & Learning
- Core brain science every horse person should know
- Hands-on demonstrations + equine brain dissection

Level 2

- Advanced Study
- Deep dive into brain systems for performance, rehab, and emotional regulation
- 3 individual 1-hour horse sessions per day
limited to 6 riders

\$900 non-rider
\$1,100 rider with
horse



Host: Jessica Fry

Contact: Ginger Barthel

education@wildheartsequinetherapy.com

Mar-26

Local ATAX Grants

Applicant	Funds Request	Project Description	Amount Eligible for ATAX	PRT Commission Recommendation
City of Seneca	\$10,000	Advertising-Independence Day Celebration	\$10,000	
City of Walhalla	\$15,059	Extend power/purchase vending machine	\$15,059	
City of Westminster	\$2,000	Website for William Bartram Statue project	\$2,000	
Discover Upcountry SC	\$15,000	Advertising	\$15,000	
Eagles Nest Art Center	\$7,320	Advertising and upgrades	\$7,320	
Lake Hartwell Country	\$10,000	Advertising	\$10,000	
South Carolina Apple Festival	\$10,000	Advertising		
The FARM Center	\$20,000	Digital sign, facility signage	\$20,000	
Upstate Heritage Quilt Trail	\$1,622	Advertising, equipment, digital marketing	\$1,622	
Walhalla Performing Arts Center	\$12,000	Advertising 2026 Season	\$12,000	
Westminster Music Center	\$11,083	2026 Music on Main	\$11,083	
Wild Hearts Equine Therapeutic Center	\$6,000	Construct RV sites and advertising	\$5,905	
	\$120,084		\$109,989	\$0

THE JOURNAL

PUBLISHER'S AFFIDAVIT

STATE OF SOUTH CAROLINA COUNTY OF OCONEE

OCONEE COUNTY COUNCIL

IN RE:

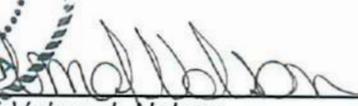
BEFORE ME the undersigned, a Notary Public for the State and County above named, This day personally came before me, Larry Davidson, who being first duly sworn according to law, says that he is the General Manager of **THE JOURNAL**, a newspaper published Tuesday through Saturday in Seneca, SC and distributed in **Oconee County, Pickens County** and the Pendleton area of **Anderson County** and the notice (of which the annexed is a true copy) was inserted in said papers on

January 10, 2026

the rate charged therefore is not in excess of the regular rates charged private individuals for similar insertions.



Larry Davidson
General Manager

Velma J. Nelson
Notary Public
State of South Carolina

Subscribed and sworn to before me this
1/10/2026

F I E D PLACE 864.973.6676 upstatetoday.com



HOUSES FOR SALE

PUBLISHERS NOTICE

All real estate advertising in this newspaper is subject to Federal Fair Housing Act of 1968 which makes it illegal to advertise "any preference, limitations or discrimination" based on race, color, religion, sex, handicap, familial status or national origin, or intention to make any such preference, limitation or discrimination." This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis.

LEGALS

Public Notice

Linda A. Traylor, Director of the South Carolina Department of Health and Environmental Control, is a Non-Construction in Navigable Waters Permit to remove 177 cubic yards of silt by using an excavator on a barge at the edge of the shoreline and transported by barge to the off-load staging area. The silt will be removed from under and around the privately owned dock located at 122 Fair Haven Ct in Seneca, SC on Lake Keowee. Comments will be received by South Carolina Department of Health and Environmental Control at 2600 Bull St, Columbia SC 29201, ATTN: Charles Hightower, Division of Water Quality, until January 23, 2025.

Public Notice

Sharon Swindale has applied to the South Carolina Department of Health and Environmental Control for a Construction in Navigable Waters Permit to remove 256 cubic yards of silt by using an excavator on a barge at the edge of the shoreline and transported by barge to the off-load staging area. The silt will be removed from under and around the privately owned dock located at 13058 Janda Road in Seneca, SC on Lake Keowee. Comments will be received by South Carolina Department of Health and Environmental Control at 2600 Bull St, Columbia SC 29201, ATTN: Charles Hightower, Division of Water Quality, until January 23, 2025.

The Oconee County Aeronautics Commission meeting scheduled for Thursday January 29, 2026 has been canceled.

The meeting will instead be held on Tuesday January 27, 2026 at 3:30 pm in the Oconee County Chambers located at 415 S. Pine St., Walhalla, SC.

MEETING NOTICE OF THE PIONEER RURAL WATER DISTRICT

5500 West-Oak Hwy., Westminster, SC
Tuesday January 13, 2026 @ 3:00 pm

Agenda:
Call To Order
Concerns of the District
Limited: 2 citizens per meeting, for 5 minutes,
prior scheduling required.
Agenda & Non Agenda Items: Combined both are limited to a total of forty (40) minutes, four (4) minutes per person.
Approval of Minutes
Financial Report / System Report
Treatment Plant PER Discussion
Old Business
New Business
Adjourn

The Oconee County Council will meet in 2026 on the first and third Tuesday of each month with the following exceptions:

June and November meetings, which will be only on the third Tuesday of each of these months; October and December meetings, which will be only on the first Tuesday of each of these months.

All Council meetings, unless otherwise noted, are held in Council Chambers, Oconee County Administrative Offices, 415 South Pine Street, Walhalla, South Carolina.

Oconee County Council will also hold a Planning Retreat beginning at 9:00 a.m. on Friday, February 20, 2026 to establish short- and long-term goals.

This meeting will be held off-site at Tri-County Technical College, Oconee Campus, conference room located at 552 Education Way, Westminster, South Carolina.

Oconee County Council will also meet on Tuesday, January 5, 2027 in Council Chambers at which point they will establish their 2027 Council and Committee meeting schedules. Additional Council meetings, workshops, and/or committee meetings may be added throughout the year as needed.

Oconee County Council Committees will meet in 2026 prior to County Council meetings on the following dates/times in Council Chambers located at 415 South Pine Street, Walhalla, South Carolina unless otherwise advertised.

The Law Enforcement, Public Safety, Health, & Welfare Committee at 4:30 p.m. on the following dates: February 17, May 19, July 21, & September 15, 2026.

The Transportation Committee at 4:30 p.m. on the following dates: February 17, May 19, July 21, & September 15, 2026.

The Real Estate, Facilities, & Land Management Committee at 4:30 p.m. on the following dates: April 7, June 16, August 18, & October 06, 2026. The Planning & Economic Development Committee at 4:30 p.m. on

the following dates: April 7, June 16, August 18, & October 06, 2026. The Budget, Finance, & Administration Committee at 9:00 a.m. on the following dates: Friday, February 20th [Strategic Planning Retreat], Friday, February 27th [Budget Workshop] and 4:30 p.m. on the following dates: March 3, April 21, & May 5, 2026.

The Corinth-Shiloh Fire Commission will meet during 2026 on the third Thursday of each month. All Commission meetings, unless otherwise noted, will be held at the Corinth-Shiloh Fire Department, 940 Old Clemson Highway, Seneca, SC 29672, at 6:00 p.m. in the training room.

The Commission will hold two budget workshops on Tuesday, February 12, and Tuesday, March 6, at 6:00 p.m. at the fire department. The annual budget meeting will be held on Thursday, March 19, 2026, at 6:00 p.m.

Additional Commission meetings and/or workshops may be scheduled throughout the year as needed. A monthly schedule is available at the fire department.

Members of the Commission are invited to attend Corinth-Shiloh Volunteer Fire Department meetings, trainings, and community activities. These events will have no Commission agenda items and no Commission action will be taken. The monthly department meeting is held on the first Monday of each month. Training is held on the third Monday of each month, as well as the Saturday following the third Monday. A monthly schedule of activities, including dates and times, is available at the fire department.

Several fire department ceremonies are planned for 2026, to which the Fire Commission is invited. These events will have no Commission agenda items and no Commission action will be taken. Scheduled events include Meet the Chief on January 15 from 5:00 p.m. to 6:00 p.m., and the Transfer of Command on Friday, February 27, at 6:00 p.m. Summer and fall family events, Station Open Houses and other community fire department events, and the annual Christmas dinner has not yet been scheduled. Once

finalized, dates, times, and locations will be available at the fire department. These events will have no Commission agenda items and no Commission action will be taken.

Commission agendas will be available and publicized no later than the day prior to the scheduled meeting and/or workshop at www.corinthshilohfd.com. All meetings and workshops, with the exception of executive sessions, are open to the public.

CLASSIFIEDS WORK!

Oconee County Council

Oconee County
Administrative Offices
415 South Pine Street
Walhalla, SC 29691

Phone: 864-718-1023
Fax: 864 718-1024

E-mail:
jennifercadams@oconeesc.com

John Elliott
District I

Matthew Durham
Chairman
District II

Don Mize
Vice Chairman
District III

Thomas James
Chairman Pro Tem
District IV

J. Glenn Hart
District V



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Sec. 2-61. - Access to and conduct at county meetings, facilities and property.

(a) *Purpose.* The county council has determined that it is necessary to regulate access to county facilities, grounds and property in order to ensure the safety and security of the public who visit these areas or the county employees who serve them. **The conduct of persons who visit county facilities and/or who have contact with county employees must also be regulated to preserve public order, peace and safety.** The regulation of access and conduct must be balanced with the right of the public to have reasonable access to public facilities and to receive friendly, professional service from county employees. These regulations apply to all county facilities and meetings, as defined below, for and over which county council exercises control and regulation, and to the extent, only, not pre-empted by state or federal law.

(b) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Facility means any building, structure, or real property owned, leased, rented, operated or occupied by the county or one of its departments, offices or agencies.

***Meeting* means any assemblage of persons for the purpose of conducting county governmental business, operations or functions or any assemblage of persons within a county governmental facility.** The term "meeting" includes, but is not limited to, county council meetings, county board and committee and staff meetings, trials, hearings and other proceedings conducted in the courts of general sessions and common pleas, family court, master-in-equity, probate court and magistrate's court; and other meetings by entities duly authorized by the county council.

(c) *Prohibited acts.* It shall be unlawful for any person to:

- (1) **Utter loud, obscene, profane, threatening, disruptive or abusive language or to engage in any disorderly or disruptive conduct that impedes, disrupts or disturbs the orderly proceedings of any meeting,** or operations of any department or function of the county government, including, without limitation, speaking when not explicitly recognized and authorized to do so by the presiding official in such meeting.
- (2) Bring, carry, or otherwise introduce any firearm, knife with blade longer than two inches or other dangerous weapon, concealed or not concealed, into any facility or meeting. This prohibition does not apply to law enforcement personnel or any other person whose official, governmental duties require them to carry such firearm, knife, or other weapon.
- (3) Engage in partisan political activity, including speech, in any meeting not authorized and called for the purpose of partisan political activity and explicitly authorized for such purpose in the facility in which such activity is to be conducted, or refusing to cease such activity when

the presiding official of the meeting in question has ruled that the activity in question is partisan political activity and has directed that such activity stop.

- (4) Interfere with, impede, hinder or obstruct any county governmental official or employee in the performance of his duties, whether or not on county government property.
- (5) Enter any area of a county government facility, grounds or property when such entry is prohibited by signs, or obstructed or enclosed by gates, fencing or other physical barriers. Such areas include rooms if clearly marked with signs to prohibit unauthorized entry.
- (6) Enter by vehicle any area of a county governmental facility, grounds or property when such area is prohibited by signs or markings or are obstructed by physical barriers; or park a vehicle in such restricted areas; or park in a manner to block, partially block or impede the passage of traffic in driveways; or park within 15 feet of a fire hydrant or in a fire zone; or park in any area not designated as a parking space; or park in a handicapped parking space without proper placarding or license plate; or park in a reserved parking space without authorization.
- (7) Use any county governmental facility, grounds or other property for any purpose not authorized by law or expressly permitted by officials responsible for the premises.
- (8) Enter without authorization or permission or refuse to leave any county governmental facility, grounds or other property after hours of operation.
- (9) Obstruct or impede passage within a building, grounds or other property of any county governmental facility.
- (10) Enter, without legal cause or good excuse, a county governmental facility, grounds or property after having been warned not to do so; or, having entered such property, fail and refuse without legal cause or good excuse to leave immediately upon being ordered or requested to do so by an official, employee, agent or representative responsible for premises.
- (11) Damage, deface, injure or attempt to damage, deface or injure a county governmental property, whether real property or otherwise.
- (12) Enter or attempt to enter any restricted or nonpublic ingress point or any restricted access area, or bypass or attempt to bypass the designated public entrance or security checkpoint of a facility without authorization or permission.
- (13) Perform any act which circumvents, disables or interferes with or attempts to circumvent, disable or interfere with a facility's security system, alarm system, camera system, door lock or other intrusion prevention or detection device. This includes, without limitation, opening, blocking open, or otherwise disabling an alarmed or locked door or other opening that would allow the entry of an unauthorized person into a facility or restricted access area of the facility.
- (14) Exit or attempt to exit a facility through an unauthorized egress point or alarmed door.

(d) *Penalty for violation of section.* Any person violating the provisions of this section shall be deemed guilty of a misdemeanor and, upon conviction, shall be punished in accordance with section 1-7. In addition, vehicles that are improperly parked on any county property, facility, or other premises may be towed at the owner's expense.

(Ord. No. 2003-04, §§ 1—4, 4-15-2003; Ord. No. 2012-06, § 1, 4-3-2012)



Public Comment
SIGN IN SHEET
6:00 PM

March 17, 2026

The Public Comment Sessions at this meeting is limited to a total of 50 minutes, 5 minutes per person. Please be advised that citizens not utilizing their full four [5] minutes may not "donate" their remaining time to another speaker.

PLEASE PRINT

	FULL NAME	PURPOSE OF COMMENT
1	David Hurt	Litter
2	Erica Magee	Armstrong traffic
3	lee Shehan	Budget Deficit
4		
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Everyone speaking before Council will be required to do so in a civil manner. Council will not tolerate personal attacks on individual council members, county staff or any person or group. Racial slurs will not be permitted. Council's number one priority is to conduct business for the citizens of this county. All citizens who wish to address Council and all Boards and Commission appointed by Council should do so in an appropriate manner.

Copy

Budgetary General Fund Highlights

On June 6, 2023, County Council approved the Ordinance 2023-01 for the fiscal year 2023-2024 annual budget. The General Fund's budgetary revenue estimate was \$60.77 million. During the year, the General Fund's budget was amended twice; on September 19, 2023, with Ordinance 2023-16 and again on April 2, 2024, with Ordinance 2024-11. Ordinance 2023-16 reduced the General Fund budget by \$1.93 million to \$58.84 million. Then, Ordinance 2024-11 increased it by \$1.49 million to \$60.32 million.

At June 30, 2024, the County's final General Fund budget to actual variance for total revenues was a shortfall of \$4.96 million. Real estate and personal property tax collections are the General Fund's main revenue source and comprise 67.9% of the total revenues budgeted for the County. Even so, the property taxes were under budget by \$5.52 million as a result millage being apportioned to the three new funds instead of the General Fund. Actual intergovernmental revenues and revenues from licenses, permits and fees were less than budgeted by \$832,902 and \$824,949, respectively. All other revenues were over budget, especially the interest income, which exceeded the final budget by \$1.42 million.

Actual expenditures were under the final appropriations by \$507,274. While the general government, public safety, and public works programs along with debt service were over budget, the other programs were under budget as a result of not being able to complete spending on purchase orders for capital equipment acquisitions and building construction expenditures by June 30, 2024.

Based on the results of operations, actual expenditures exceeded revenues by \$7.37 million. The final budget anticipated this amount to be a \$2.91 million deficit. The variance shows that the actual deficit was \$4.46 million more than budgeted.

The original budget estimated no use of fund balance. However, the final amended budget estimated \$2.4 million of fund balance usage, while the actual fund balance usage came to \$7.19 million, \$4.79 million more.

See the Required Supplementary Information section on pages 86-89 of this report for a detailed budget and actual comparison schedule.

Capital Assets, Lease and Subscription Assets, and Debt Outstanding

Capital Assets

At the end of the 2024 fiscal year, the County's total invested in capital assets, net of depreciation is \$148.91 million. This represents a net decrease (including additions and deductions) of \$1.49 million, or 1.0%, under the previous fiscal year (see Exhibit 7-1).

Exhibit 7-1
Capital Assets (net of accumulated depreciation)
For the Fiscal Years Ended June 30

Asset Class	Governmental Activities		Business-type Activities		Total - Primary Government	
	2024	2023	2024	2023	2024	2023
Land and improvements	\$ 6,468,034	\$ 6,435,175	\$ 4,285,414	\$ 3,884,235	\$ 10,753,448	\$ 10,319,410
Other costs	38,523,106	38,523,106	-	-	38,523,106	38,523,106
Construction in progress	446,774	1,591,862	71,361	-	518,135	1,591,862
Buildings and improvements	56,701,038	56,827,989	-	16,034	56,701,038	56,844,023
Equipment and vehicles	14,142,613	11,904,406	7,675,783	8,558,492	21,818,396	20,462,898
Infrastructure	20,348,837	22,398,402	-	-	20,348,837	22,398,402
Other	22,207	24,683	-	-	22,207	24,683
Mineral interests	-	-	-	-	-	-
Total Capital Assets (net of accumulated depreciation)	\$ 136,652,609	\$ 137,705,623	\$ 12,252,697	\$ 12,685,801	\$ 148,905,306	\$ 150,391,424

The governmental activities' capital assets decreased \$1.05 million from 2023, due reductions in all asset classes except land and improvements asset class and the equipment and vehicles asset class. All asset classes except land and its improvements depreciate or lose value over time. The governmental asset classes depreciated a total of \$6.91 million during fiscal year 2024.

Annual Comprehensive Financial Report 2024

OCONEE COUNTY, SOUTH CAROLINA

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS FOR THE FISCAL YEAR ENDED JUNE 30, 2024

12-19-24

	General	Miscellaneous Special Revenue	Coronavirus S&L Fiscal Recovery	Capital Projects	Economic Development Fund	Nonmajor Governmental Funds	Total Governmental Funds
REVENUES							
Property taxes	\$ 34,530,039	\$ -	\$ -	\$ -	\$ 2,307,041	\$ 19,383,653	\$ 56,220,733
Other taxes	-	-	-	-	-	1,765,520	1,765,520
Intergovernmental	4,155,399	9,101,054	4,428,830	495,295	13,315	2,056,894	20,250,787
Licenses, permits and fees	7,032,901	13,645	-	-	-	-	7,046,546
Fines and forfeitures	335,398	85	-	-	-	-	471,690
Charges for services	4,481,308	-	-	-	-	136,207	4,481,308
Interest revenue	2,919,155	21,013	-	904,343	34,598	71,197	3,950,306
Contributions and donations	-	172,181	-	-	-	-	172,181
Other revenues	587,247	289,965	-	-	-	-	1,515,769
Total revenues	54,041,447	9,597,943	4,428,830	1,399,638	2,938,115	23,468,887	95,874,840
EXPENDITURES							
Current:							
General government	13,839,144	2,403	-	30,764	-	-	13,872,311
Public safety	25,807,932	2,074,697	-	1,296,998	-	-	36,121,569
Transportation	5,321,143	324	-	-	-	6,941,942	5,964,481
Public works	6,299,274	83,363	-	-	-	643,014	6,382,637
Culture and recreation	3,727,893	69,383	-	-	-	-	3,635,477
Judicial services	3,526,152	108	-	-	-	1,382,694	5,179,950
Education	-	-	-	-	-	109,217	3,635,477
Health and welfare	274,583	6,643,695	-	-	-	1,688,000	1,688,000
Economic development	554,350	800,000	-	335,088	7,277,292	-	6,918,278
Capital outlay	877,548	16,244	4,428,830	82,967	65,571	-	8,966,730
Debt service:						2,887,779	8,359,937
Principal	1,080,874	17,000	-	-	-	-	2,849,824
Interest	101,399	7,565	-	-	-	1,751,950	2,849,824
Fees	-	-	-	-	-	738,823	847,787
Total expenditures	61,410,290	9,714,762	4,428,830	2,408,386	7,343,863	16,143,419	101,449,550
Excess (deficiency) of revenues over (under) expenditures	(7,368,843)	(116,819)	-	(1,008,748)	(4,405,748)	7,325,448	(5,574,710)
OTHER FINANCING SOURCES (USES)							
Transfers in	808,189	-	-	4,148	-	-	3,751,193
Transfers out	(793,148)	(7,550)	-	(1,647,491)	-	2,938,856	3,751,193
Insurance recoveries	59,020	-	-	-	-	(553,004)	(3,001,193)
Issuance of subscriptions	81,171	-	-	-	-	-	59,020
Issuance of bonds	-	-	-	-	-	-	81,171
Issuance of leases	20,739	-	-	26,705,560	-	-	26,705,560
Sale of capital assets	227	-	-	-	-	-	20,739
Total other financing sources (uses), net	176,198	(7,550)	-	25,062,217	-	2,406,879	27,637,744
Net change in fund balances	(7,192,645)	(124,389)	-	24,053,469	(4,405,748)	9,732,327	22,063,034
Fund balances, beginning of year	25,535,068	1,102,062	-	481,293	7,880,305	18,822,199	53,820,927
Fund balances, end of year	\$ 18,342,423	\$ 977,693	\$ -	\$ 24,534,762	\$ 3,474,557	\$ 28,554,526	\$ 75,883,961

The accompanying notes are an integral part of these financial statements.

Financial Report 2023

The *Capital Projects Fund* accounts for various capital projects. This fund accounts for capital projects funded mainly by issuance of debt and State and federal grants. The fund balance increased by \$63,134, or 15.1%, from the 2022 fiscal year with a fund balance of \$481,293 at the end of the 2023 fiscal year. The increase in fund balance was a result of issuance of debt of \$1.10 million received for the purchase of a fire truck in the upcoming year and increased grant expenditures awaiting reimbursement.

The *Economic Development Fund* was a nonmajor fund in 2022, but became a major fund in 2023. The fund balance increase \$1.76 million. Property tax revenues collections totaled \$1.86 million and expenditures primarily for industrial park and sewer improvements in the southern part of the County totaled \$364,649.

Nonmajor Governmental Funds are used to account for funds that are restricted for specific purposes, including emergency services; state and local accommodations taxes; property taxes for education, road maintenance, bridge and culvert maintenance, parks, recreation and tourism, and capital equipment and vehicles purchases; child support services, library state aid, victim's services and debt services. The fund balance decreased 25.1% to \$18.82 million at the end of 2023. The main reason for the reduction is due to the Economic Development moving from the nonmajor governmental funds group to a major fund, which is reported individually.

Proprietary Funds

Exhibit 6 shows the components of the net position for the County's two proprietary funds at June 30, 2023.

Exhibit 6
Proprietary Fund Net Position
For the Fiscal Year Ended June 30, 2023

Fund Net Position	Enterprise Funds		
	Rock Quarry	FOCUS	Total Enterprise Funds
Net investment in capital assets	\$ 8,489,826	\$ -	\$ 8,489,826
Unrestricted	7,242,319	-	7,242,319
Totals	\$ 15,732,145	\$ -	\$ 15,732,145
Change from prior year	\$ 928,730	\$ -	\$ 928,730
Percentage change	6.3%	0.0%	6.3%

The County's proprietary funds consist of two enterprise funds. Those enterprise funds are the Rock Quarry Fund and the FOCUS Fund.

Enterprise funds are reported as business-type activities in the government-wide financial statements and similarly in the enterprise fund financial statements. Furthermore, enterprise funds function much like private businesses, in that it sells goods or services primarily to customers outside of the primary government.

The net position of the *Rock Quarry Fund*, a major enterprise fund, increased by \$707,995, or 4.8%, over the prior year. As discussed in an earlier section for the government-wide net position, the Rock Quarry's operating expenses increased \$1.64 million from the prior year. In addition, the Rock Quarry operating revenues increased by \$1.80 million.

The *FOCUS Fund* had a net position of zero at June 30, 2023. The County currently is leasing the broadband system, which results in no revenues being generated or expenses incurred; therefore, FOCUS has no net position.

Budgetary General Fund Highlights

On June 7, 2022, County Council adopted the fiscal year 2022-2023 budget Ordinance 2022-01. During the fiscal year, the supplemental appropriations Ordinance 2022-19 was approved, which added \$384,056 to provide airport grant matching funds. At June 30, 2023, the County's final budget to actual variance for total revenues was \$466,357. Property taxes were under budget by \$3.08 million because of FILOT rebates; however, all other revenues were over budget, especially the interest income with a variance of \$1.47 million. Real estate and personal property tax collections are the fund's major revenue source, which makes up 74.0% of the total revenues and other financing sources budgeted for the County.

Feb 5, 2024

2023

Actual expenditures were under the final appropriations by \$2.19 million. Numerous capital equipment (i.e. fire trucks) and building construction expenditures had not been completed by June 20, 2023.

Based on the results of operations, actual expenditures exceeded revenues by \$1.75 million, creating a budgetary deficit.

See the Required Supplementary Information section on pages 87 through 90 of this report for a detailed budgetary comparison schedule.

Capital Assets and Debt Administration

Capital Assets

The County's investment in capital assets for its governmental and business-type activities as of June 30, 2023, amounts to \$150.71 million (net of accumulated depreciation/amortization). This investment in capital assets includes land, buildings, improvements, machinery, equipment, vehicles, recreation facilities, roads, bridges, intangibles, and the rock crushing plant. The total increase in capital assets for the current fiscal year was 6.5%. See Exhibit 7.

Exhibit 7
Capital Assets (net of depreciation/amortization)
For the Fiscal Years Ended June 30

Asset Class	Governmental Activities		Business-Type Activities		Total - Primary Government		Total Percent Change 2023-2022
	2023	2022	2023	2022	2023	2022	
Land and improvements	\$ 6,435,175	\$ 6,461,165	\$ 3,884,235	\$ 3,483,038	\$ 10,319,410	\$ 9,944,203	3.8%
Other costs	38,523,106	38,523,106	-	-	38,523,106	38,523,106	0.0%
Construction in progress	1,591,862	7,731,174	-	-	1,591,862	7,731,174	(79.4%)
Buildings and improvements	56,827,989	42,713,893	16,034	41,925	56,844,023	42,755,818	33.0%
Equipment and vehicles	11,904,406	9,924,600	8,558,492	8,660,451	20,462,898	18,585,051	10.1%
Infrastructure	22,398,402	23,259,513	-	-	22,398,402	23,259,513	(3.7%)
Other	24,683	27,152	-	-	24,683	27,152	(9.1%)
Mineral interests	-	-	227,040	233,922	227,040	233,922	(2.9%)
Lease assets:							
Buildings	125,135	107,461	-	-	125,135	107,461	16.4%
Vehicles	29,115	3,937	-	-	29,115	3,937	639.5%
Equipment	73,064	245,918	-	-	73,064	245,918	(70.3%)
Subscription assets	92,524	150,269	-	-	92,524	150,269	(38.4%)
Total	\$ 138,025,461	\$ 129,148,188	\$ 12,685,801	\$ 12,419,335	\$ 150,711,262	\$ 141,567,524	6.5%

Major assets events during the current fiscal year included the following:

- Airport runway rehabilitation, terminal apron expansion, and road relocation was completed and added \$11.19 million into the buildings and improvement class.
- Seneca Creek Recreation Area improvement increased improvements by \$3.49 million.
- Road paving accounted for \$1.15 million in infrastructure asset additions.
- The Rock Quarry purchased multiple pieces of heavy equipment totaling \$825,568 and 5.51 acres of land for \$401,197.

See Note 7 in the notes to the financial statements on page 57 of this report for additional information on the County's capital and lease assets.

Debt Outstanding

At June 30, 2023, the County had a total of \$19.86 million in bonds and notes outstanding—a decrease of \$1.99 million, or a 9.1%, from the previous year (see Exhibit 8).

Feb 10, 23

2023

OCONEE COUNTY, SOUTH CAROLINA
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2023

	General	Miscellaneous Special Revenue	Coronavirus S&L Fiscal Recovery	Capital Projects	Economic Development Fund	Nonmajor Governmental Funds	Total Governmental Funds
REVENUES							
Property taxes	\$ 41,662,274	\$ -	\$ -	\$ -	\$ 1,859,477	\$ 9,271,842	\$ 52,793,593
Other taxes	-	-	-	-	-	1,785,956	1,785,956
Intergovernmental	5,022,961	1,640,232	3,786,255	5,894,655	7,078	1,556,323	17,907,514
Licenses, permits and fees	7,220,780	16,815	-	-	-	18,650	7,256,255
Fines and forfeitures	320,489	164	-	-	-	119,637	440,290
Charges for services	3,099,568	-	-	-	-	-	3,099,568
Interest revenue	1,665,781	11,463	-	-	-	-	1,677,244
Contributions and donations	-	132,583	-	-	23,877	74,392	1,775,313
Other revenues	357,791	384,913	-	-	125,000	-	257,583
Total revenues	59,349,644	2,188,170	3,786,255	5,894,665	2,125,000	12,846,810	86,188,544
EXPENDITURES							
Current:							
General government	15,165,864	2,601	-	19,178	-	-	15,187,643
Public safety	25,681,875	1,011,668	-	-	-	-	29,062,690
Transportation	4,846,048	59,810	-	-	-	2,369,147	6,073,171
Public works	6,287,412	59,289	-	-	-	1,167,313	6,346,981
Culture and recreation	3,875,851	115,110	-	-	-	-	6,389,834
Judicial services	3,249,773	-	-	-	15,952	2,582,921	3,410,134
Education	-	-	-	-	-	160,361	1,626,600
Health and welfare	269,136	266,093	-	-	-	-	535,219
Economic development	682,502	200,000	-	-	348,697	-	1,231,199
Capital outlay	-	2,864	3,786,255	7,129,241	-	3,303,321	14,221,681
Debt service:							
Principal	1,148,104	6,629	-	-	-	-	2,805,161
Interest	95,811	-	-	-	-	1,650,428	323,947
Total expenditures	61,102,376	1,724,034	3,786,255	7,148,419	364,649	13,069,227	87,213,960
Excess (deficiency) of revenues over (under) expenditures	(1,752,732)	462,136	-	(1,253,754)	1,760,351	(241,417)	(1,025,416)
OTHER FINANCING SOURCES (USES)							
Transfers in	1,051,705	20,970	-	224,337	-	85,000	1,382,013
Transfers out	(330,307)	-	-	(7,449)	-	(44,257)	(382,013)
Insurance recoveries	229,290	-	-	-	-	-	229,290
Issuance of bonds	-	-	-	-	-	-	1,100,000
Issuance of leases	49,473	34,937	-	-	-	-	84,410
Sale of capital assets	20	1,471	-	-	-	3,625	5,116
Total other financing sources, net	1,000,182	57,378	-	1,315,888	-	44,368	2,418,816
Net change in fund balances	(752,550)	519,514	-	63,134	1,760,351	(197,049)	1,393,400
Fund balances, beginning of year	26,287,618	582,548	-	418,159	6,119,954	19,019,248	52,427,527
Fund balances, end of year	\$ 25,535,068	\$ 1,102,062	\$ -	\$ 481,293	\$ 7,880,305	\$ 18,822,199	\$ 53,820,927

The accompanying notes are an integral part of these financial statements.

2022

The County's proprietary funds consist of two enterprise funds. Those enterprise funds are the Rock Quarry Fund and the FOCUS Fund.

Enterprise funds are reported as business-type activities in the government-wide financial statements and similarly in the enterprise fund financial statements. Furthermore, enterprise funds function much like private businesses, in that it sells goods or services primarily to customers outside of the primary government.

The net position of the *Rock Quarry Fund*, a major enterprise fund, increased by \$565,488, or 4.0%, over the prior year. As discussed in an earlier section for the government-wide net position, the Rock Quarry's operating expenses increased \$1.70 million from the prior year. In addition, the Rock Quarry operating revenues increased by \$845,061.

The *FOCUS Fund* had a net position of zero at June 30, 2022. The County is leasing the broadband system, which results in no revenues being generated or expenses incurred; therefore, FOCUS has no net position.

Budgetary General Fund Highlights

The estimated general fund revenues for the original fiscal year 2022 adopted budget were \$55.08 million. During the fiscal year, the original budget was amended to increase the revenues by \$500,000, or slightly more than 0.9%, to meet the demand for airport fuel. Actual revenues at June 30, 2022, were \$58.48 million, or 5.2%, over the final 2022 revenues budget. The final budget to actual variance in total revenue of \$2.91 million was due to increased sales building codes permits, commercial tipping fees for garbage deposited at the solid waste transfer station, and deed and other document recording fees. Real estate and personal property tax collections are the fund's major revenue source, which makes up 75.6% of the total revenues budgeted for the County.

Actual expenditures were under the amended appropriations by \$796,315. The budget included fire truck acquisitions for emergency services that could not be purchased because of the supply issues created by COVID-19.

Based on the results of operations, actual revenues exceeded expenditures by \$437,724, creating a budgetary surplus.

See the Required Supplementary Information section on pages 84 through 87 of this report for a detailed budgetary comparison schedule.

Capital Assets, Leased Assets, and Debt Administration

Capital Assets

At the end of the 2022 fiscal year, the County had \$141.06 million invested in capital assets, net of depreciation. This represented a net increase (including additions and deductions) of \$1.05 million, or 0.8%, over the previous fiscal year (see Exhibit 7-1).

Exhibit 7-1
Capital Assets, Net of Depreciation
for the Fiscal Years Ended June 30

Asset Classes	Governmental Activities		Business-type Activities		Total - Primary Government	
	2022	2021	2022	2021	2022	2021
Land and improvements	\$ 6,461,165	\$ 5,526,094	\$ 3,483,038	\$ 3,081,978	\$ 9,944,203	\$ 8,608,072
Other costs	38,523,106	37,311,827	-	-	38,523,106	37,311,827
Construction in progress	7,731,174	8,904,506	-	-	7,731,174	8,904,506
Buildings and improvements	42,713,893	44,297,387	41,925	68,200	42,755,818	44,365,587
Equipment and vehicles	9,924,600	10,032,184	8,660,451	9,293,239	18,585,051	19,325,423
Infrastructure	23,259,513	21,224,366	-	-	23,259,513	21,224,366
Other	27,152	29,621	-	-	27,152	29,621
Mineral interests	-	-	233,922	240,804	233,922	240,804
Total	\$ 128,640,603	\$ 127,325,985	\$ 12,419,336	\$ 12,684,221	\$ 141,059,939	\$ 140,010,206

OCONEE COUNTY, SOUTH CAROLINA
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2022

	General	Miscellaneous Special Revenue	Coronavirus S&L Fiscal Recovery	Capital Projects	Nonmajor Governmental Funds	Total Governmental Funds
REVENUES						
Property taxes	\$ 41,696,010	\$ -	\$ -	\$ -	\$* 10,683,117	\$ 52,379,127
Other taxes	-	-	-	-	1,676,595	1,676,595
Intergovernmental	4,888,193	3,305,813	2,150,551	2,098,225	1,314,019	13,756,801
Licenses, permits and fees	7,120,409	10,555	-	-	65,294	7,196,258
Fines and forfeitures	257,592	380	-	-	103,870	381,842
Charges for services	4,085,819	-	-	-	-	4,085,819
Interest revenue	-	996	-	-	72,210	73,206
Contributions and donations	-	55,502	-	-	-	55,502
Other revenues	434,845	47,418	-	-	-	482,263
Total revenues	<u>58,482,668</u>	<u>3,420,664</u>	<u>2,150,551</u>	<u>2,098,225</u>	<u>13,968,851</u>	<u>80,121,159</u>
EXPENDITURES						
Current:						
General government	15,789,855	71,092	-	1,939,333	-	17,800,280
Public safety	23,362,204	1,694,402	2,150,551	-	2,699,328	29,906,485
Transportation	4,819,704	105,117	-	-	511,974	5,436,795
Public works	5,437,033	144,328	-	-	-	5,581,361
Culture and recreation	3,556,088	74,783	-	-	-	3,630,871
Judicial services	3,378,027	-	-	-	2,382,276	6,013,147
Education	-	-	-	-	145,914	3,523,941
Health and welfare	285,382	300,874	-	-	1,580,200	1,580,200
Economic development	530,555	-	-	-	-	586,256
Capital outlay	-	-	-	-	695,781	1,226,336
Debt service:		42,078	-	2,499,863	1,869,801	4,411,542
Principal	797,976	-	-	-	1,623,151	2,421,127
Interest	88,320	-	-	-	241,317	329,637
Total expenditures	<u>58,045,144</u>	<u>2,432,674</u>	<u>2,150,551</u>	<u>4,438,996</u>	<u>11,749,742</u>	<u>78,817,107</u>
Excess (deficiency) of revenues over (under) expenditures	437,724	987,990	-	(2,340,771)	2,219,109	1,304,052
OTHER FINANCING SOURCES (USES)						
Transfers in	1,094,600	75,939	-	503,559	250,986	1,925,084
Transfers out	(1,718,765)	(48,130)	-	-	(92,189)	(1,859,084)
Insurance recoveries	143,869	-	-	-	-	143,869
Financed purchase agreement	1,359,734	-	-	-	-	1,359,734
Lease proceeds	294,654	-	-	-	-	294,654
Sale of capital assets	727	1,030	-	-	72,067	73,844
Total other financing sources, net	<u>1,174,919</u>	<u>28,839</u>	<u>-</u>	<u>503,559</u>	<u>230,884</u>	<u>1,938,201</u>
Net change in fund balances	1,612,643	1,016,829	-	(1,837,212)	2,449,993	3,242,253
Fund balances (deficits), beginning of year	24,674,975	(434,281)	-	2,255,371	22,889,209	49,185,274
Fund balances, end of year	<u>\$ 26,287,618</u>	<u>\$ 582,548</u>	<u>\$ -</u>	<u>\$ 418,159</u>	<u>\$ 25,139,202</u>	<u>\$ 52,427,527</u>

The accompanying notes are an integral part of these financial statements.

2021

• Special Revenue Funds:

- Emergency Services Protection District
- 911 Communications
- Sheriff's Victims Assistance
- Clerk of Court Federal Child Support
- Road Maintenance
- State Accommodations Tax
- Library State Aid
- Solicitor's Victims Assistance
- Tri-County Technical College
- Local Accommodations Tax
- Duke Energy Fixed Nuclear Facility

• Debt Service Fund

• Capital Projects Funds:

- Capital Equipment and Vehicle
- Economic Development Capital Projects
- Bridge and Culvert Capital Projects

Proprietary Funds

The County reports two enterprise funds. Those funds are the Rock Quarry Fund and the FOCUS Fund. The total net position for both proprietary funds at June 30, 2021 was \$14.2 million all of which is related to the Rock Quarry. The FOCUS fund has activity for customer and a capital lease receivables that with the liability for the advances from the General Fund net to a zero total net position.

The Rock Quarry produces and sells mined blue granite for use in construction and landscaping projects. At the end of fiscal year 2021, the Rock Quarry's operating income of \$2.6 million decreased from the previous year by 5.8 percent because of increased expenses for startup issues related to new equipment.

Due to the capital lease agreement with OneTone Telecom, Inc., the FOCUS Fund's lease receivable balance at the end of the fiscal year was \$5.8 million. Unlike the prior year, OneTone Telecom, Inc. was able to make their scheduled payment of \$316,000.

General Fund Budgetary Highlights

On June 25, 2020, the 2020-2021 General Fund Budget was adopted with Ordinance 2020-01. The original budgeted expenditures totaled \$49,63,364 including transfers out. Encumbrances for purchase orders involving capital expenditures with an outstanding balance at fiscal year-end 2020 did not lapse and were allowed to roll forward to the 2021 budget year as allowed in the budget provisions. The 2020 fiscal year-end's encumbrances rolled forward adding \$2.7 million in expenditures to the 2021 budget variance.

By the end of the year, General Fund actual revenues totaled \$53,053,492, which was \$2,042,614 more than the final budget and resulted from higher than projected collections in the licenses, permits and fees. During the year, expenditure budget amendments increased the original budgeted expenditures by \$5,178,945, which included the purchase order encumbrances from June 30, 2020. Actual expenditures totaled \$54,658,100, thus creating a variance with the final 2021 budget of \$344,209. This difference, between the actual expenditures and the final budgeted expenditures, was accomplished by actual expenditures being less than the final budget in all functions of the General Fund except public works and general government. Equally important to note, the actual expenditures were more than the original budget by \$4,834,736.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

The County's capital assets, net of accumulated depreciation and depletion for the governmental and business-type activities, as of June 30, 2021, totaled \$140.0 million. These assets include land, construction in progress, infrastructure land rights, buildings and improvements, vehicles and equipment, infrastructure, permits and mineral interests. The total net increase is \$1,789,600, or 1.3percent, above last year.

OCONEE COUNTY, SOUTH CAROLINA
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2021

	General	Miscellaneous Special Revenue	Coronavirus S&L Fiscal Recovery	Capital Projects	Nonmajor Governmental Funds	Total Governmental Funds
REVENUES						
Property taxes	\$ 38,731,618	\$ -	\$ -	\$ -	\$ 10,723,223	\$ 49,454,841
Other taxes	-	-	-	-	1,403,293	1,403,293
Intergovernmental	-	-	-	-	1,513,480	8,648,104
Licenses, permits and fees	4,756,045	1,029,385	-	1,349,194	-	6,441,152
Fines and forfeitures	6,426,211	11,790	-	-	3,151	368,767
Charges for services	242,004	817	-	-	-	2,554,699
Interest revenue	2,554,999	-	-	-	123,946	-
Contributions and donations	75,750	884	-	-	-	25,503
Other revenues	-	69,962	-	-	-	-
Total revenues	267,165	56,094	-	-	188,219	69,962
	53,053,492	1,168,932	-	1,349,194	13,980,815	69,552,433
EXPENDITURES						
Current:						
General government	13,228,580	28,562	-	-	-	14,756,812
Public safety	23,947,389	1,700,151	-	1,499,670	-	27,881,321
Transportation	3,996,246	8,015	-	-	2,233,781	4,549,809
Public works	4,945,624	79,222	-	-	545,348	5,024,846
Culture and recreation	3,366,533	41,258	-	-	-	4,205,517
Judicial services	2,956,903	-	-	-	797,726	3,123,100
Education	-	-	-	-	166,197	1,645,262
Health and welfare	233,118	95,099	-	-	-	328,217
Economic development	581,956	-	-	-	-	603,375
Capital outlay	-	601,757	-	-	-	2,349,329
Debt service:	-	-	-	2,227,701	-	-
Principal	1,330,687	-	-	-	-	1,693,036
Interest	71,062	-	-	-	-	257,547
Total expenditures	54,658,100	2,554,064	-	3,727,371	10,291,601	71,231,136
Excess (deficiency) of revenues over (under) expenditures	(1,604,608)	(1,385,132)	-	(2,378,177)	3,689,214	(1,678,703)
OTHER FINANCING SOURCES (USES)						
Transfers in	796,441	-	-	-	140,000	936,441
Transfers out	(140,000)	-	-	-	(46,441)	(186,441)
Insurance recoveries	9,190	-	-	-	-	9,190
Issuance of capital leases	-	-	-	3,290,347	-	3,290,347
Proceeds from the sale of capital assets	-	1,306	-	-	125,862	127,168
Total other financing sources, net	665,631	1,306	-	3,290,347	219,421	4,178,705
Net change in fund balances	(938,977)	(1,383,826)	-	912,170	3,908,635	2,498,002
Fund balances, beginning of year	25,613,952	949,545	-	1,343,201	18,780,574	46,687,272
Fund balances (deficits), end of year	\$ 24,674,975	\$ (434,281)	\$ -	\$ 2,255,371	\$ 22,689,209	\$ 49,185,274

The accompanying notes are an integral part of these financial statements.

2020

- Capital Projects Funds:
 - Bridge and Culvert Capital Projects
 - Capital Projects
 - Economic Development Capital Projects
 - Capital Equipment and Vehicle

Proprietary Funds

The County reports two enterprise funds. Those funds are the Rock Quarry Fund and the FOCUS Fund. The total net position for both proprietary funds at June 30, 2020 was \$12.6 million all of which is related to the Rock Quarry. The FOCUS fund has receivables from customers and a capital lease that with the advances from the General Fund net to a zero total net position.

The Rock Quarry produces and sells mined blue granite for use in construction and landscaping projects. At the end of fiscal year 2020, the Rock Quarry's operating income of \$2.8 million increased from the previous year by 0.1 percent as a result of lean management and increased rock sales.

Due to the capital lease agreement with The FOCUS Fund's lease receivable balance at the end of the fiscal year was \$6.1 million. OneTone Telecom, Inc. was unable to make the December 2019 scheduled payment due to financial difficulties. However, it is anticipated that they will be able to make future payments.

General Fund Budgetary Highlights

On May 21 2019, the 2019-2020 General Fund Budget was adopted with Ordinance 2019-01. The original budgeted expenditures totaled \$49,714,477 including transfers out. Encumbrances for purchase orders involving capital expenditures with an outstanding balance at fiscal year-end 2019 did not lapse and were allowed to roll forward to the 2020 budget year as allowed in the budget provisions. The 2019 fiscal year-end's encumbrances rolled forward adding \$1.7 million in expenditures to the 2020 budget variance.

By the end of the year, General Fund actual revenues totaled \$49,477,557, which was \$891,123 more than the final budget and resulted from higher than projected collections in the licenses, permits and fees, interest, and intergovernmental revenue categories. During the year, expenditure budget amendments increased the original budgeted expenditures by \$4,173,781, which included the purchase order encumbrances from June 30, 2019. Actual expenditures totaled \$48,660,801, thus creating a variance with the final 2020 budget of \$2,593,158. This difference, between the actual expenditures and the final budgeted expenditures, was accomplished by actual expenditures being less than the final budget in all functions of the General Fund. Equally important to note, the actual expenditures were more than the original budget by \$4,682,276.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

The County's capital assets, net of accumulated depreciation and depletion for the governmental and business-type activities, as of June 30, 2020, totaled \$138.2 million. These assets include land, construction in progress, infrastructure land rights, buildings and improvements, vehicles and equipment, infrastructure, permits and mineral interests. The total net increase is \$4,981,121, or 3.7 percent, above last year.

OCONEE COUNTY, SOUTH CAROLINA
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2020

	General	Nonmajor Governmental Funds	Total Governmental Funds
REVENUES			
Property taxes	\$ 36,826,068	\$ 10,056,238	\$ 46,882,306
Other taxes	-	942,497	942,497
Intergovernmental	4,056,652	3,806,443	7,863,095
Licenses, permits and fees	5,195,420	14,688	5,210,108
Fines and forfeitures	231,260	108,970	340,230
Charges for services	2,053,879	-	2,053,879
Interest revenue	903,345	56,151	959,496
Contributions and donations	-	141,558	141,558
Other revenues	210,933	636,833	847,766
Total revenues	<u>49,477,557</u>	<u>15,763,378</u>	<u>65,240,935</u>
EXPENDITURES			
Current:			
General government	11,063,080	145,081	11,208,161
Public safety	21,040,202	3,132,446	24,172,648
Transportation	3,727,396	593,700	4,321,096
Public works	4,372,329	33,408	4,405,737
Culture and recreation	3,740,084	831,855	4,571,939
Judicial services	2,939,908	154,556	3,094,464
Education	-	1,535,801	1,535,801
Health and welfare	230,989	147,606	378,595
Economic development	564,168	1,402,968	1,967,136
Capital outlay	-	4,320,112	4,320,112
Debt service:			
Principal	928,963	1,469,820	2,398,783
Interest	30,682	618,196	648,878
Bond issuance costs	23,000	-	23,000
Total expenditures	<u>48,660,801</u>	<u>14,385,549</u>	<u>63,046,350</u>
Excess of revenues over expenditures	<u>816,756</u>	<u>1,377,829</u>	<u>2,194,585</u>
OTHER FINANCING SOURCES (USES)			
Transfers in			
Transfers out	790,035	509,312	1,299,347
Proceeds from issuance of general obligation bonds	(275,000)	(274,347)	(549,347)
Insurance recoveries	-	8,000,000	8,000,000
Payments to escrow agent	50,659	-	50,659
Proceeds from issuance of capital lease	-	(7,244,900)	(7,244,900)
Proceeds from the sale of capital assets	2,200,000	-	2,200,000
	<u>11,769</u>	<u>235</u>	<u>12,004</u>
Total other financing sources, net	<u>2,777,463</u>	<u>990,300</u>	<u>3,767,763</u>
Net change in fund balances	3,594,219	2,368,129	5,962,348
Fund balances, beginning of year	<u>22,019,733</u>	<u>18,705,191</u>	<u>40,724,924</u>
Fund balances, end of year	<u>\$ 25,613,952</u>	<u>\$ 21,073,320</u>	<u>\$ 46,687,272</u>

The accompanying notes are an integral part of these financial statements.