

Public Comment
April 13, 2015

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Goal # 1: Preserve, protect, and enhance the quality and quantity of Oconee County's natural resources.

Objective 1: Work to guarantee adequate water distribution systems for present and future economic development in Oconee County.

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
1. Work to facilitate the establishment of a partnership with water providers aimed at expanding service into underserved unincorporated areas of the county in a way that promotes growth in growth/investment areas while preserving the rural character of Oconee.	PC; CC	2012 Ongoing		Pioneer, etc... Edit to link with community character framework?
2. Partner with municipalities in inventorying current condition of their water infrastructure systems to determine ability to accommodate future growth.	IAC; PC; CC	Ongoing		Do we need this one? Cities use firms to do this
3. Work to develop agreements with water providers to coordinate with County on a plan provide for required fire protection for new development.	Emer. Serv. Comm.; PC; CC	2012		Fire Plan Ch. Art. 6 fire protection for subdivisions Fire Code

Objective 2: Improve and expand wastewater treatment within Oconee County.

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
<p>1. Expand sewer service throughout areas designated by the Land Use Element as primary areas of development, while implementing appropriate limits needed to avoid negative impacts on sensitive areas. Sewer expansion should only occur within the framework of an overall growth plan that establishes priority investment areas, rural enhancement areas and promotes the adoption of regulations such as but not limited to Form-Based Code & Smart Growth to the most efficient and appropriate use of sewer.</p>	PC; CC	Ongoing		<p>Sewer South Nov. '12 ref. Edit to link with community character framework?</p>
<p>2. Implement requirements for all developer-initiated sewer expansions to be configured with sufficient capacity to allow existing and future affected property owners to connect to the proposed line.</p>	PC; CC	2012		
<p>3. Work with neighboring counties when possible to establish regional efforts to expand sewer service into prime commercial and industrial locations.</p>	PC; CC	Ongoing		
<p>4. Partner with municipalities and Joint Regional Sewer Authority to coordinate efforts to provide sewer throughout high growth corridors. Growth corridors to be identified first within priority</p>	IAC; PC; CC	Ongoing		<p>Edit to link with community character framework?</p>

investment areas. Once identified, small area plan shall be developed and adopted to better plan for the expansion of sewer and other infrastructure.				
5. Establish partnership(s) with regional, state, and federal agencies to find funding sources for wastewater treatment needs.	PC; CC	Ongoing		Grant Administrator position has been posted
6. Study and establish increased access to sanitary boat dump stations on area lakes.	PRT Comm.; PC; CC	2013		REMOVE – Duke issue

Objective 3: Initiate efforts to develop the foundation of a county stormwater management program prior to federal mandates, thereby allowing for the most efficient and cost-effective implementation possible in the event of designation.

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
1. Study and evaluate options available to jurisdictions designated by EPA to establish storm water management programs, identifying those attributes desirable for an Oconee County program.	PC; CC	2011		Revisit
2. Work with state and federal agencies as required to create necessary components of storm water program, when possible, through a phased approach that will lessen impact of meeting mandates.	PC; CC	2011		Revisit
3. Support regional efforts to protect watersheds.	PC; CC	Ongoing		
4. Study and evaluate potential amendments to existing performance/subdivision standards that	PC; CC			

allow developments to achieve EPA, state and county goals related to storm water.				
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Objective 4: Establish a program of managing both water quantity and water quality throughout the county that will ensure efficient utilization, and appropriate conservation, of our greatest natural resource.

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
1. Work with state and federal agencies, municipalities, utility providers and other interested parties to establish a comprehensive network of water monitoring stations in Oconee County watersheds that monitor water quality, watershed health and the overall condition of the water table.	PC; CC	2014		
2. Establish accurate 7Q10 rating for all water basins in Oconee County.	PC; CC	2014		
3. Develop a county-wide water usage plan, in conjunction with state and federal agencies, municipalities, utility providers and other interested parties that defines water conservation practices for both normal and drought conditions, and insures that all users share equally in restrictions during drought conditions.	PC; CC	2012		
4. Partner with both public and private entities to develop a county-wide education program designed to promote water conservation.	PC; CC	2012		
5. Study and evaluate the impact of Oconee County’s water supply on ISO ratings, and the resulting cost of fire insurance, seeking to identify opportunities for better ratings.	Emer. Serv. Comm.; PC; CC	2012 Ongoing		ISO rating of 4

6. Partner with adjacent jurisdictions on comprehensive water studies detailing availability from all sources and usages/outflows.	PC; CC	Ongoing		
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Objective 5: Preserve, protect and enhance Oconee County’s environmentally sensitive lands, unique scenic views, agrarian landscapes, and topographic features.

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
1. Encourage use of “Best Management Practices” in farming and forestry operations through partnerships with Clemson Extension, Soil & Water Conservation District and others.	PC; CC	Ongoing		
2. Work to partner with public and private entities in developing a countywide greenway system that will offer opportunities for nature-based recreation in areas where few currently exist. Opportunities could include green space requirements for new development, trail development, hiking, scenic view sheds, scenic highways, pocket parks, etc..	PC; CC	2014		
3. Encourage and support collaboration between landowners and public and private agencies in the development of ecologically and economically sound plans for preservation and restoration of forests and farmland. Policies to achieve this in rural enhancement areas could include, but not be limited to the	PC; CC	Ongoing		

following: Purchase/Transfer Development Rights Program, green space requirements, mixed use development, higher density provisions where appropriate, etc..?				
Establish land use policies by implementing density standards, acreage standards, use protections, cluster development requirements and other Form-Based Code/Smart Growth policies that protect agricultural assets in rural enhancement areas.				
Establish overlays in scenic areas that protect & promote the beauty of Oconee's rural and cultural heritage by establishing policies including but not limited to Appalachian Rustic Elegance design standards/guidelines, and signage standards.				
Adopt policies that encourage the use of soils maps when planning future development to preserve primary soils.				
Study the feasibility of a Purchase/Transfer Development Rights program.				
Establish Primary Investment Areas/ Rural Enhancement Area with associated policies that focus growth and infrastructure investment in the appropriate growth areas while preserving, protecting & promoting the rural beauty of Oconee county				

Establish an Agricultural Advisory Committee				
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Objective 6: Promote partnerships and voluntary conservation easements to preserve significant lands and scenic areas under pressure.

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
<p>1. Establish a county conservation bank to provide for the transfer of development rights and/or conservation easements to protect rural lands, sensitive areas, and significant natural resources. The county Conservation Bank shall establish a strategic program to guide the use funds, sets performance goals and creates a strategic conservation plan.</p>	<p>Conservation Bank; CC</p>	<p>2016</p>		
<p>2. Identify and establish various funding sources for the county conservation bank identified above; these may include grants, corporate gifts, a percentage of development permit fees, and annual revenue designations.</p>	<p>CC</p>	<p>2011 Ongoing</p>	<p>DONE</p>	<p>Duke - \$600,000 as part of relicensing Grant Administrator position has been posted</p>
<p>3. Provide appropriate assistance from county departments and agencies in efforts to identify and preserve historic structures, significant lands, and scenic areas.</p>	<p>PC; CC</p>	<p>Ongoing</p>		<p>Grant Administrator has been posted Partners, Programs, specifics that can be measured?</p>

Goal #2: Identify, develop and utilize all tools and funding sources necessary to meet the present and future economic development needs of Oconee County.

Objective 1: Continue support of a comprehensive planning process to insure that the citizens of Oconee County possess accurate inventories and analyses of existing county conditions, and the opportunity to better manage anticipated future conditions.

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
1. Review and update the various components of the Oconee County Comprehensive Plan as needed, not restricted to the minimum time periods established in state regulations.	PC; CC	Ongoing		Keep It
2. Improve communication and cooperation between the County and municipalities, state and federal agencies, and other public and private entities.	PC; CC	Ongoing		Coordination Element Drafted & working with city staff on draft

Objective 2: Review, update, and adopt the Infrastructure Master Plan.

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
1. Review and update the Infrastructure Master Plan, insuring that those steps identified provide for the future growth in the county and limit damage to sensitive areas and resources by linking sewer expansion to an overall growth framework that promotes growth in priority investment areas and preserves rural enhancement areas.	EDC; PC; CC	2011		
2. Adopt and implement the Infrastructure Master Plan.	CC	2011		
3. Utilizing the elements of the Infrastructure Master Plan as a guide, work to establish a sustainable infrastructure upgrade and maintenance program supported by a steady revenue stream.	EDC; PC; CC	Ongoing		

Objective 3: Develop and implement an effective Capital Projects Program that provides the highest level of service and facilities for Oconee County's citizens.

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
1 Seek partnerships with other agencies, municipalities, and private industry to eliminate unnecessary redundancy in facilities and services.	CPAC; PC; CC	Ongoing		
2. Maintain a Capital Projects Plan with specifics on estimated costs for upgrades and replacements, with timeframes for getting new estimates.	CPAC; PC; CC	Ongoing		

Objective 4: Explore and evaluate alternative methods of obtaining revenue and grant monies to fund capital improvements and new infrastructure.

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
1. Identify and work to establish alternative revenue sources such as, but not limited to , special tax districts and local option sales taxes and hospitality tax as a means to fund projects that advance the community's goals.	PC; CC	Ongoing		
2. Adopt appropriate development impact fees to offset some of the cost of infrastructure and public services.	PC; CC	2012		
3. Broaden utilization of grant monies to assist with capital projects.	CC	Ongoing		
4. Seek to establish public-private partnerships, user-based fees, and other revenue sources to help fund infrastructure.	CC	Ongoing		
5. Work with state and federal leaders to change formulas for state and federal funding that use Census figures that fail to account for the large percentage of non-resident property owners.	CC	Ongoing		

Objective 5: Create and/or update plans for specific priorities.

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
1. Review and update the Community Facilities Plan, amending it to reflect the impact of recent growth and the needs of the aging population. Incentives for age based development/planning	PC; CC	2012		
2. Partner with municipalities to develop coordinated 5- and 10- year Economic Development Plans.	EDC; PC; CC	2014		
3 Update and adopt the 2004 Infrastructure Master Plan. The plan shall link infrastructure investment to an overall growth framework that promotes growth in priority investment areas and preserves rural enhancement areas.	EDC; PC; CC	2011		
4. Evaluate, amend, and implement recreation plans, as necessary. Recreational Master Plan	PRT Comm.; CC	Ongoing		

Objective 6: Complete and properly maintain Oconee County’s Geographic Information System (GIS).

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
1. Complete digitization of parcel data, and implementation and integration of Tax Assessor’s CAMA system.	CC	2011		
2. Expand public access to GIS, emphasizing the accuracy of data collected, usability of mapping website, and the maintenance of data collected.	CC	Ongoing		
3. Establish and maintain a GIS administrative structure that not only promotes efficient service for county agencies, but also serves the mapping needs other public and private entities.	CC	2010		

Objective 7: Continue to actively promote the recruitment of employment opportunities that provide the best lifestyle for all Oconee residents.

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
1. Work with state and federal agencies to attract agribusiness-related grants and revenue sources, and support efforts to establish pilot programs related to new agricultural technologies and products. Ag. Center	PC; CC	Ongoing		
2. Provide appropriate assistance to expand non-traditional and specialty agribusiness opportunities.	CC	Ongoing		
3. Continue partnerships in regional economic development recruitment efforts.	EDC; PC; CC	Ongoing		
4. Partner with area colleges and universities to expand local technical training facilities. TCTC Campus	EDC; PC; CC	Ongoing		
5. Develop sustainable funding mechanism to maintain availability of structures adequate for the needs of modern industry; this may include, but is not limited to, expansion of revenues designated to economic development, public-private partnerships, and grants.	EDC; CC	Ongoing		
6. Ensure that all governmental actions be considerate of racial, religious, and cultural groups that comprise Oconee	CC	Ongoing		

County's population.				
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Josh Stephens

From: Thomas Markovich <tmarkhom@bellsouth.net>
Sent: Monday, April 13, 2015 11:55 AM
To: Josh Stephens
Subject: Comprehensive Plan Update

To All Concerned;

Unfortunately, I have to miss tonight's meeting because of out of town business. I do however want to mention a couple of items that relate to the Comprehensive Plan update.

Goal 2, Objective 4:

It is in the best interest of the county to utilize all of the funding mechanisms that are available. This includes not only special tax districts but redevelopment districts which utilize Tax Incremental Financing. Many other jurisdiction have used TIF districts to capitalize infrastructure for many years we need to also implement these strategies. By doing so the new development is paying for the infrastructure that benefits the entire county.

Development impact fees are counter productive especially considering developers are already footing the bill for the roads, water, sewer, power, right of ways and upgrades to roads impacted by residential development. Oconee County has all the tools it needs to finance infrastructure without resorting to draconian taxation by way of impact fees.

Goal 2, Objective 7:

In regards to creating employment opportunities for Oconee County, the county must work towards a very diverse economic development plan. We are living at a time when things are changing far faster then what can be described in a plan that covers a ten year period. Thinking in terms of targeting specific industries and business fields tends to limit how we see the future of the county and its citizens.

These comments are very limited, but are intended to broaden the discussion going forward.

Thank you.

Sincerely,

Tom Markovich

Sent from my iPad