

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, impact fees 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 by incentivizing age based planning and developments	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.	EDC; PC; CC	2011		Rolled into objective 3
4. Evaluate, amend, and implement recreation plans, as necessary, and as part of an overall 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		
4. Configure the County’s GIS as the interdepartmental information system hub	CC	2017		
5. Expand internal and public access to GIS, emphasizing the accuracy of data collected, usability of web and desktop mapping applications, and the maintenance of data.	CC	Ongoing		

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 industrial and agribusiness-related grants and revenue sources, and support efforts to establish pilot programs related to new industrial agricultural technologies and products with.	PC; CC	Ongoing		
2. Provide appropriate assistance to expand industrial and 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 and industries to expand local educational and technical training facilities such as a Tri-County Technical College Campus and Agricultural Center.	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 County's population.	CC	Ongoing		
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Goal #3: Establish an efficient, equitable, and mutually compatible distribution of land uses that complements Oconee County’s traditionally rural lifestyle, yet supports sustainable economic development, protects the environment, and manages future growth and changes.

Objective 1: Encourage development in a way that protects and preserves our natural resources.

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
1. Review and update existing land use regulations as needed, to facilitate development that preserves forests, prime agricultural lands/ soils , sensitive areas, and natural resources.	PC; CC	Ongoing		
2. Develop reasonable regulations regarding the development of steep slope areas.	PC; CC	2011		
3. Incentivize the establishment of green space/open space requirements for new developments.	PC; CC	2011		
4. Establish strategies and adopt measures necessary to create the framework for the efficient implementation of erosion and sediment control regulations.	PC; CC	2011		
5. Support efforts to educate public in the use of best management practices for construction sites.	PC; CC	Ongoing		
6. Consider, and possibly adopt, regulatory components of a program to expand the natural vegetative buffer requirement to all lake front properties; this may or may not	PC; CC	2013		

include provisions for increasing the size of the buffer to 50 feet.				
7. Establish a mitigation program for littered and unsafe properties, utilizing funding from alternative funding sources such as state and federal grants, or possibly specialized tax levies.	PC; CC	2012		IPMC '12 has been adopted

Objective 2: Manage development in a manner that ensures our natural resources and lifestyle serve to enhance a sustainable economic prosperity.

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
1. Utilize the countywide zoning process to plan appropriate development and protect special areas through rezonings and overlays.	PC; CC	Ongoing		Entire county is zoned
2. Utilize appropriate land use provisions such as but not limited to rezonings, overlays, form-based code, smart growth, density, infill/redevelopment, clustering/conservation design, and design standards Work to manage urban/suburban development in Oconee County to insure adequate infrastructure is in place to support balanced growth in primary growth areas, while limiting urban sprawl and protecting those areas deemed special through the establishment of rural enhancement areas	PC; CC	Ongoing		
3. Identify potential county industrial sites in appropriate areas, and work with public and private entities to secure funding to purchase select properties for potential projects within prime industrial areas.	EDC; PC; CC	Ongoing		
4. Promote a diverse economy that	EDC;			

includes a mix of employment sectors, including ecotourism , to insure Oconee County remains economically competitive and maintains a high quality of life	PC; CC	Ongoing		
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Oconee County Planning Commission Meeting
Monday, April 27, 2015
Submitted by Donna Linsin

I have attended about 99% of the Planning Commission meetings since 2006.

Fairly recently, I came across a document on the county's website that I would like to talk about tonight. The document is called the Oconee County Planning Commission Rules of Procedure and it was adopted in May, 2007.

The document clearly specifies under Section 5, the County's Planning Department's six duties and functions. Those duties are: provide notice of the meetings, assist the chairman in preparation of the agenda, keep minutes of meetings and hearings, maintain Commission records as public records, attend to Commission correspondence and perform other duties normally carried out by a secretary.

I am very concerned, especially when I see our county planners add new goals to the Comp Plan before this body has had a chance to discuss the pros and cons of the new goals. I saw this happen at the last planning commission meeting when the new goal, Transfer of Development Rights was already in the backup material prior to the meeting. This clearly shows lack of transparency on the part of both the planning commission and our county employees.

I want to thank you for allowing public comments at your meetings and this is the opportunity for both the public and "special interests" to be able to add their goals to the Comp Plan.

When county employees add goals into the Comp Plan outside the public meetings, it reflects the authority of the planning commission has been usurped by the County and that County government is running the show instead of the citizens and taxpayers.

Has the Planning Commission delegated responsibilities in the development of goals to the employees of the Planning Department that goes beyond these rules of procedures?

I encourage each of you to review the rules of procedure document. I request that these comments along with the Oconee County Planning Commission Rules of Procedure be placed in the Minutes of this meeting.

**Oconee County Planning Commission
Rules of Procedure**

Adopted: May 14, 2007

Article I Organization

Section 1. Rules

These rules of procedure are adopted pursuant to S.C. Code § 6-29-360 for the Oconee County Planning Commission which consists of members appointed by the Oconee County Council.

Section 2. Officers

The officers of the Commission shall be a chairman and vice-chairman elected for one (1) year terms at the first meeting of the Commission in each calendar year. The Oconee County Planning Department shall fulfill the role of secretary for the Commission.

Section 3. Chairman

The chairman shall be a voting member of the Commission and shall:

- a. Call meetings of the Commission;
- b. Preside at meetings and hearings;
- c. Act as spokesperson for the Commission;
- d. Sign documents for the Commission;
- e. Transmit reports and recommendations to Council; and
- f. Perform other duties approved by the Commission.

Section 4. Vice-Chairman

The vice-chairman shall exercise the duties of the chairman in the absence, disability, or disqualification of the chairman. In the absence of the chairman and vice-chairman, an acting chairman shall be elected by the members present.

Section 5. Planning Department

The Planning Department shall:

- a. Provide notice of meetings;
- b. Assist the chairman in preparation of agenda;
- c. Keep minutes of meetings and hearings;
- d. Maintain Commission records as public records;
- e. Attend to Commission correspondence; and
- f. Perform other duties normally carried out by a secretary.

Article II Meetings

Section 1. Time and Place

An annual schedule of regular meetings shall be adopted, published and posted at the designated Oconee County Planning Department office in December of each year. Special meetings may be called by the chairman upon twenty four (24) hours notice, posted and delivered to all members and local news media. Meetings shall be held at the place stated in the notices, and shall be open to the public.

Section 2. Agenda

A written agenda shall be furnished by the Planning Department to each member of the Commission and the news media, and shall be posted at least five (5) days prior to each regular meeting, and at least twenty four (24) hours prior to a special meeting. Items may be added to the agenda at a meeting by majority vote.

Section 3. Quorum

A majority of the members of the Commission shall constitute a quorum. A quorum shall be present before any business is conducted other than rescheduling the meeting.

Section 4. Rules of Order

The Model Rules of Parliamentary Procedure for South Carolina Counties shall govern the conduct of meetings except as otherwise provided by these Rules of Procedure.

Section 5. Voting

A member must be present to vote. Each member shall vote on every question unless disqualified by law. The question of disqualification shall be decided by the member affected, who shall announce the reason for disqualification, have it placed in the minutes, and refrain from deliberating or voting on the question.

Section 6. Conduct

No person shall speak at a Commission meeting unless invited to do so by the Commission.

Article III Public Hearings

Section 1. Notice

The Planning Department shall give the notice required by statute or ordinance for all public hearings conducted by the Commission. Members of the public desiring to be heard shall give written notice to the Planning Department at least one week prior to commencement of the hearing.

Section 2. Procedure

In matters brought before the Commission for public hearing which were initiated by an applicant, the Planning staff shall be heard first, the applicant, his agent or attorney shall be heard second, and members of the public next. The applicant shall have the right to reply last. No person may speak for more than two (2) minutes without consent of the Commission. No person speaking at a public hearing shall be subject to cross-examination. All questions shall be posed by members of the Commission. In matters not initiated by an applicant, members of the public shall speak in the order in which requests were received, or in such order as the Commission shall determine.

Article IV

Variance Procedures and Hearings

Section 1. Notice

Once an application has been received by the Planning Department, a meeting will be scheduled no earlier than thirty (30) days from the date of application, and no later than sixty (60) days from the date of application. Upon good cause shown by the applicant, the meeting may be held earlier than thirty (30) days if so ordered by the Chairman of the Planning Commission.

Once the hearing date is set, the Planning Department shall issue notification to the adjacent property owners by mail, notify the public through a press release and by posting the property in question on road frontage property lines, and by placing notice on the Planning Department website.

The notice shall contain the following: a tax map number identifying the property, the party requesting the variance, the deadline for the submission of comments and signing up to speak at the hearing, notice that application is on file in the Planning Department.

Section 2. Submission of Comments and Speaking

The deadline for the submission of written comments and signing up to speak at the hearing will be one week prior to the date of the scheduled meeting.

The Planning Department will mail all comments and a list of those wishing to speak to all commission members prior to the scheduled meeting.

Section 3. Hearing Procedures

The Chairman will call the meeting to order;

The Planning Director will present the department's findings and give a synopsis of the issues surrounding the variance;

The Party requesting the variance shall be granted a maximum of twenty (20) minutes to present their case before the Commission;

Once the party wishing to receive a variance has finished his or her presentation, those opposing the variance request shall be granted a maximum of twenty (20) minutes to speak;

No debate shall occur between those who favor the variance and those who do not;

The Commission, for good cause shown, may extend the time limits set out in this section;

Once all parties have presented their concerns to the Commission, the Commission may ask questions and render a decision.

Article V Records

Section 1. Minutes

The Planning Department shall record all meetings and hearings of the Commission on tape which shall be preserved until final action is taken on all matters presented. The Planning Department shall prepare minutes of each meeting for approval by the Commission at the next regular meeting. Minutes shall be maintained as public records.

Section 2. Reports

The Planning Department shall assist in the preparation and forwarding of all reports and recommendations of the Commission in appropriate form. Copies of all notices, correspondence, reports and forms shall be maintained as public records.

Section 3. Attendance

The minutes shall show the members in attendance at each meeting and the reason for absence submitted by any member. The Commission shall recommend to the governing body the removal for cause of any member who is absent from three (3) consecutive meetings without adequate reason.

Article VI Review Procedure

Section 1. Plats

Plats submitted for review pursuant to land development regulations shall be reviewed by designated staff members who may approve for recording plats of existing lots of record, minor subdivisions of land which meet all zoning requirements, and subdivisions which are exempt from regulation pursuant to S.C. Code § 6-29-1110(2). A public record of such actions shall be maintained. All other plats shall be subject to review and approval by the Commission. [NOTE: See chapter 6 of the Performance Standards Ordinance]

Section 2. Comprehensive Plan

All land development regulation amendments shall be reviewed first for conformity with the comprehensive plan. Conflicts with comprehensive plan shall be noted in any report to the governing body on a proposed amendment. The elements of the comprehensive plan shall be reviewed and updated on a schedule adopted by the Commission meeting the requirements of S.C. Code § 6-29-510(E).

Section 3. Reconsideration

The Commission may reconsider any review when so requested by the governing body, or when an applicant brings to the attention of the Commission new facts, a mistake of fact in the original review, correction of clerical error, or matters not the fault of the applicant which affect the result of the review.

Article VII Adoption and Amendment

Section 1. Adoption

These rules were adopted by vote of a majority of the members of the Commission at a regular public meeting on May 14, 2007.

Section 2. Amendment

These rules may be amended at any regular meeting of the Commission by majority vote of the members of the Commission at least seven (7) days after the written amendment is delivered to all members.