

05/18/2015

Regarding citizen concerns that the planning staff may have included materials in the comprehensive plan review that were not previously presented publicly to the commission –

Prior to every meeting, Mr. Stephens and I review the agenda for the coming meeting, going over all the details that will be presented for discussion or consideration by the commission. This has been the practice of staff for as long as I have been on the Oconee Planning Commission. In reviewing our meetings on the plan review, I found no concept that was brought up for inclusion in the document that had not been shared with members of the commission previously at a public meeting. It may not have been at the meeting *immediately* prior to the one where it seemed to be “new”, as some of the plan sections are inter-related but not contiguous. I am confident that both the public and members of the commission always have an opportunity to see and study the concepts related to our comprehensive plan review in advance, and that our planning staff, and all county employees, work hard to perform the duties of their jobs within the parameters of their positions and to the best of their abilities.

Respectfully submitted,

Gwen McPhail

Chair, Oconee County Planning Comm.

Public Comment  
May 18, 2015

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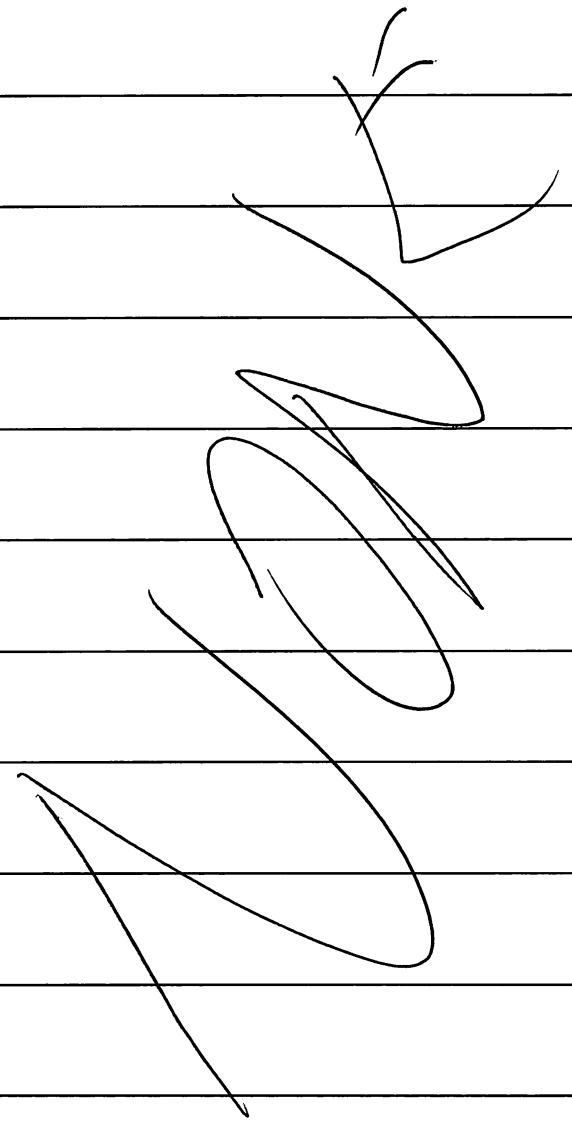
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**Goal #3: Establish an efficient, equitable, and mutually compatible distribution of land uses that complements Oconee County’s traditionally rural lifestyle, yet supports sustainable economic development, protects the environment, and manages future 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/ <b>soils</b> , sensitive areas, and natural resources.	PC; CC	Ongoing		
2. Develop reasonable regulations regarding the development of steep slope areas.	PC; CC	2011		
3. <b>Incentivize the establishment of</b> 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		<b>IPMC '12 has been adopted</b>

**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
<del>1. Utilize the countywide zoning process to plan appropriate development and protect special areas through rezonings and overlays.</del>	PC; CC	Ongoing		<del>Entire county is zoned</del>
2. Utilize appropriate land use provisions such as but not limited to rezoning, overlays, form-based code, smart growth, density, infill/redevelopment, clustering/conservation design, and design standards. Work to manage, where appropriate, 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;			

<p>includes a mix of employment sectors, <del>including ecotourism</del> <b>include but not limited to manufacturing, tourism and agriculture</b>, to insure Oconee County remains economically competitive <b>and maintains a high quality of life</b></p>	<p>PC; CC</p>	<p>Ongoing</p>		
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**Goal #4: Manage our community facilities, infrastructure, and public resources in a manner that ensures both the existing population and future generations may enjoy the benefits and economic opportunities that make Oconee County an attractive and affordable place to live.**

*Objective 1: Seek local, state, and federal funding support in efforts to expand and enhance educational opportunities for Oconee County residents.*

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
1. Expand coordination of planning efforts with School District of Oconee County to ensure decisions related to school projects are made with the most complete information available, to include all issues related to infrastructure, accessibility, and traffic planning.	PC; CC	2011		
2. Continue to look for opportunities to support and enhance job training, education, and adult back-to-school programs by fostering ties with area universities and vocational technical colleges; this may include promoting the development of satellite programs for better access by local residents <b>and the establishment of an Oconee Tri-County Technical College campus.</b>	EDC; PC; CC	Ongoing		
3. Provide the School District of Oconee County appropriate assistance in efforts to enhance and upgrade education.	CC	Ongoing		
4. Prioritize expansion and upgrades of	Library			

libraries through the capital improvements plan and coordinate their location with available infrastructure and the location of schools.	Board; PC; CC	Ongoing		
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**Objective 2: Promote and enhance access to affordable housing through both public and private cooperation.**

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
1. Create a Housing Task Force, non-profit housing agency, or Trust which would analyze regulatory barriers and seek market-based incentives to promote affordable housing.	PC; CC	2011		
2. Review and amend land development and subdivision regulations as needed to provide incentives to promote the development of high-quality, low-cost housing.	PC; CC	2012		
3. Work with state and local government to find funding sources, such as growth management infrastructure grants, to assist public and private entities seeking funds to develop and rehabilitate high-quality, low-cost housing.	PC; CC	Ongoing		
4. Work with local, state, and federal agencies to reduce barriers to affordability; this may include one-stop permitting, pre-approved affordable housing plans, and payback mechanisms for upgrades to infrastructure.	PC; CC	Ongoing		
<del>5. Adopt and enforce substandard housing regulations needed to ensure health and safety; this may include the adoption of the International Property Maintenance Code.</del>	<del>PC; CC</del>	<del>2011</del>		

**Objective 3: Upgrade solid waste facilities to improve services and allow for needed upgrades and expansion to provide for anticipated growth.**

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
1. Study options and develop long-range solution for the County’s solid waste needs; these may include, but are not limited to, constructing an in-county landfill, partnering with other jurisdictions in developing a regional landfill, <b>developing and implementing a plan to obtain 85% recycling</b> , or the continuation of long-term contracts with outside parties.	PC; CC	2011		
<del>2. Seek to partner in the development of a solid waste research facility at a regional landfill.</del>	<del>PC; CC</del>	<del>Ongoing</del>		
3. Identify and construct additional construction and demolition landfill sites within the county.	PC; CC	2014		
4. Work to reduce the volume of solid waste through increased recycling and composting.	PC; CC	Ongoing		
5. Seek out innovative and alternative technologies that not only provide for a long-term solution to current and projected solid waste needs, but may also be used in the future to mitigate and reclaim closed facilities. <b>Such uses could include solar power generation facilities</b>	PC; CC	Ongoing		

<b>and appropriate recreation facilities.</b>				
<del>6. Seek and establish appropriate uses for closed landfill areas, which may include, but will not be limited to, the establishment of solar power generation facilities and appropriate recreation facilities.</del>	PC; CC	2014		Combined with strategy 5

***Objective 4: Regularly review public safety needs and enhance facilities as required.***

<b>Strategies for Success</b>	<b>Agencies Responsible</b>	<b>Timeframe for Completion</b>	<b>Action To Date</b>	<b>Comments</b>
1. Review and upgrade existing emergency facilities plans on a regular basis, implementing established goals in a systematic manner.	Emer. Serv. Comm.; PC; CC	Ongoing		
2. Provide local public safety agencies appropriate assistance in obtaining funding to expand and upgrade operations.	Emer. Serv. Comm.; CC	Ongoing		
3. Coordinate local public safety planning and activity with regional, state, and federal agencies.	Emer. Serv. Comm.; PC; CC	Ongoing		
4. Seek to partner with private entities in the development of emergency satellite facilities and specialized response equipment.	Emer. Serv. Comm.; PC; CC	Ongoing		

***Objective 5: Continue to monitor closely Oconee County’s compliance with state and federal air-quality standards, adopting and maintaining reduction strategies as necessary.***

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
1. Monitor results of current and future radon research.	PC	Ongoing		
2. Partner with Home Builder’s Association and other stakeholders to develop a radon response program; this may include, but is not limited to, an educational component that provides information related to both the cost-savings and potential health benefits of incorporating a radon-mitigation option in early construction stages, or the adoption of new standards requiring proven mitigation methods.	PC; CC	2012		
3. Amend and adopt standards as necessary to maintain compliance with the Clean Air Act.	PC; CC	Ongoing		

**Objective 6: Work to address the age-related problems that may arise among Oconee County’s aging population, particularly focusing on issues not adequately dealt with by state and federal efforts.**

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
1. Review and upgrade county-owned medical/residential/nursing care facilities as needed.	CC	Ongoing		
2. Support municipalities in efforts to establish public transportation, seeking ways to expand into various parts of the unincorporated areas as appropriate. <b>Bus system?</b>	PC; CC	Ongoing		
3. Continue to explore ways to increase the efficiency of emergency medical services throughout the county.	Emer. Serv. Comm.; CC	Ongoing		
4. Seek partnerships with public and private entities to study age-related issues, particularly as they relate to potential impacts on Oconee County.	CC	Ongoing		

**Objective 7: Upgrade and maintain the county road system in a manner that meets the needs of Oconee County’s growing population and provides safe and efficient routes through the county.**

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
1. Develop an ongoing systematic road maintenance and upgrade program based on a steady revenue sources.	Road Dept.; PC; CC	2012		
2. Develop and maintain a priority road upgrade list that not only considers existing traffic ‘bottlenecks’ and other sources of trouble, but also reasonably anticipates those expected to emerge in the coming decade.	Road Dept.; PC; CC	2012		
3. Consider and adopt appropriate traffic management tools and techniques that utilize concepts such as limiting the number of curb cuts in high-traffic areas.	Road Dept.; PC; CC	Ongoing		
4. Prioritize evaluation of all roads lying within primary development areas shown on the Future Land Use Map. <b>Priority/primary growth/investment areas?</b>	Road Dept.; PC; CC	Ongoing		
5. Continue to require developers to provide traffic studies to determine if a road must be upgraded to safely handle increased traffic loads and to cover the costs of road upgrades when necessary.	Road Dept.; PC; CC	Ongoing		
6. Enhance communication with local and state D.O.T. staff and projects.	Road Dept.; Other County	Ongoing		

**Objective 8: Continue to evaluate and fund public transportation in urbanizing areas (Priority/primary growth/investment areas)? of Oconee County, expanding as needed to provide for ongoing growth and development.**

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
1. Promote and assist in the establishment of commuter parking lots to help encourage car pooling, and decrease traffic congestion.	PC; CC	Ongoing		
2. Continue to partner with Clemson Area Transit (CAT) in keeping existing services, while looking for other opportunities to expand public transportation, to include, but not be limited to, van services and other non-traditional forms of mass transit.	PC; CC	Ongoing		
3. Seek and secure methods of expanding transportation in remote areas for clients of facilities such as DSS, hospitals, medical complexes, government facilities, and parks.	CC	Ongoing		
4. Support efforts to establish a high-speed rail stop in Clemson, SC and/or Toccoa, Georgia.	PC; CC	Ongoing		
5. Seek and establish appropriate methods of mass transit that will promote and enhance tourism; these may include, but are not limited to, water taxis, tour boats, and other modes of transport that allow tourists and residents to enjoy natural resources without dramatically increasing	Mtn. Lakes Conv. & Visitors Bureau; PRT Comm.; CC	Ongoing		

traffic.				
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**Objective 9: Expand bicycle and pedestrian routes to allow for greater use of alternative forms of transportation, and to promote ecotourism opportunities.**

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
1. Develop standards that encourage developers to incorporate sidewalks and bicycle trails into subdivision developments.	PC; CC	2013		
2. Seek grants for creating nature trails, sidewalks, bicycle lanes, and other tools designed to make communities more walkable, reduce vehicle traffic, and improve safety for pedestrians and cyclists.	CC	Ongoing		
3. Upgrade county-maintained parks and recreational facilities to encourage and promote ecotourism opportunities.	PRT Comm.; CC	Ongoing		



**Objective 10: Continue upgrades to the Oconee County Airport in a manner that not only serves existing clientele, but will establish the facility as one of the premier small airports in the nation.**

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
<b>Create, adopt and implement an Airport Master Land/Airport Landuse Compatibility Plan for the purposes of....</b>		<b>High</b>		
1. Complete ongoing expansion of runway length-and upgrade of instrument landing system.	Aeronautics Commission; CC	2014		
<b>Review and update, as appropriate, ordinances relevant to the operation of the airport to ensure compliance with federal and state regulations.</b>				
2. Construct planned future upgrades, to include relocation of roads, strengthening of runway, as well as any other necessary components as funding becomes available.	Aeronautics Commission; CC	2014		
3. Construct additional hangar space as needed to accommodate anticipated demand.	Aeronautics Commission; CC	Ongoing		
4. Develop ongoing capital improvements program aimed at upgrading facility to attract additional employers and potential occupants of business parks within the county.	Aeronautics Commission; CC	2014		
5. Seek and establish ways to utilize airport to foster partnerships with Clemson University	Aeronautics Commission; CC	Ongoing		

***Objective 11: Establish programs to review all existing community facilities to determine needed changes resulting from both the aging of the facilities and the rapid population growth of Oconee County.***

Strategies for Success	Agencies Responsible	Timeframe for Completion	Action To Date	Comments
1. Review and update Community Facilities Plan, amending to reflect impact of recent growth and development and needs of aging population.	PC; CC	2013		
2. Utilize Capital Improvements Plan to systematically construct and upgrade facilities identified in Community Facilities Plan.	PC; CC	Ongoing		
3. Look for alternative to tax payer financing of projects such as private partnerships, user based fees, etc.	CC	Ongoing		