

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

AGENDA

6:00 pm- Thursday, September 16th - 2019

Council Chambers - Oconee County administrative complex

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Public Comment for Non-Agenda Items (3 minutes per person)
5. Approval of minutes from 09/05/2019
6. Comprehensive Plan - Agricultural Element
 - a. Public Comment
 - b. Guest Speaker - Rex Blanton, Chairman of the Agricultural Advisory Board
 - c. Discussion / Vote
7. Discussion regarding future public hearing related to road renaming.
 - a. Public Comment
 - b. Discussion / Vote
8. Discussion regarding Entry Corridors
 - a. Public Comment
 - b. Discussion / Vote
9. Unfinished Business
10. New Business
11. Adjourn

Anyone wishing to submit written comments to the Planning Commission can send their comments to the Planning Department by mail or by emailing them to the email address below. Please Note: If you would like to receive a copy of the agenda via email please contact our office, or email us at achapman@oconeesc.com.

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

Draft Minutes

6:00 pm, Monday, September 5, 2019

Council Chambers - Oconee County administrative complex

Members Present

Mike Johnson

Frankie Pearson

Mike Smith

Andrew Gramling

Staff Present

Adam Chapman

Vivian Kompier

Media Present

Caitlin Harrington - The Journal

1. **Call to Order** - Mr. Pearson called the meeting to order at 6:00pm
2. **Invocation by Mr. Pearson**
3. **Pledge of Allegiance**
4. **Public Comment for Non-Agenda Items (3 minutes per person)**
Mr. Jerry Barnett is concerned about affordable housing. People have the right to live and work and not to be robbed of their property rights. Affordable housing needs to be addressed.
5. **Approval of minutes from 08192019** – Mr. Smith made a motion to approve, seconded by Mr. Gramling and approved 4/0.
6. **Comprehensive Plan – Priority Investment Element**
Public comment (3 minutes per person)
Mr. Tom Markovich mentioned that the implementation of the Comprehensive Plan is going to be difficult and the goals and strategies need to be better defined.
Discussion/Vote
Mr. Smith questioned Table 10-2. SCDOT Transportation Alternatives the population may be reversed.
10.1.2.4 – Mr. Smith made a motion to have staff reword to include alternative methods for waste disposal. Mr. Pearson seconded and was approved 4/0.
10.2.1.3 – Mr. Smith made a motion to add impact fees. Strategy to read “special assessments, impact fees and other sources”. Mr. Pearson seconded and approved 4/0.
7. **Directive from Planning & Economic Development** – Mr. Chapman updated the Commission that staff was asked to do more research on the Entry Corridor. Specifically Sign, Landscape and Building Design standards of other counties.
8. **Unfinished Business** – Mr. Johnson asked if there will be another traffic study on the South Cove/Keowee School Rd development. The study that was done was done in the

winter time and does not reflect the true impact that this development will have. The County needs to have foresight and keep talking about this because at some point it is going to fall back on us.

Mr. Smith wants to keep the discussion going about affordable or obtainable housing, and we need an idea of what affordable is.

9. New Business – None

10. Adjourn- The meeting was adjourned at 6:46pm.

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A. OVERVIEW

Agriculture and forestry are critical components of both the landscape and the economy of Oconee County. Based on Oconee County tax data, 51% of the County's land area is currently in use for agriculture or forestry. However, of County land that is not included in the Sumter National Forest, nearly two-thirds is in agriculture or forestry use.

According to the Oconee Economic Alliance, Oconee County has nearly 900 farms encompassing more than 67,000 acres of land. Together these farms have a market value in products worth more than 121 million dollars. In addition to the economic benefits of agriculture and forestry, both land uses can contribute social, environmental, and health benefits. These benefits are explored in more detail throughout this element.

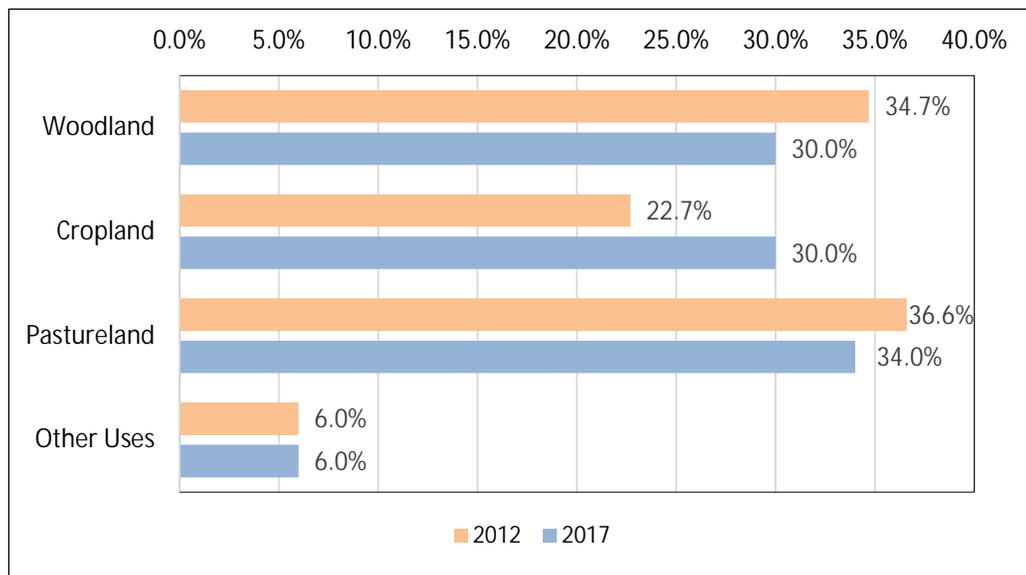


Figure 8-1. Oconee County Land in Farms by Land Use, 2012 and 2017

Source: U.S. Census of Agriculture

Forestlands are important to the economy, character, environment, and overall health of Oconee County. Agricultural and forested lands are home to many of the area's critical natural resources and provide valuable wildlife habitat, windbreaks, enhanced water quality, decreased ambient temperatures, groundwater recharge areas, mitigation of stormwater run-off and erosion, and open space. This link to natural resource protection should be respected and enhanced when possible through the use of easements, education, and value-added land use policies such as proper regulation, prevention and mitigation of incompatible land uses, and the appropriate location of public lands and infrastructure.

Farming and food security would appear to go hand in hand, but even counties with significant farm production can have areas where access to healthy foods is non-existent or challenging.

Reliable, convenient access to fresh fruit, vegetables, and proteins is a cornerstone of community sustainability and resilience. A healthy population contributes more to the local economy, uses fewer healthcare resources, and is central to community well-being and quality of life.

B. AGRICULTURE

Over the past century, agriculture in the U.S. has become more mechanized, industrialized, and dependent on and threatened by globalization. While much of the agriculture in the Upstate consists of relatively small farms, these trends have affected farming in Oconee County as well. More than half of Americans were farmers at the turn of the 20th century, and their farms typically were diverse in plants and animals, had a focus on family subsistence, and supported the local area. While this is still true on some small farms, the trend towards specialization and truck farming (producing products primarily for shipment often bypassing local markets) has had its impacts on the Upstate as well. However, a recent return to market-farming or direct-to-consumer farming is changing how some farmers do business.



Figure 8-2. Farming Operation Characteristics in Oconee

AGRICULTURAL LAND PROVIDES BENEFITS BEYOND FOOD



open space and scenic views



biodiversity and wildlife habitat



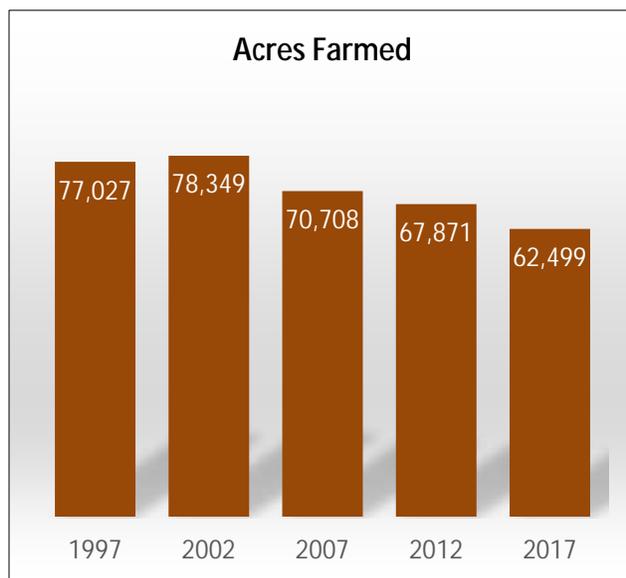
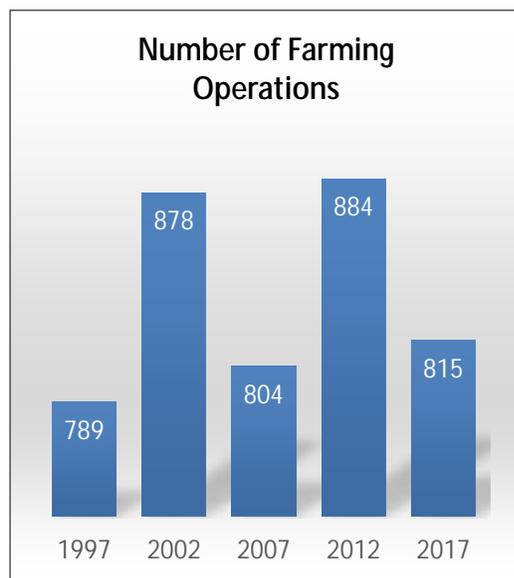
fire suppression, floodplain management, and carbon sequestration



recreation

Source: American Farmland Trust, "Farms Under Threat: The State of America's Farmland," May 9, 2018

County



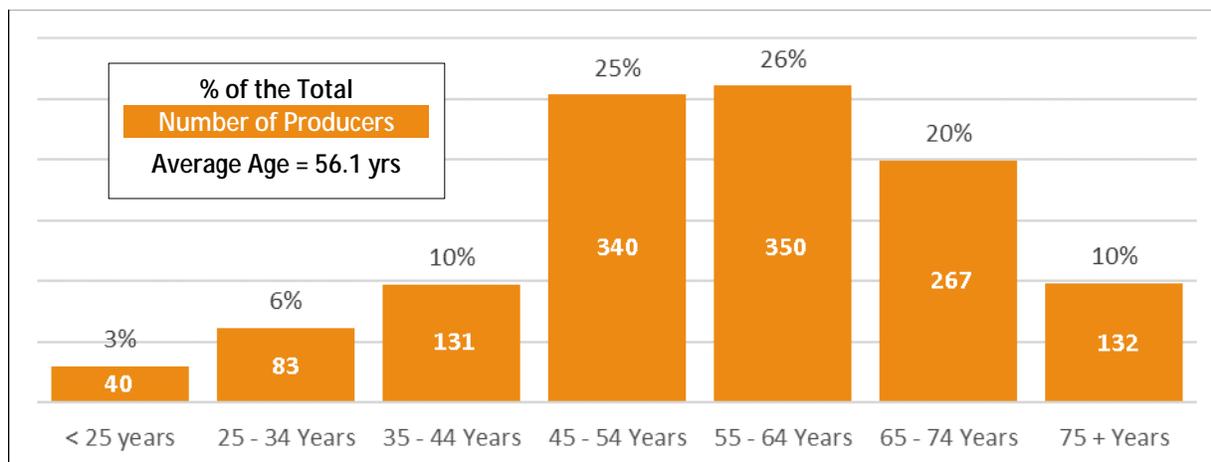
Source: 2017 Census of Agriculture

The number of farming operations in Oconee County has fluctuated over the past 30 years from a low of 789 in 1997 to a high of 884 in 2012. While the number of farm operations fell from 884 in 2012 to 815 in 2017, the average farm size remained 77 acres. In 2007 there were only 804 farms, but the average farm size was larger at 88 acres and the total acreage in farms was almost 71,000.

1. Producer and Income Characteristics

Commonly known as farmers, people who work on farms are called “producers” by the U.S. Census Bureau. The Census Bureau expanded its definition of producer in the 2017 Census to include anyone involved in making decisions for a farm. This change resulted in an increase in the number of people who were reported as producers as compared to previous years. The latest Census also collected information on young producers and new and beginning producers. These new data provide additional insight into the profile of farmers in Oconee County and should help to identify trends that might be significant in supporting local farming.

Figure 8-3. Age of Oconee County Producers, 2017

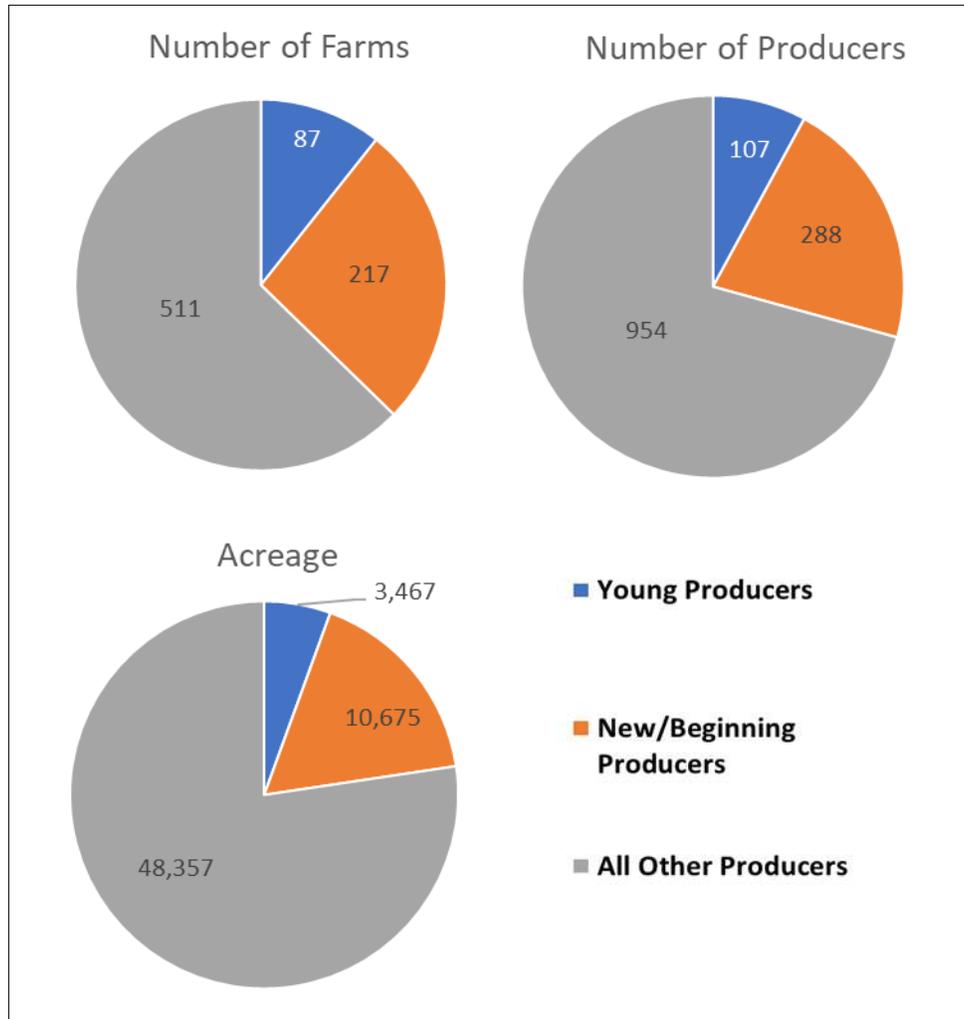


Source: 2017 Census of Agriculture

Of the 1,343 producers working Oconee County farms in 2017, 749 were aged 55 years or older. The average age for all producers is 56.1 years (Figure 8-3), slightly less than the U.S. average of 57.5 years. Fewer than one-third of all producers in Oconee County has been in operation less than 11 years and less than 40 percent indicated that farming was their primary occupation. The future of farming depends on the successful transition of farms from one producer to another, for young people to see value in the farming way of life, and on successfully supplementing farming income with diversification and non-farming related jobs that provide greater income stability. Only a small portion of the primary producers are young, aged 35 or less years, as characterized by the 2017 Census of Agriculture (Figure 8-4). A larger percentage of all producers were characterized as “new or beginning,” defined as no more than ten years of experience, which is a title irrespective of age.



Figure 8-4. Characteristics by Producer Type in Oconee County, 2017

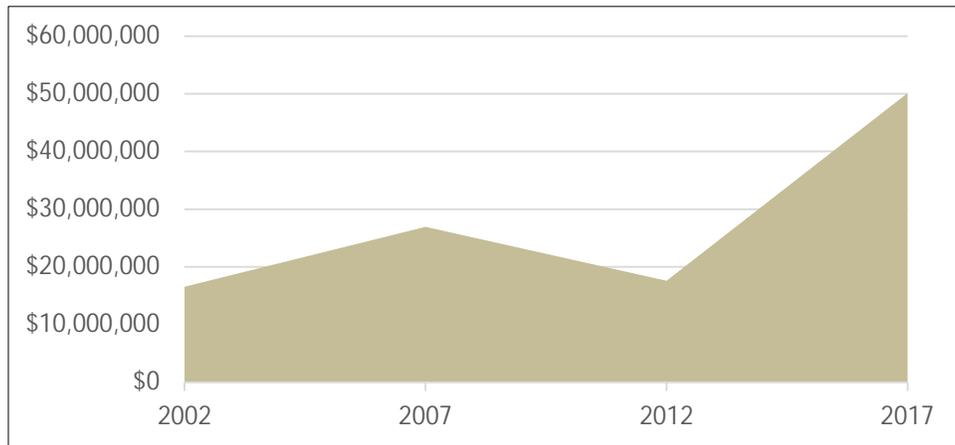


Source: 2017 Census of Agriculture

Although the number of acres farmed in the County is declining, the net income of farm operations has increased. The greatest increases in the number of farms by farm sales has been in categories with annual sales of \$50,000 or more.

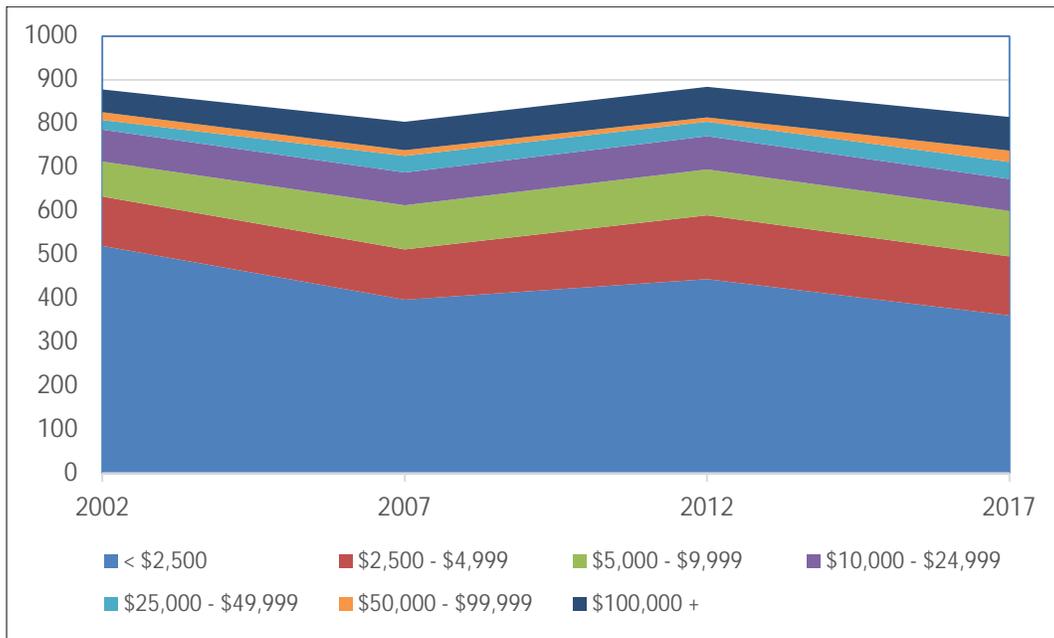


Figure 8-5. Net Farm Income in Oconee County



Source: 2017 Census of Agriculture

Figure 8-6. Number of Farm Operations by Sales in Oconee County



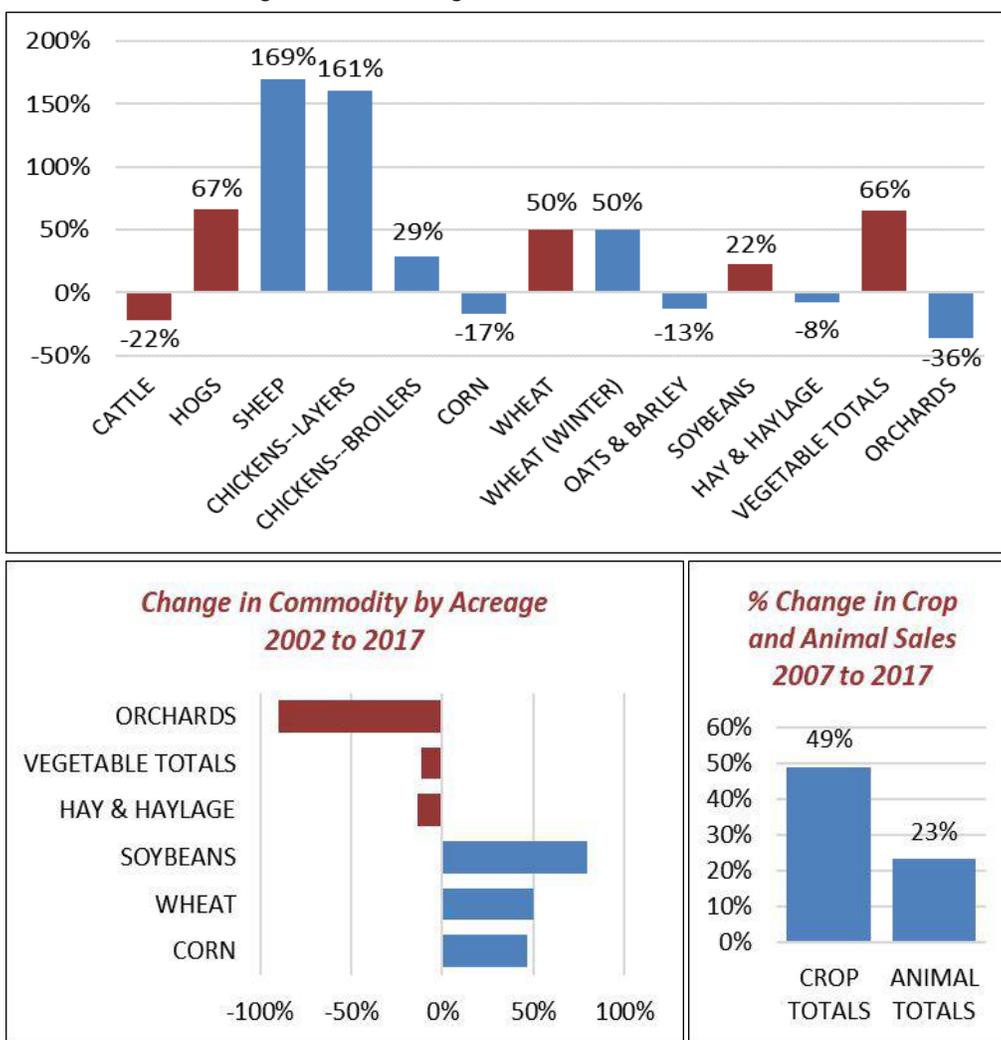
Source: 2017 Census of Agriculture

2. Commodities



A variety of vegetable, fruit, and animal products are produced on Oconee County farms, but livestock, poultry, and animal products represent 97 percent of the total share of farm sales. Oconee County is South Carolina’s number 1 poultry and egg-producing county. It ranks 77th nationwide out of 3007 counties. A distant second, in terms of sales and rank, is the production of cattle and calves, followed by milk, hogs and pigs, sheep and goats, equine, apiculture and aquaculture. As Figure 8-7 indicates, the number of sheep farms increased significantly between 2002 and 2012, but sheep remain a minor contributor to farm sales overall.

Figure 8-7. Changes in Farm Commodities



Source: 2017 Census of Agriculture



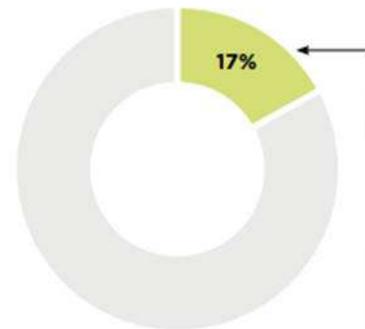
Agricultural Land

Soil data provided by the USDA reveals that only 7% of the County's land area (30,650 acres) is prime farmland. Prime farmland, as defined by the USDA, is "land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses." Prime farmland soils produce the highest yields with minimal inputs of energy and economic resources and the least damage to the environment. Soils that have a high water table or are subject to flooding may also qualify as prime farmland if protected from flooding or not frequently flooded during growing season. These soils comprise 2.4% of the land area in Oconee County, encompassing 10,138 acres of land.

It is possible for states to define and delineate soils that, while not designated as prime farmlands, may be farmlands "of statewide importance" for the production of food, feed, fiber, forage, and oilseed crops. In general this land includes soils that nearly meet the requirements for prime farmland and that economically produce high yields of crops – some as high as prime farmlands given favorable conditions – when treated and managed according to acceptable farming methods. Based on criteria set by the State of South Carolina, 10.4% of the land area of Oconee County (44,829 acres) is considered to have soils of statewide importance to agriculture.

Map 8-1 illustrates the location of prime and other important farmlands in Oconee County. Prime farmlands are located throughout the County but are sparser in the higher elevations in the Sumter National Forest.

U.S. AGRICULTURE RELIES ON HIGH-QUALITY FARMLAND



Only 17 percent of the land in the continental U.S. is agricultural land with the productivity, versatility, and resiliency (PVR) to produce a wide variety of crops with minimal environmental limitations.

Source: American Farmland Trust, "Farms Under Threat: The State of America's Farmland," May 9, 2018



Map 8-1. Prime Farmlands



Source: USDA NRCS Web Soil Survey, 2019



4. Threats to Prime Farmland

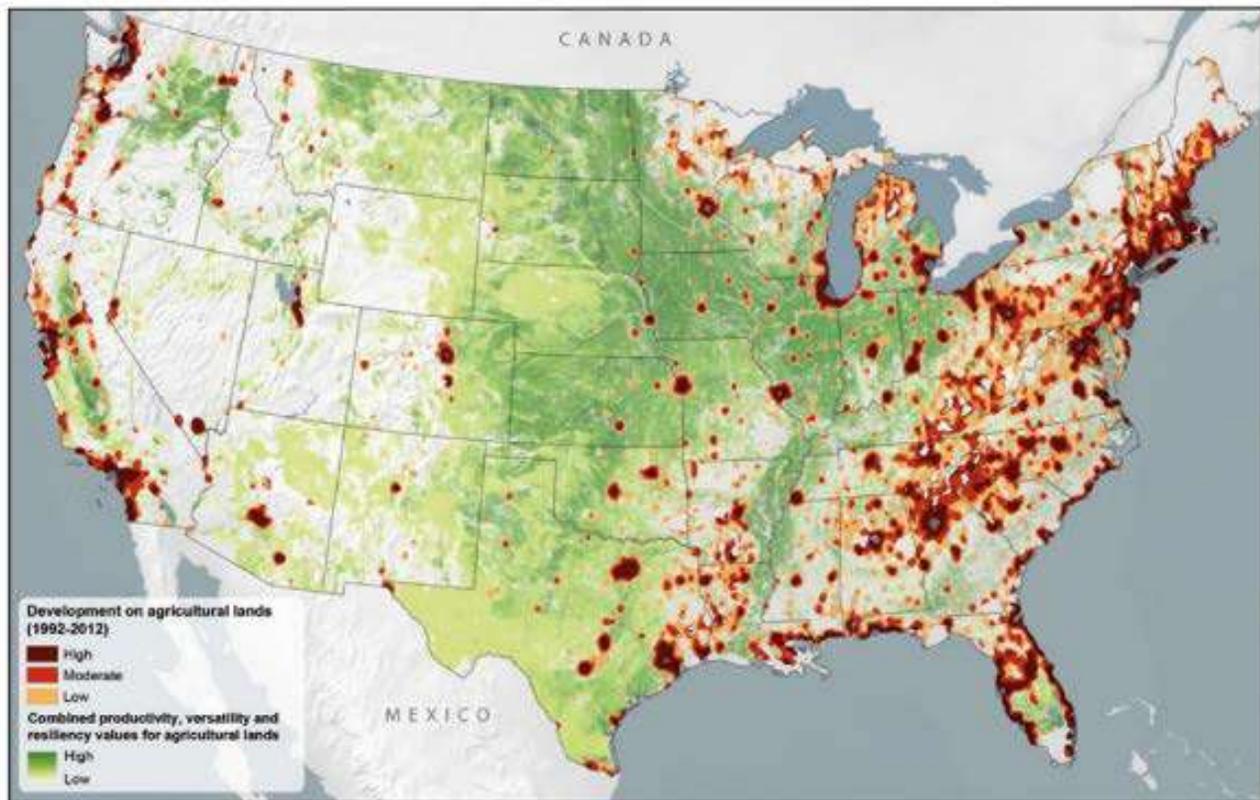
Prime farmland has been disappearing across America as urbanization has crept, leap-frogged, and in some cases, steamrolled across the landscape. The sharp increase in road and utility expansion in the 20th century divided many rural farms, opening vast areas for urban and suburban development. The relatively flat, cleared land preferred by farmers is also preferred by developers looking to minimize the cost of land preparation. However, the loss of farmland is not caused solely by the need for land to accommodate growth. It is also caused by the low relative value placed on farmland as compared to suburban and urban development.

Farm loss isn't just market economics at work, it also represents the collective valuation of farmland by the public. Studies conducted by the USDA Economic Research Service indicate that when people were asked to rank the appeal of various landscapes, farms, particularly cropland, received a low ranking. However, farms were ranked above developed sites in general. Their research provides some insight into the dynamics of farmland conversion, and perhaps is worth considering when crafting public education materials and arguments for farmland preservation.

Between 1982 and 2012, an estimated 395,900 acres of South Carolina's prime farmland were developed (*Farmland Information Center, 2016*). Conversion of prime farmlands to non-agricultural use is a concern, as the farming industry is forced to bring more marginal agricultural land into production. Marginal farmland has less productive and more erodible soil, often with irregular topography such as steeper slopes that require greater labor, equipment, and material costs. Map 8-2 indicates the entire Upstate experienced moderate to high rates of land conversion from 1992 to 2012.



Map 8-2. Conversion of U.S. Agricultural Land to Urban and Low-Density Residential Development Between 1992 and 2012



The development of agricultural land is shown in relationship to the low-to-high continuum of productive, versatile, and resilient values for agricultural land. The conversion of agricultural land to urban and low-density residential uses between 1992 and 2012 is shown as high (dark brown-red, > 25% conversion within a 10-kilometer (6.2 miles) radius), moderate (light brown-red, 10–25% conversion) and low (tan, 5–10% conversion). Urban areas are shown in gray.

Source: American Farmland Trust, "Farms Under Threat: The State of America's Farmland," May 9, 2018

An essential step in protecting valuable farmland is to ensure that policies on growth and development recognize the importance of local farming to the health, well-being, and economy of Oconee County. To accomplish this, the County will need to educate its citizens on the value of local farming activity, the need to promote and support local farmers through right-to-farm policies and similar measures, why it is necessary to allow value-added and farm-related land uses and activities in agricultural areas, and other topics that may arise that are central to preserving Oconee County's farmland. South Carolina has adopted laws to help protect farms from nuisance suits. These laws can be found in *Title 46, Chapter 45 of the S.C. Code of Laws §§ 46-45-10 to 46-45-70* (2004).

Farmers often need to diversify to stay in business. Diversification could mean using a part of the cornfield for a Halloween maze, turning raw products like grapes into other products like jelly, direct selling through farm stands, establishing restaurants and ice cream shops, or

inviting schools and tourists to tour or participate in farm life and production. Zoning that tightly separates land uses by type ignores the interdependence of different uses and synergies that these types of mixed uses can create. An example is a code that restricts agricultural land to primary production but not the processing of agricultural products. Policies that limit options may make farmland preservation very difficult.

The lack of policies to protect farming from the encroachment of inappropriate land uses can lead to additional problems. Agriculture can be noisy and smelly. Farmers often work in the very early morning hours and late evening hours. Farmland can require chemical application that non-farming residents find offensive or scary. For these reasons and many others, conventional residential subdivisions often do not make good farm neighbors. Clustering, buffering, and controlling residential density near farm borders are ways the County could help protect farmers from nuisance complaints. Another way to protect farmland and provide for residential growth is a new trend called “agrihoods.” These are subdivisions that integrate farmland into their overall design, making it a core feature much like golf courses have been in the past. Agrihoods appeal to people who want good, steady access to local farm produce. Agrihoods already exist in the Upstate, including one in the City of Greenville.

Land subdivision is a threat to many prime agricultural areas in the Upstate. Many communities have tried to deal with this through a policy of requiring very large minimum lot sizes, but is this right for agriculture? Just how small is too small for a legitimate farming enterprise? The answer to these questions has changed over time, especially with the recent emphasis on “eat local” and organic farming. Answers also vary by farming technique and product. For example, hydroponic greenhouses may only need an acre, while cattle farming can require more than 35 acres. Subdividing land into estate lots or gentleman farms and allowing land splits to accommodate family lots can eat away at Oconee County’s prime farmland over time. At the same time, it is crucial to permit subdivisions that support housing for farm laborers and businesses that provide goods and services to the farming community, issues that often are overlooked in local land use policies.

Some counties, such as Charleston County and Henderson County, N.C., have created or are in the process of creating Voluntary Agricultural and Forestal Areas programs. These programs seek to prevent the low-density sprawl development pattern and non-agricultural/forestal use encroachment that can lead to destruction of the agricultural and forestry industry.

C. FORESTRY

Roughly 63 percent of Oconee County’s land area is forested, totaling 251,354 acres (*S.C. Forestry Commission, www.state.sc.us/forest/oco.htm, 2019*). Much of the county’s forestland lies within the Sumter National Forest. Hardwoods and some pines are the dominant native trees (*USDA, Soil Survey of Oconee County, S.C., 1963*). While forestry is a key component of the economy in the state and region, Oconee County ranks 45th out of 46 counties in delivered

value of timber. This is at least partially due to the lack of major processing mills that exist in or near other counties.

Statewide, the total annual economic impact of South Carolina's forest industry is over \$21 billion, employing over 84,000 residents (*S.C. Forestry Commission, Economic Contribution of South Carolina's Forestry Sector, 2017*). Oconee County ranks 45st statewide in delivered value of timber sold, with a harvested timber delivery value exceeding \$4.7 million (*S.C. Forestry Commission, Value of SC's Timber Delivered to Mills in 2017*). South Carolina forest products go to many places including international destinations.

Table 8-9. Top 10 S.C. Forest Products Markets, 2016*

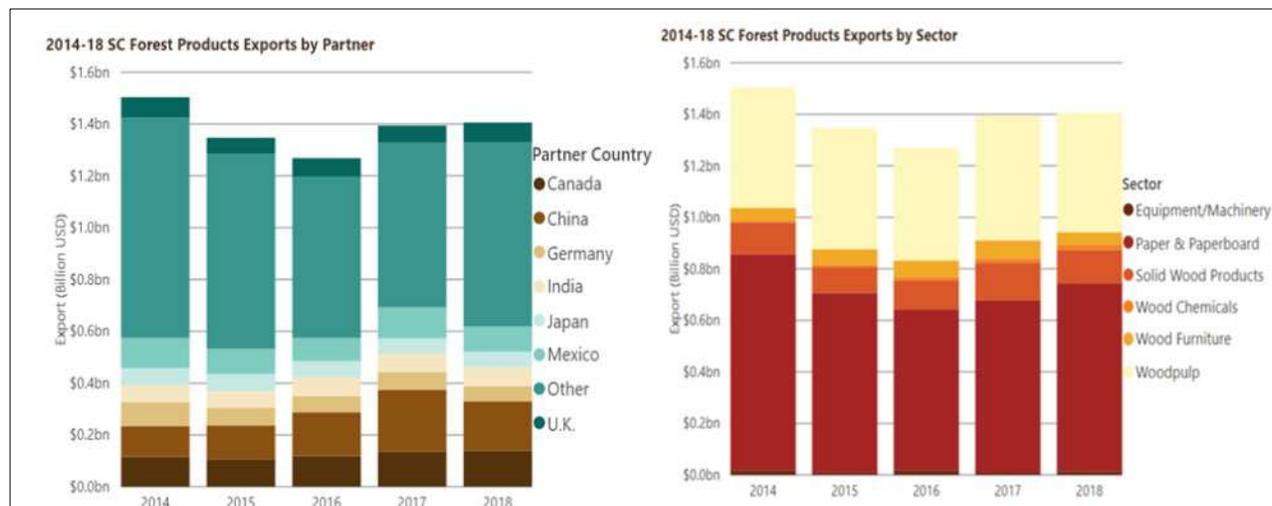
Rank	Wood-based chemical products	Solid wood products	Wood Pulp	Paper and paperboard	Paper manuf. machinery	Furniture	Prefabricated buildings
1	Finland (13)	China (0)	China (0)	Canada (0)	Poland (11)	Russia (0)	Chile (11)
2	Korea, South (1)	Canada (0)	India (2)	United Kingdom (2)	Canada (-1)	Thailand (3)	Spain (10)
3	China (-2)	India (0)	Japan (-1)	Germany (0)	Malaysia (0)	Canada (-1)	Canada (-1)
4	Brazil (-2)	Australia (0)	Mexico (3)	Mexico (-2)	Germany (0)	Egypt (2)	Bahamas (-1)
5	Canada (2)	Japan (1)	Korea, South (0)	China (0)	Argentina (11)	Germany (-1)	China (7)
6	Thailand (-2)	United Kingdom (2)	Italy (0)	Italy (0)	Mexico (-4)	Malaysia (2)	Romania (6)
7	Mexico (1)	Vietnam (0)	Colombia (3)	Ecuador (1)	Australia (2)	India (0)	Australia (5)
8	Kuwait (6)	Bangladesh (10)	Poland (-5)	India (1)	Colombia (-2)	China (3)	Korea, South (4)
9	India (-3)	Pakistan (1)	Netherlands (-1)	Netherlands (11)	Brazil (6)	Brazil (1)	Colombia (3)
10	Netherlands (-1)	Korea, South (2)	Belgium (1)	Egypt (9)	Netherlands (11)	Australia (19)	France (-6)

Legend: Asia | Europe | Central/South America & The Caribbean | North America | Oceania | Africa

* 2015-2016 ranking changes are shown in parentheses

Source: S.C. Forestry Commission, South Carolina Forest Products Industry Export Report: 2016

Figure 8-10. Forest Export by Partner and by Sector, 2014 to 2018



Source: S.C. Forestry Commission, South Carolina Forest Products Exports: 2018



In addition to providing commercial wood-based products, forestland is productive in many other ways. It converts carbon dioxide into oxygen, provides shade to help mitigate hot summer temperatures, serves as critical habitat and food sources for many wildlife and plant species, lessens wind impacts, and conserves water and reduces stormwater impacts by filtering pollutants and aiding groundwater recharge. In light of these benefits, the South Carolina Forestry Commission works with communities across the state to develop urban forestry programs to promote the conservation and re-establishment of forests in developed areas.

Forestland and tree canopy also contribute significantly to the character of Oconee County. Studies conducted by the USDA Economic Research Service indicate that forestland is a compelling factor for where people choose to live.

Tree canopy has a positive impact on community appearance and forests are important recreational resources. State-level data recently released by the S.C. Forestry Commission indicate that forest-based recreation contributes \$1.6 billion annually to the state’s economy.

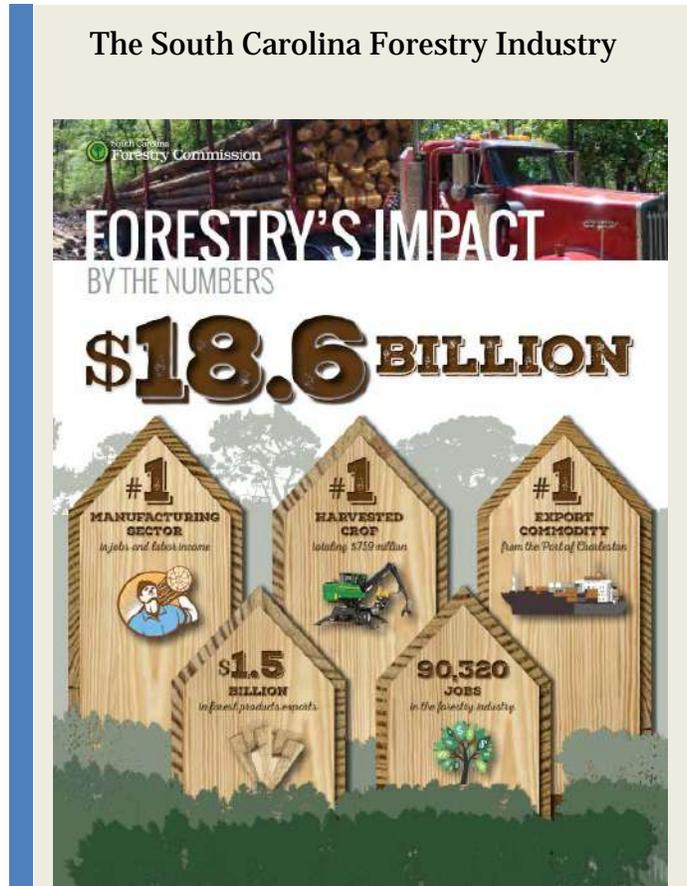
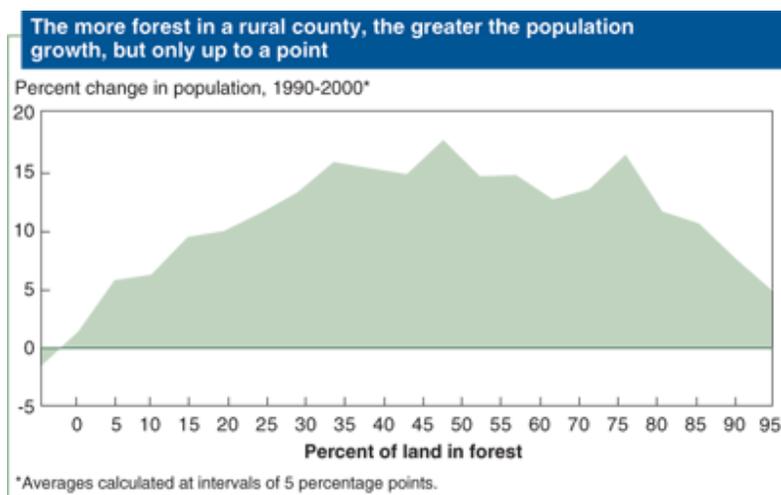


Figure 8-11. Relationship Between Forestland and Population Growth



Source: USDA, Economic Research Service, "Farm Programs, Natural Amenities, and Rural Development," February 1, 2005

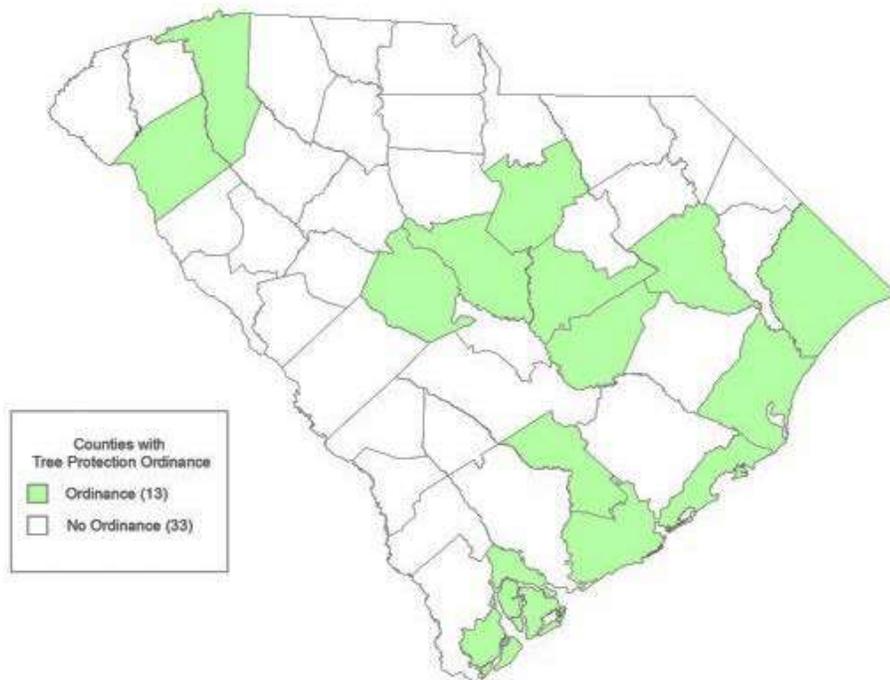
1. Threats to Forestry

There are many threats to forestlands such as clearing, grubbing, and grading for development, insect infestations and disease, invasive species, inadequate forestry management, and fire. Historically, the greatest loss in forestland occurred when land was cleared for farming. This trend reversed as a result of incentives that encourage the conversion of farmland into forests. Urbanization is now the primary cause of deforestation in South Carolina. The South Carolina Forestry Commission is working with communities across the state to develop urban forestry programs that protect remaining forestland and encourage the re-establishment of forests and tree canopies in urban areas.



Source: Clemson University

Map 8-2. Counties with Tree Protection Ordinances



Source: South Carolina's Forest Resource Assessment and Strategy (Forest Action Plan)
<http://www.trees.sc.gov/scfra.htm>

Wildfire is a threat to all South Carolina forestland and the urban areas which it abuts. On average, the South Carolina Forestry Commission fights 3,000 forest fires across the state each year. Nearly all are human-related, meaning that humans directly caused or indirectly contributed to fire creation or spread.

Forests contain “fuels” that are highly flammable, including any natural material, living or dead, that will burn. Common fuels include leaf litter, limbs, pine straw, and certain species of shrubs and trees that ignite easily. The greatest area of wildfire concern is in the wildland-urban interface, where development abuts forestland. Wildfires in and adjacent to developed areas present many challenges, not the least of which is access to the fire through developed sites. Business owners and residents often unwittingly provide fuel for fires by using of one or more of the fuels mentioned above in site landscaping. The South Carolina Forestry Commission works with communities to develop community wildfire protection plans to lessen risk to buildings and forestland. Plans provide an assessment of risk and a list of mitigation measures that can be undertaken to minimize wildfire risk. The goal of the Commission is to have as many “fire-adapted” communities in South Carolina as possible. A fire-adapted community is one in which the citizenry is informed, prepared, and taking action to reduce wildfire-related incidents.

South Carolina has many communities that are recognized nationally through the Firewise USA program established and managed by the National Fire Protection Association where residents are actively reducing wildfire risks. Ten of the 33 communities currently listed are in Oconee County including:

- Keowee Key (2006)
- Wynward Pointe (2007)
- Lake Yonah (2009)
- Keowee Harbours (2009)
- Chickasaw Point (2009)
- Waterford Pointe (2009)
- Waterford (2010)
- Beacon Shores (2015)
- Port Santorini (2016)
- Emerald Pointe (2017)



Funding for the USDA Forest Service's National Fire Plan is available through grants to communities wishing to implement a fuels mitigation and educational program. The International Code Council has also created an *International Wildland-Urban Interface Code* to assist communities interested in using regulation to help reduce wildfire risk.

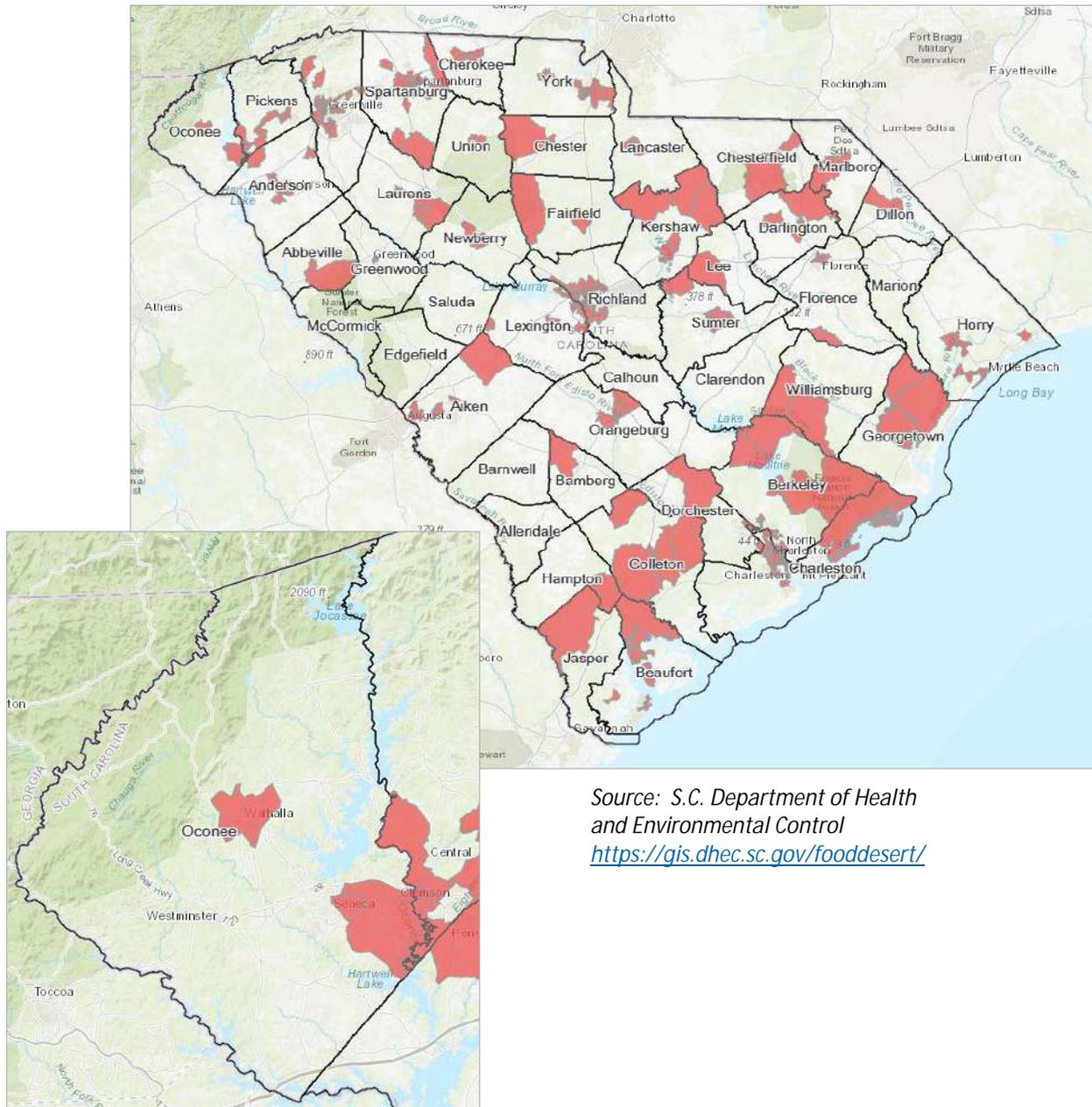
D. FOOD SECURITY

Food access is a critical element of community prosperity and security and should be an integral feature of planning at regional, county, community, and neighborhood levels. Successfully addressing food security requires cooperation and coordination from the public, private, and non-profit sectors, and collaboration with a variety of entities including retailers, transit services, and non-profits focused on healthy food education and childhood nutrition. Collaborative efforts to identify potential funding sources to address needs are also needed.

The lack of access to a variety of fresh and healthy foods can be a problem for many low-income and other transportation-challenged populations. The USDA Economic Research Service defines individuals lacking access as those who live more than one mile from a grocery store or supermarket. Low-income residents in areas without access to a grocery store who cannot raise their food and frequently lack reliable access to transportation often rely on neighborhood convenience stores which typically stock foods that are highly processed, high-caloric, and have a low-nutritional value. Children and the elderly are particularly vulnerable to food insecurity.

The USDA has mapped areas that lack access to fresh and healthy foods, known as food deserts. The S.C. Department of Health and Environmental Control has published the USDA map for the state. This map is shown in Map 8-3 along with a focused map of Oconee County.

Map 8-3. Food Deserts in South Carolina and Oconee County



Source: S.C. Department of Health and Environmental Control
<https://gis.dhec.sc.gov/fooddesert/>

Although these maps are based on 2015 data, there is little reason to believe food access has improved significantly since then. As the maps indicate, there are likely significant access issues around Walhalla and from Seneca to Pickens and Anderson counties.

Ensuring access to healthy food is both a land use and a transportation issue and requires a holistic approach to successfully address the problem. Such an approach can include increasing public transit; making sure land use policies allow a mix of uses in residential areas that allows grocery stores, farmers markets, and similar fresh food outlets; and educating citizens on

backyard gardening and food preservation to encourage a certain amount of self-sufficiency where possible. Land use policies that do not allow grocery stores and supermarkets in residential areas create food deserts. Being aware of where food deserts likely exist, as indicated by Map 8-3, and using that information to inform transit service routes is also vital since the market forces that drive retail location favor moderate and high-income areas over low-income communities.

Many communities are turning to gardening as one solution for healthy food access. Backyard gardens may significantly improve healthy food choice. Community gardens are also becoming more popular across the country, as are subdivisions centered around gardens or small community farms, referred to as agrihoods. Some communities have also begun to plan edible gardens instead of ornamentals in public spaces. Gardening encourages physical activity and provides the benefits associated with other outdoor activities. The National Recreation and Park Association now offers advice on how to integrate gardening (backyard, community, public) into parks and recreation programs for children and adults. These programs teach important skills including food preservation.

There is a growing movement centered on eating locally grown and produced foods. To support this in Oconee County, the County should ensure it has no unnecessary barriers that restrict accessory processing on farms and in commercial areas (e.g. jams, jellies, wine, pickles), encourage farmer's markets and farm stands, work cooperatively to link producers with retail consumers (restaurants, bars, etc.) as part of a broader economic development strategy, and assist with marketing local farm products.

Food security can be a much larger problem and impact many more people than shown on Map 8-3 during natural disasters and other emergencies that affect transportation systems and food production. Few emergency management plans currently address food access and security, but more communities are beginning to add this very critical link. In 2010, the National Association of State Departments of Agriculture (NASDA), in cooperation with USDA's Food Safety Inspection Service (FSIS), the Food and Drug Administration (FDA), and the Department of Homeland Security (DHS) developed best practices and guidelines for state and local emergency response efforts for incidents involving the nation's food supply. Oconee County can request state assistance in developing a local food security and response element for the County's Emergency Preparedness Plan. It should also coordinate planning, prevention, and response efforts regionally since disasters and emergencies frequently affect multiple jurisdictions at one time.



Source: S.C. Farm Bureau

E. GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

The table of goals, objectives and implementation strategies (GOIS) summarizes the actions that will be undertaken in the coming decade to achieve the goals and objectives identified in the Agriculture Element. The Agricultural Advisory Board of Oconee County will be a driving force and an accountable agency for all goals, objectives, and strategies below.

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
Goal 8.1. Support and Protect the Agricultural Industry in Oconee County.		
Objective 8.1.1. Recognize important agricultural land as a valuable natural resource to protect for future generations.		
Strategy 8.1.1.1. Advocate use of “Best Management Practices” in farmland and forest operations.	<ul style="list-style-type: none"> • Planning Commission • Soil & Water Conservation Commissions • Oconee County • Clemson Cooperative Extension (CCE) • State Forestry Commission 	2025
Strategy 8.1.1.2. 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 farmland and forests.	<ul style="list-style-type: none"> • Oconee County • CCE • Conservation groups 	2025
Strategy 8.1.1.3. Work with SCDOT and other state and regional agencies to ensure projects for infrastructure facility maintenance and expansion will not be detrimental to the continuation of agriculture and silviculture.	<ul style="list-style-type: none"> • Oconee County • SCDOT • Oconee County Chamber of Commerce • Municipalities • Planning Commission • Oconee Economic Alliance(OEA) 	2021



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
<u>Strategy 8.1.1.4.</u> Limit non-agricultural development in productive and prime agricultural areas to densities and development patterns that are consistent with the continuation of economically viable agriculture.	<ul style="list-style-type: none"> • Oconee County • OEA 	2021
<u>Strategy 8.1.1.5.</u> Support state legislation that links incentives to continue farming (such as state income tax credits or differential assessment for property taxes and affirmative supports for the business of agriculture) with controls preventing conversion of the recipient's agricultural land to non-farm uses.	<ul style="list-style-type: none"> • Oconee County • Oconee County Chamber of Commerce 	2025
<u>Strategy 8.1.1.6.</u> Seek grants and take advantage of state and federal programs to assist with the purchase of development rights and agricultural easements on prime agricultural land.	<ul style="list-style-type: none"> • Oconee County • Oconee County Cooperative Extension Service • Oconee County Chamber of Commerce • Conservation groups 	2023
<u>Strategy 8.1.1.7.</u> Ensure that the impacts to adjacent farms and forest land is part of the deliberation and decision making for proposed public projects.	<ul style="list-style-type: none"> • Oconee County • Oconee County Cooperative Extension Service • Oconee County Chamber of Commerce 	2021
<u>Strategy 8.1.1.8.</u> Work with the state Real Estate Licensing commission to add an "Agricultural Disclosure Act" to ensure that potential home/land/business purchasers are made aware that agricultural activity is occurring on land adjacent to the purchaser's property of interest.	<ul style="list-style-type: none"> • Oconee County • State Real Estate Licensing Commission 	2023



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
<p><u>Strategy 8.1.1.9.</u> Activate vacant and underutilized County owned property to facilitate a program that invites entrepreneurs, non-profits, residents, and other groups to begin entry-level agricultural businesses, community gardens, and pilot programs for engaging residents in the agricultural processes.</p>	<ul style="list-style-type: none"> • Oconee County • NGO • Not-for-Profit organizations • CCE • Municipalities • Ag. organizations • School Board 	<p>2023</p>
<p><u>Strategy 8.1.1.10.</u> Create a staff position of Agricultural communication and coordination to coordinate and communicate with farmers, foresters, local governments, agricultural groups, and the public on agricultural and forestry matters.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>2023</p>
<p>Objective 8.1.2. Enhance agricultural operations and opportunities.</p>		
<p><u>Strategy 8.1.2.1.</u> 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.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>2025</p>
<p><u>Strategy 8.1.2.2.</u> Provide appropriate assistance to expand non- traditional and specialty agribusiness opportunities.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>2021</p>
<p><u>Strategy 8.1.2.3.</u> Ensure the ability of a farm to have a farm-related business onsite.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>2021</p>
<p><u>Strategy 8.1.2.4.</u> Promote the establishment of new farm enterprises through support of training for interested persons.</p>	<ul style="list-style-type: none"> • Oconee County • Oconee County Cooperative Extension Service 	<p>2023</p>
<p><u>Strategy 8.1.2.5.</u> Allow agricultural products processing facilities to locate in areas with convenient access to farms, but ensure that they do not negatively impact rural character or scenic vistas.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>2025</p>



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
<u>Strategy 8.1.2.6.</u> Support South Carolina right-to-farm laws and consider adopting a county right-to-farm policy.	<ul style="list-style-type: none"> • Oconee County • Oconee County Cooperative Extension Service • Oconee County Chamber of Commerce 	2021
<u>Strategy 8.1.2.7.</u> Promote farm stands and farmers markets in rural and urban areas and local food hub(s) with adjoining counties	<ul style="list-style-type: none"> • Oconee County • Oconee County Cooperative Extension Service 	2023
<u>Strategy 8.1.2.8.</u> Consider adopting a Voluntary Agricultural and Forestal Areas program.	<ul style="list-style-type: none"> • Oconee County • Oconee County Cooperative Extension Service 	2025
<u>Strategy 8.1.2.9.</u> Encourage and support programs that educate and engage residents of all ages in aspects of farming and agriculture.	<ul style="list-style-type: none"> • Oconee County • Oconee Cooperative Extension Service • Agriculture Advisory Board • Organizations such as FFA and the Oconee Cultivation Project 	2023
Goal 8.2. Protect Oconee County's Forest Resources.		
<u>Strategy 8.2.1.1.</u> Maintain an accurate inventory of important forestland.	<ul style="list-style-type: none"> • Oconee County • SC Forestry Commission • US Forest Service 	2023
<u>Strategy 8.2.1.2.</u> Coordinate and plan infrastructure and development to protect forestland.	<ul style="list-style-type: none"> • Oconee County • SC Forestry Commission • SCDOT • US Forestry Commission • Conservation groups 	2025

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
<p><u>Strategy 8.2.1.3.</u> Support efforts to permanently preserve important forestland.</p>	<ul style="list-style-type: none"> • Oconee County • SC Forestry Commission • US Forestry Service • Conservation groups 	<p>2025</p>
<p><u>Strategy 8.2.1.4.</u> Work with the Forestry Commission to educate citizens about wildfire hazards.</p>	<ul style="list-style-type: none"> • Oconee County • SC Forestry Commission • Rural fire departments • US Forestry Commission • CCE 	<p>2021</p>
<p><u>Strategy 8.2.1.5.</u> Consider adopting the International Wildland-Urban Interface Code, or relevant portions, to help mitigate wildfire risk.</p>	<ul style="list-style-type: none"> • Oconee County • Rural fire departments 	<p>2025</p>
<p>Goal 8.3. Ensure continuing access to healthy, fresh food.</p>		
<p>Objective 8.3.1. Eliminate food deserts and ensure access to healthy food.</p>		
<p><u>Strategy 8.3.1.1.</u> Integrate food system policies and planning into County land use, transportation, and capital improvement plans.</p>	<ul style="list-style-type: none"> • Oconee County • Local food banks • Oconee County Cooperative Extension Service • Oconee County School Board 	<p>2030</p>
<p><u>Strategy 8.3.1.2.</u> Encourage residents to supplement personal food sources with gardening and fresh food preservation.</p>	<ul style="list-style-type: none"> • Oconee County • Oconee County Cooperative Extension Service • Oconee County School Board 	<p>2025</p>
<p><u>Strategy 8.3.1.3.</u> Recruit, support, and incentivize businesses that provide healthy food choices in all areas of the County.</p>	<ul style="list-style-type: none"> • Oconee County • Oconee County Chamber of Commerce • CCE 	<p>2027</p>



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
<u>Strategy 8.3.1.4.</u> Revise land use policies to require healthy food access as a part of development standards, prohibit private restrictions that limit gardens, and community gardens, in residential areas when economic incentives are offered by the County to a developer	<ul style="list-style-type: none"> • Oconee County • Municipalities • OEA 	2023
<u>Strategy 8.3.1.5.</u> Work collaboratively with non-profits and other entities to address the needs of vulnerable populations (e.g. elderly, children, homeless).	<ul style="list-style-type: none"> • Oconee County • Municipalities • Local non-profits • Faith-based community • Farmers' markets 	2023
<u>Strategy 8.3.1.6.</u> Support new opportunities for distribution of locally and regionally produced food.	<ul style="list-style-type: none"> • Oconee County 	2023
<u>Strategy 8.3.1.7.</u> Revise the zoning code to require healthy food access as a part of development standards.	<ul style="list-style-type: none"> • Oconee County • Planning Commission • Municipalities 	2025
<u>Strategy 8.3.1.8.</u> Work collaboratively to ensure that regional emergency preparedness programs include food access and distribution and are working toward the goal of establishing regional capacity for feeding the population for 2 to 3 months in an emergency.	<ul style="list-style-type: none"> • Oconee County • Municipalities • SC Emergency Management • Private organizations • NFPO • Disaster relief organizations 	2030

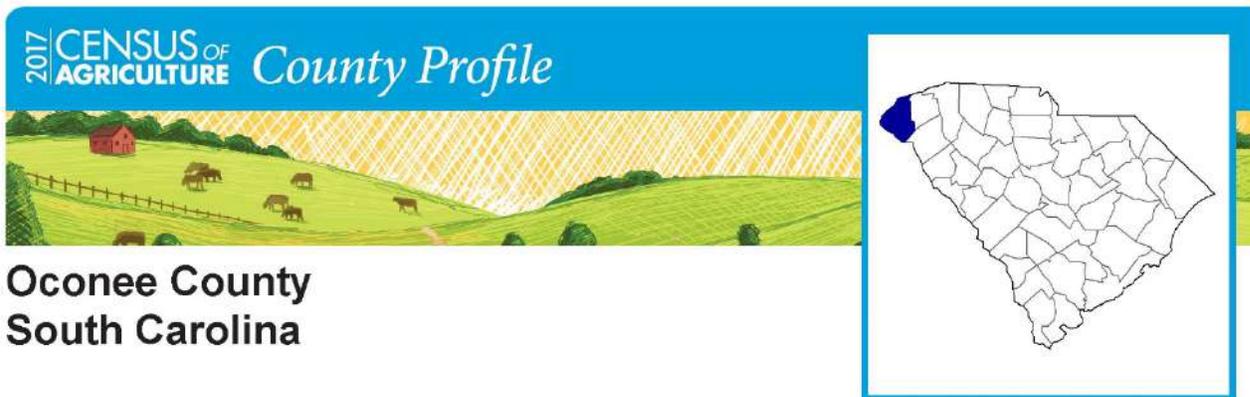
Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Completion
<p><u>Strategy 8.3.1.9.</u> Demonstrate the use of agriculture as a method of mitigating climate change.</p>	<ul style="list-style-type: none"> • Oconee County • School Board • CCE • Agricultural groups • Private organizations • Municipalities • Conservation groups • Local non-profits • Faith-based community • Farmers' markets • Oconee County Chamber of Commerce • Local food banks • SC Forestry Commission 	<p>2023</p>

Note: GOIS are coded for ease of review

- *Black text is directly from the current comprehensive plan*
- *Blue text was developed per input from focus group meetings*
- *Red text was developed by consultants to address issues in background data*
- *Green text added per the Planning Commission*
- *Brown text from OEA/County plan, Upstate SC Alliance regional economic plan and ACOG CEDS*
- *Purple text derived from Appalachian Regional Commission (ARC)*
- *Time frames in yellow cells should be added by staff and PC*

*Some strategies are derived and consolidated from multiple sources





Oconee County South Carolina

Total and Per Farm Overview, 2017 and change since 2012

	2017	% change since 2012
Number of farms	815	-8
Land in farms (acres)	62,499	-8
Average size of farm (acres)	77	(Z)
Total	(\$)	
Market value of products sold	159,422,000	+31
Government payments	635,000	+66
Farm-related income	1,901,000	+34
Total farm production expenses	111,850,000	+6
Net cash farm income	50,107,000	+185
Per farm average	(\$)	
Market value of products sold	195,609	+42
Government payments (average per farm receiving)	4,736	-31
Farm-related income	10,562	+16
Total farm production expenses	137,240	+15
Net cash farm income	61,481	+209

5 Percent of state agriculture sales

Share of Sales by Type (%)

Crops	3
Livestock, poultry, and products	97

Land in Farms by Use (%)^a

Cropland	30
Pastureland	34
Woodland	30
Other	6

Acres irrigated: 390

1% of land in farms

Land Use Practices (% of farms)

No till	9
Reduced till	4
Intensive till	6
Cover crop	8

Farms by Value of Sales

	Number	Percent of Total ^a
Less than \$2,500	361	44
\$2,500 to \$4,999	135	17
\$5,000 to \$9,999	104	13
\$10,000 to \$24,999	73	9
\$25,000 to \$49,999	39	5
\$50,000 to \$99,999	26	3
\$100,000 or more	77	9

Farms by Size

	Number	Percent of Total ^a
1 to 9 acres	102	13
10 to 49 acres	378	46
50 to 179 acres	248	30
180 to 499 acres	74	9
500 to 999 acres	11	1
1,000 + acres	2	(Z)



United States Department of Agriculture
National Agricultural Statistics Service

www.nass.usda.gov/AgCensus



Oconee County
 South Carolina, 2017
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2017 CENSUS OF AGRICULTURE *County Profile*

Market Value of Agricultural Products Sold

	Sales (\$1,000)	Rank in State ^b	Counties Producing Item	Rank in U.S. ^b	Counties Producing Item
Total	159,422	4	46	709	3,077
Crops	4,582	37	46	2,406	3,073
Grains, oilseeds, dry beans, dry peas	981	32	46	2,124	2,916
Tobacco	-	-	13	-	323
Cotton and cottonseed	-	-	31	-	647
Vegetables, melons, potatoes, sweet potatoes	470	26	46	986	2,821
Fruits, tree nuts, berries	745	11	45	548	2,748
Nursery, greenhouse, floriculture, sod	1,043	27	41	843	2,601
Cultivated Christmas trees, short rotation woody crops	26	16	31	452	1,384
Other crops and hay	1,316	29	46	1,625	3,040
Livestock, poultry, and products	154,840	1	46	286	3,073
Poultry and eggs	148,903	1	45	77	3,007
Cattle and calves	3,850	9	46	1,852	3,055
Milk from cows	(D)	18	26	(D)	1,892
Hogs and pigs	40	18	44	1,182	2,856
Sheep, goats, wool, mohair, milk	53	17	46	1,702	2,984
Horses, ponies, mules, burros, donkeys	674	5	46	307	2,970
Aquaculture	(D)	2	22	(D)	1,251
Other animals and animal products	42	13	45	1,056	2,878

Total Producers ^c	1,343
Sex	
Male	854
Female	489
Age	
<35	123
35 – 64	821
65 and older	399
Race	
American Indian/Alaska Native	6
Asian	4
Black or African American	25
Native Hawaiian/Pacific Islander	1
White	1,301
More than one race	6
Other characteristics	
Hispanic, Latino, Spanish origin	22
With military service	162
New and beginning farmers	377

Percent of farms that:	
Have internet access	75
Farm organically	(Z)
Sell directly to consumers	7
Hire farm labor	19
Are family farms	98

Top Crops in Acres ^d	
Forage (hay/haylage), all	11,240
Soybeans for beans	1,892
Wheat for grain, all	1,344
Corn for grain	601
Barley for grain	(D)
<hr/>	
Livestock Inventory (Dec 31, 2017)	
Broilers and other meat-type chickens	7,242,210
Cattle and calves	14,672
Goats	707
Hogs and pigs	404
Horses and ponies	950
Layers	49,766
Pullets	(D)
Sheep and lambs	356
Turkeys	21

See 2017 Census of Agriculture, U.S. Summary and State Data, for complete footnotes, explanations, definitions, commodity descriptions, and methodology.
^a May not add to 100% due to rounding. ^b Among counties whose rank can be displayed. ^c Data collected for a maximum of four producers per farm.
^d Crop commodity names may be shortened; see full names at www.nass.usda.gov/go/cropnames.pdf. ^e Position below the line does not indicate rank.
 (D) Withheld to avoid disclosing data for individual operations. (NA) Not available. (Z) Less than half of the unit shown. (-) Represents zero.

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