



OCONEE COUNTY
PLANNING COMMISSION

415 S. Pine St. Room 212 | Walhalla, SC 29691
864.638.4218
OconeeSC.com

COMMISSION MEMBERS

Mike Johnson, Chairman, At-Large David Nix, Vice Chair, District 2
Teresa Spicer, District 1 Brit Adams, District 3
Joshua Owens, District 4 Gary Gaulin, District 5
Mickey Haney, At-Large

AGENDA

6:00 pm, Monday, September 16, 2024
Council Chambers - Oconee County 415 S Pine St, Walhalla SC 29691

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Approval of minutes from September 5, 2024
5. Public Comment for Non-Agenda Items (4 minutes per person)
6. Commission Member Comments
7. Staff Comments
8. Discussion regarding the 2025 update to the County Comprehensive Plan
 - a. Public comment
 - b. Discussion/ vote
9. Adjourn



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COMMISSION MEMBERS

Mike Johnson, Chairman, At-Large
Teresa Spicer, District 1 - Absent
Joshua Owens, District 4
Mickey Haney, At-Large

David Nix, Vice Chair, District 2
Brit Adams, District 3
Absent - Gary Gaulin, District 5

STAFF

James Coley
Elise Dunaway

MEDIA

MINUTES

6:00 pm, Thursday, September 5, 2024
Council Chambers - Oconee County 415 S. Pine St, Walhalla SC 29691

1. Call to Order – Mr. Johnson called the meeting to order at 6:00 PM.
2. Invocation was led by Mr. Nix.
3. Pledge of Allegiance was led by Mr. Johnson.
4. Approval of minutes from August 19, 2024 – Mr. Owens made a motion to approve the minutes; Seconded by Mr. Nix. Approved unanimously.
5. Commission Member Comments: N/A
6. Staff Comments
Mr. Coley notified the commission that the KOBA request to designate HWY 130 as scenic had been postponed until the October 1, 2024 Council meeting.
Mr. Coley presented the proposed Windsor at Walhalla Phase II subdivision to the members.
7. Mr. Nix made a motion to amend the agenda to move public comment after staff comment; Seconded by Mr. Johnson. Approved unanimously.
8. Public Comment for Non-Agenda Items (4 minutes per person):
Mr. Tom Markovich shared his opinions on major subdivisions and using the number of dwellings as part of the definition.
9. Discussion regarding lot setbacks, with particular reference to flag lots and irregularly shaped lots
 - a. Public comment: N/A

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- b. Discussion/ vote
 - 6:16 - Mr. Johnson made a motion to remove the diagram in Chapter 38 Article 9 Section 3 Item (2) a; Seconded by Mr. Haney. Motion withdrawn.

 - 6:32 - Mr. Haney made a motion to add “flag lots shall only pertain to subdivided lots similar in shape or size” after the definition of flag lot. Motion failed due to lack of a second.

 - 6:48 - Mr. Johnson made a motion to send the final draft of the ordinance to County Council with a recommendation to accept the ordinance, and allow him to present the changes at the Council meeting; Seconded by Mr. Nix. Approved unanimously.

- 10. Discussion and potential recommendation to County Council regarding amending Oconee County Code of Ordinances Chapter 32-222 “Preliminary plan and supporting data” so that applicants shall be required to submit all appropriate fees at the time of application; that the review period shall not begin until such fees are paid; and other related matters.
 - a. Public Comment
 - b. Discussion/ vote
 - 6:55 - Mr. Nix made a motion to change Section 32-222 (a)2 to the wording recommended in agenda item number 9; Seconded by Mr. Haney. Approved unanimously.

- 11. Discussion and potential recommendation to County Council regarding amending Oconee County Code of Ordinances Chapter 32-222 by adding a provision where major subdivision applications would be voided after 6 months if the developer does not update their plans
 - a. Public Comment
 - b. Discussion/ vote
 - 6:58 - Mr. Nix made a motion to postpone agenda item number 10 until staff returns with specific wording and placement in Section 32-222; Seconded by Mr. Johnson. Approved unanimously.

- 12. Adjourn – the meeting was adjourned at 7:00 PM.

Goals, Objectives, & Strategies for Implementation, compiled

The goals, objectives and strategies for implementation (GOIS) table summarizes the actions that will be undertaken in the coming decade to achieve the goals and objectives identified in each element.

2. POPULATION

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Goal 2.1. Improve the quality of life for existing and future residents of Oconee County.			
Objective 2.1.1. Increase understanding of the County's population composition and characteristics.			
<u>Strategy 2.1.1.2.</u> Coordinate and collaborate with regional agencies and neighboring jurisdictions to share demographic data and update population projection data and methodologies.	<ul style="list-style-type: none"> Oconee County ACOG Neighboring Jurisdictions 	On-Going	
Objective 2.1.2. Encourage and attract young adults and families to remain in Oconee County.			
<u>Strategy 2.1.2.2.</u> Develop and promote policies and programs that improve economic opportunity for residents and potential residents.	<ul style="list-style-type: none"> Oconee County Municipalities 	On-Going	
<u>Strategy 2.1.2.3.</u> Develop opportunities to provide or encourage entertainment and recreation options that are attractive to young adults and families.	<ul style="list-style-type: none"> Oconee County Municipalities 	On-Going	
Objective 2.1.3. Assess and seek to address the needs of the County's alternative populations.			
<u>Strategy 2.1.3.1.</u> Seek partnerships to assess the unmet needs of alternative populations and develop strategies and leverage resources to address these needs.	<ul style="list-style-type: none"> Oconee County Municipalities State and Local Agencies Non-profits Interfaith Ministries 	On-Going	
<u>Strategy 2.1.3.2.</u> Provide opportunities for local service agencies and organizations to explore efforts to prevent and eliminate homelessness and provide needed services for the County's homeless population.	<ul style="list-style-type: none"> Oconee County Municipalities United Way Local Service Agencies and Organizations Faith-based Organizations 	On-Going	
Goal 2.2. Promote a livable community in which County residents are healthy, supported, and productive.			
Objective 2.2.1. Ensure access to adequate health care and preventative services.			
Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<u>Strategy 2.2.1.2.</u> Support access to adequate health care facilities and services for all segments of the population to reduce the incidence and high costs associated with chronic health conditions for local residents, especially geriatric care and accessible care for veterans.	<ul style="list-style-type: none"> Oconee Memorial Hospital/Prisma Health County Health Department DSNB Rosa Clark Free Medical Clinic YMCA SDOC Nonprofits 	On-Going	
Goal 2.3. Foster a high level of efficiency, coordination, and cooperation among County and municipal services.			
Objective 2.3.1. Coordinate planning efforts among the County, municipalities, and neighboring jurisdictions.			

<p><u>Strategy 2.3.1.3.</u> Foster on-going coordination and communication among Oconee County, municipalities, and neighboring jurisdictions on a wide range of issues including land use planning and regulation, facilities planning, transportation, and the extension and upgrade of utilities.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • ACOG • Neighboring Jurisdictions • Utility Providers 	<p>On-Going</p>	
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3. HOUSING

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<p>Objective 3.2.1. Encourage the provision of affordable, safe, and decent housing.</p>			
<p><u>Strategy 3.2.1.2.</u> Encourage and promote the development of housing options that are affordable for low- and middle-income families.</p>	<ul style="list-style-type: none"> • USDA Rural Development • Residential Developers • Habitat for Humanity • Community Non- profits • Oconee County • Municipalities 	<p>On-Going</p>	
<p><u>Strategy 3.2.1.6.</u> Protect existing neighborhoods from incompatible uses that could reduce safety and lower property values through consistent enforcement of zoning and subdivision regulations.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities 	<p>On-Going</p>	
<p><u>Strategy 3.2.1.7.</u> Promote and encourage development within defined Opportunity Zones featuring either mixed use or affordable housing elements.</p>	<ul style="list-style-type: none"> • Oconee County • Financial Institutions • U.S. Senators from S.C. 	<p>On-Going</p>	
<p>Objective 3.2.2. Work with the State, municipalities, neighboring communities, and other public and private organizations to remove barriers to, and identify solutions for, the provision of affordable housing.</p>			
<p><u>Strategy 3.2.2.4.</u> Work with the State Housing Authority and other relevant agencies to assess the extent of the shortage of housing affordable for low and moderate-income residents in the County and identify potential possible solutions to alleviate</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • State Housing Authority • Clemson University 	<p>On-Going</p>	
<p><u>Strategy 3.2.2.5.</u> Review and amend land use and development regulations and other relevant requirements and procedures to remove potential barriers and provide incentives for the provision of safe, decent, and affordable housing options for</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities 	<p>On-Going</p>	
<p>Goal 3.3. Provide appropriate housing and associated services, assistance, and access to resources for Oconee County residents with special needs.</p>			
<p>Objective 3.3.1. Assess and address the housing and associated needs of the County's special populations.</p>			
<p><u>Strategy 3.3.1.1.</u> Support and encourage participation in the annual Point-in-Time Homeless count to determine the extent of homelessness in Oconee County in the effort to prevent and eliminate homelessness.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • United Housing Connections • Local Service Providers 	<p>Annually</p>	
<p><u>Strategy 3.3.1.3.</u> Encourage cooperation between agencies, non-profits, and private developers to meet the housing needs of other special populations such as individuals with special needs and victims of domestic violence.</p>	<ul style="list-style-type: none"> • State and Local Agencies • Residential Developers • Oconee County • Municipalities 	<p>Annually</p>	

4. ECONOMIC

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Goal 4.1. Increase the County's tax base through a thriving and diversified economy.			
Objective 4.1.1. Strengthen Oconee County as an employment center.			
<u>Strategy 4.1.1.2.</u> Maintain communication with existing business and industry to assess the local business climate, public services, workforce quality, and potential areas for improvement.	<ul style="list-style-type: none"> Oconee County Oconee County Industrial Group (OCIG) Oconee County Chamber of Commerce 	On-Going	
<u>Strategy 4.1.1.3.</u> Continue to develop the I-85 industrial corridor with associated infrastructure to support fully utilized industrial parks.	<ul style="list-style-type: none"> Oconee County Utility Providers Upstate SC Alliance SC Dept. of Commerce 	On-Going	
<u>Strategy 4.1.1.5.</u> Recruit new industry to the County and assist in expansion of existing employers in the target sectors of advanced manufacturing, biosciences, automotive, and energy.	<ul style="list-style-type: none"> Oconee County Upstate SC Alliance SC Dept. of Commerce 	On-Going	
<u>Strategy 4.1.1.6.</u> Continue to support the Oconee Economic Alliance as the primary entity to represent the County and pursue industrial development with broad-based public and private representation.	<ul style="list-style-type: none"> Oconee County Upstate SC Alliance SC Dept. of Commerce 	On-Going	
Objective 4.1.2. Balance support for retention, expansion and recruitment of businesses.			
<u>Strategy 4.1.2.1.</u> Strengthen relationships and partnerships among the County, civic organizations, municipalities, educational institutions, service agencies, and the private sector to support economic development.	<ul style="list-style-type: none"> Oconee County Chamber of Commerce OCIG SDOC TCTC 	On-Going	
<u>Strategy 4.1.2.3.</u> Conduct annual visits and tours of County industrial facilities to establish and maintain rapport and working relationships with existing businesses.	<ul style="list-style-type: none"> Oconee County OCIG Workforce Development Partners 	Annually	
Goal 4.2. Improve the skills, productivity, and economic competitiveness of the Oconee County workforce.			
Objective 4.2.1. Increase employer satisfaction with workforce readiness.			
<u>Strategy 4.2.1.2.</u> Work to improve the completion rate including alternative credit sources.	<ul style="list-style-type: none"> SDOC 	On-Going	
Objective 4.2.2. Raise incomes and earnings potential of the County workforce.			
<u>Strategy 4.2.2.1.</u> Increase the number of jobs with higher than average County wages and demand outlook.	<ul style="list-style-type: none"> Oconee County Upstate SC Alliance SC Dept. of Commerce 	On-Going	
Goal 4.3. Increase business and commercial activity in priority areas.			
Objective 4.3.1. Strengthen downtown commercial districts.			
<u>Strategy 4.3.1.2.</u> Promote policies that preserve and promote the unique nature of downtowns, key buildings, streets, and public spaces.	<ul style="list-style-type: none"> Municipalities Oconee County 	Annually	
Objective 4.3.2. Foster a climate of entrepreneurial activity and small business success.			

<u>Strategy 4.3.2.1.</u> Support small business start-up and expansion and assist in clearing key steps in the development and start-up process to include permitting and inspections, licensing, and eligibility for State and local incentives.	<ul style="list-style-type: none"> • Oconee County • Small Business Development Center (SBDC) • Chamber of Commerce • Tri-County Entrepreneurial Development Corporation (TCEDC) 	Annually	
<u>Strategy 4.3.2.2.</u> Establish and maintain local business incubation capabilities.	<ul style="list-style-type: none"> • Oconee County • SBDC/Clemson University • Chamber of Commerce • TCEDC 	On-Going	
<u>Strategy 4.3.2.3.</u> Support efforts to expand the reach and economic impact of the <i>Think Oconee</i> buy local campaign throughout the County.	<ul style="list-style-type: none"> • Oconee County • Chamber of Commerce 	On-Going	

5. CULTURAL RESOURCES

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Goal 5.2. Strengthen countywide access, involvement, and appreciation of the arts.			
Objective 5.2.1. Strengthen the creative capacity of the community by providing all County residents with diverse opportunities for arts participation.			
<u>Strategy 5.2.1.1.</u> Encourage residents to connect with one another and their communities through a strong awareness of and commitment to local history and historic places, as well as a deep appreciation for the arts.	<ul style="list-style-type: none"> • Oconee County • SDOC • Museums and Historic Sites 	On-Going	
<u>Strategy 5.2.1.2.</u> Increase the awareness of Oconee County residents of all ages and income levels in visual, performing, and literary arts, and cultural programming.	<ul style="list-style-type: none"> • Fine/Performing Arts Centers • SDOC • Other Cultural and Arts Groups 	On-Going	
<u>Strategy 5.2.1.4.</u> Enable residents of all ages to acquire knowledge and skills in the arts by supporting arts projects that address lifelong learning.	<ul style="list-style-type: none"> • SDOC • Cultural and Arts Groups 	On-Going	
<u>Strategy 5.2.1.5.</u> Promote opportunities for volunteerism and sponsorships of tourism, cultural, and recreational offerings.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Cultural Organizations • Businesses/ Employers 	On-Going	
Objective 5.2.2. Strengthen the creative and operational capacity of existing community arts and cultural organizations.			
<u>Strategy 5.2.2.4.</u> Encourage volunteer involvement in cultural programming, organizations and events by community, faith-based, and civic groups, as well as businesses.	<ul style="list-style-type: none"> • Cultural and Arts Groups • Faith-based Organizations • SDOC • Civic and Community groups 	On-Going	
Goal 5.3. Leverage the County's historic and cultural assets as an economic development resource.			
Objective 5.3.1. Integrate the County's heritage into the overall economic development process, especially as it relates to building a cultural tourism industry.			

<p><u>Strategy 5.3.1.3.</u> Ensure the County’s visibility in the regional tourism market to support sustainable tourism development and make the County a destination for cultural enrichment, leisure, entertainment, and the arts.</p>	<ul style="list-style-type: none"> • Upcountry SC Tourism Association • Visit Oconee SC • Oconee Chamber of Commerce 	<p>On-Going</p>	
<p>Objective 5.3.2. Support employers engaged in the cultural and heritage tourism, agritourism, and nature-based tourism sectors.</p>			

6. NATURAL RESOURCES

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<p>Objective 6.2.3. Manage natural assets to ensure natural resources enhance the quality of life for residents and visitors and increase economic opportunities.</p>			
<p><u>Strategy 6.2.3.1.</u> Protect and preserve natural resources for recreational use and develop new opportunities for recreational access.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • SCDNR • SCPRT • USFS 	<p>Annually</p>	
<p><u>Strategy 6.2.3.4.</u> Expand and maintain public parks and recreation spaces to a uniform standard of excellence.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • SCDNR • SCPRT • USFS 	<p>Annually</p>	
<p>Objective 6.2.4. Continue to promote reasonable access to Oconee County’s public natural amenities for residents and visitors.</p>			
<p><u>Strategy 6.2.4.3.</u> Encourage and support efforts by public and private organizations to provide public access when conserving open space, natural areas and scenic vistas in Oconee County.</p>	<ul style="list-style-type: none"> • Oconee County • Property Owners • Conservation Organizations 	<p>On-Going</p>	
<p>Goal 6.3. Preserve, protect, and enhance the quality and quantity of the water resources of Oconee County.</p>			
<p>Objective 6.3.2. Monitor, maintain and improve water quality and quantity to meet the needs of County residents, employers, and institutions.</p>			
<p><u>Strategy 6.3.2.2.</u> Explore local and regional strategies to minimize non-point source pollution and institute Best Management Practices for the protection of water resources.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • Utility Providers • SCDHEC • Oconee County Soil & Water Conservation 	<p>Annually</p>	
<p>Objective 6.3.4. Manage water quantity and quality to ensure efficient utilization and appropriate conservation of the County’s water resources.</p>			
<p><u>Strategy 6.3.4.1.</u> Participate in and support regional efforts to protect watersheds.</p>	<ul style="list-style-type: none"> • Oconee County • SCDHEC • Public and Non-profit Organizations • Oconee County Soil & Water Conservation District 	<p>On-Going</p>	
<p>Objective 6.3.5. Minimize flooding risk to County residents and business owners through the protection of floodplains and floodways.</p>			
<p><u>Strategy 6.3.5.1.</u> Periodically review floodplain regulations and procedures to ensure protection per FEMA requirements and to evaluate conditions that may require more stringent standards</p>	<ul style="list-style-type: none"> • Oconee County 	<p>Annually</p>	
<p><u>Strategy 6.3.5.2.</u> Review and update the Oconee County Flood Damage Prevention Ordinance as needed.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>Annually</p>	

7. COMMUNITY FACILITIES

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Goal 7.1. Provide adequate, safe, and efficient infrastructure to support current and projected needs.			
Objective 7.1.1. Work to guarantee adequate water distribution systems for present and future development in Oconee County.			
<u>Strategy 7.1.1.1.</u> Work to facilitate the establishment of a partnership with water providers aimed at expanding service into underserved unincorporated areas of the County and to encourage service providers to share resources where possible.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Other Water Providers 	Annually	
<u>Strategy 7.1.1.2.</u> Partner with municipalities and other providers to inventory the current condition of their water infrastructure systems to determine ability to accommodate future growth.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Other Water Providers 	Annually	
Objective 7.1.2. Improve and expand wastewater treatment within Oconee County.			
<u>Strategy 7.1.2.2.</u> Work with neighboring jurisdictions when possible to establish regional efforts to expand sewer service into prime commercial and industrial locations.	<ul style="list-style-type: none"> • Oconee County • Neighboring Jurisdictions 	Annually	
<u>Strategy 7.1.2.3.</u> Partner with municipalities and the Joint Regional Sewer Authority to coordinate efforts to provide sewer throughout high growth corridors.	<ul style="list-style-type: none"> • Oconee County • Municipalities • OJRSA • Other Sewer Providers 	Annually	
<u>Strategy 7.1.2.4.</u> Establish partnerships with regional, state, and federal agencies to seek and secure funding for wastewater treatment facility upgrade and expansion needs.	<ul style="list-style-type: none"> • Oconee County • OJRSA • Other Sewer Providers • Relevant Regional, State and Federal Agencies 	Annually	
Objective 7.1.3. Implement the goals, objectives, and implementation strategies of the Community Facilities Element.			
<u>Strategy 7.1.3.2.</u> Regularly update and utilize the County Capital Improvements Plan to systematically construct and upgrade facilities identified in the Community Facilities Plan.	<ul style="list-style-type: none"> • Oconee County 	Annually	
<u>Strategy 7.1.3.3.</u> Seek alternative funding sources to taxpayer financing of projects such as private partnerships and user-based fees.	<ul style="list-style-type: none"> • Oconee County 	Annually	
Goal 7.2. Manage community facilities, infrastructure, and public resources in a manner that ensures both current residents and businesses and future generations can enjoy the benefits and opportunities that make Oconee County an attractive and affordable place to live.			
Objective 7.2.1. Seek local, state, federal, and community funding support in efforts to expand and enhance educational opportunities for Oconee County residents.			
<u>Strategy 7.2.1.1.</u> Continue to support and enhance advanced job training and work readiness of residents through state-of-the-art training centers.	<ul style="list-style-type: none"> • Oconee County • SDOC • TCTC 	Annually	
<u>Strategy 7.2.1.4.</u> Continue cooperative efforts with the School District that optimize resources and result in savings for both.	<ul style="list-style-type: none"> • Oconee County • SDOC 	Annually	
Objective 7.2.3. Regularly review public safety needs and enhance facilities as required and needed.			
<u>Strategy 7.2.3.1.</u> Review and upgrade existing emergency facilities plans on a regular basis, implementing established goals in a systematic manner.	<ul style="list-style-type: none"> • Oconee County • Emergency Services Commission 	Annually	
<u>Strategy 7.2.3.2.</u> Provide local public safety agencies appropriate assistance in obtaining funding to expand and upgrade operations.	<ul style="list-style-type: none"> • Oconee County • Emergency Services Commission 	Annually	

Strategy 7.2.3.3. Partner with private entities in the development of emergency satellite facilities and specialized response equipment.	<ul style="list-style-type: none"> Oconee County Emergency Services Commission 	Annually	
Strategy 7.2.3.4. Continue to conduct regular updates to the County Disaster Preparedness Plan.	<ul style="list-style-type: none"> Oconee County Other Relevant Local Agencies 	Annually	
Strategy 7.2.3.5. Work closely with local energy and utility providers and emergency management agencies to ensure coordination in the event of major natural or man-made events.	<ul style="list-style-type: none"> Oconee County Emergency Services Commission Energy Providers Utilities 	Annually	
Strategy 7.2.3.6. Work with communications providers to ensure optimum communications access and speed for emergency services, local governments, businesses, residents, and visitors.	<ul style="list-style-type: none"> Oconee County Municipalities Communications Providers 	Annually	
Strategy 7.2.3.7. Communicate frequently with citizens of County about emergency plans.	<ul style="list-style-type: none"> Oconee County 	On-Going	
Objective 7.2.4. Ensure access to quality and timely health care for all residents and visitors.			
Strategy 7.2.4.1. Review and upgrade County-owned medical and other healthcare facilities as needed.	<ul style="list-style-type: none"> Oconee County 	On-Going	
Strategy 7.2.4.2. Continue to explore ways to increase the efficiency of emergency medical services throughout the County.	<ul style="list-style-type: none"> Oconee County Emergency Services Commission Oconee EMS 	On-Going	
Goals/Objectives/Strategies	Accountable Agencies	for Evaluation	Completed
Objective 7.2.5. Strengthen coordination among the County, municipalities, neighboring counties, regional and State agencies, and other public and private organizations.			
Strategy 7.2.5.1. Continue coordination with municipalities, neighboring jurisdictions and the State on matters relating to public safety, homeland security, emergency preparedness, and other matters of regional or statewide importance.	<ul style="list-style-type: none"> Oconee County Municipalities Neighboring Jurisdictions State Agencies 	On-Going	
Strategy 7.2.5.2. Continue coordination of the provision of water, sewer, and electricity with municipalities and other public and private providers.	<ul style="list-style-type: none"> Oconee County Municipal Utility Providers Public & Private Utilities 	On-Going	
Strategy 7.2.5.3. Continue coordination with public and private organizations for the provision of services, programs, and facilities such as those for the elderly, for recreation, and for transportation.	<ul style="list-style-type: none"> Oconee County Municipalities Other Public and Private Organizations AGCC 	On-Going	
Objective 7.2.6. Ensure access to quality, lifelong educational opportunities for all residents.			
Strategy 7.2.6.1. Reduce the high school dropout rate.	<ul style="list-style-type: none"> SDOC SC Dept. of Education SC Dept. of Social Services 	Annually	

8. AGRICULTURAL

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
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9. TRANSPORTATION

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Goal 9.2. Upgrade and maintain the County road system in a manner that meets the needs of the growing population and provides safe and efficient routes through the County.			
Objective 9.2.1. Meet current and future need for quality transportation facilities throughout the County.			

Strategy 9.2.1.8. Upgrade County roads that were built prior to current standards and align roads that pose safety hazards, if feasible.	<ul style="list-style-type: none"> Oconee County 	Annually	
Goal 9.3. Provide a safe, efficient, and accessible multi-modal transportation system.			
Objective 9.3.1. Provide and maintain a safe, efficient, and interconnected roadway network.			
Strategy 9.3.1.2. Explore incentives or requirements that increase the connectivity of local, connector, and arterial components of the County's roadway network	<ul style="list-style-type: none"> Oconee County Municipalities Developers 	Annually	

10. PRIORITY INVESTMENT

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Goal 10.1. Identify and prioritize long range public infrastructure and facilities needs.			
Objective 10.1.1. Continue to plan for and prioritize public infrastructure and facilities needs.			
Strategy 10.1.1.2. Review, update, and adopt the Infrastructure Master Plan.	<ul style="list-style-type: none"> Oconee County 	Annually	
Strategy 10.1.1.4. Create and update plans and cost estimates that address specific infrastructure priorities with accurate inventories and analyses of existing county conditions.	<ul style="list-style-type: none"> Oconee County 	Annually	
Strategy 10.1.1.6. Prioritize infrastructure and facilities needs and capital investment.	<ul style="list-style-type: none"> Oconee County 	Annually	
Objective 10.1.2. Continue a comprehensive capital projects planning and implementation process to address future conditions and needs.			
Strategy 10.1.2.1. Encourage development in a way that protects and preserves our natural resources.	<ul style="list-style-type: none"> Oconee County 	On-Going	
Strategy 10.1.2.2. Manage development in a manner that ensures our natural resources and lifestyle enhance sustainable economic growth and job opportunities.	<ul style="list-style-type: none"> Oconee County 	On-Going	
Strategy 10.1.2.3. Promote and enhance access to affordable housing through both public and private cooperation.	<ul style="list-style-type: none"> Oconee County Housing Developers 	On-Going	
Strategy 10.1.2.5. Regularly review public safety needs and enhance facilities as required and needed.	<ul style="list-style-type: none"> Oconee County 	Annually	
Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Strategy 10.1.2.7. 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.	<ul style="list-style-type: none"> Oconee County SCDOT ACOG 	Annually	
Strategy 10.1.2.8. Continue to evaluate and fund public transportation in urbanizing areas of Oconee County, expanding as needed to provide for ongoing growth and development.	<ul style="list-style-type: none"> Oconee County CATbus SCDOT ACOG 	Annually	
Strategy 10.1.2.13. Maintain and update the County's geographic information system (GIS) and related data.	<ul style="list-style-type: none"> Oconee County 	On-Going	
Objective 10.1.3. Support adjacent jurisdictions and relevant agencies in planning for future public infrastructure and facility's needs.			
Strategy 10.1.3.1. Support and participate in the efforts of Oconee County municipalities in planning for future public infrastructure and facilities needs.	<ul style="list-style-type: none"> Oconee County Municipalities 	Annually	
Goal 10.2. Pursue funding and partnerships to support identified public infrastructure needs.			

Objective 10.2.1. Explore and evaluate alternative methods of obtaining revenue and grant monies to fund capital improvement and new infrastructure.			
Strategy 10.2.1.3. Explore and pursue other revenue sources such as user-based fees, impact fees, and other sources to help fund infrastructure.	<ul style="list-style-type: none"> Oconee County 	Annually	
Strategy 10.2.1.5. Encourage and seek partnership opportunities to eliminate unnecessary redundancies, strengthen funding proposals, and establish public/private partnerships to meet public infrastructure and facilities needs.	<ul style="list-style-type: none"> Oconee County Municipalities Adjacent/ Relevant Jurisdictions and Agencies Private Industries 	On-Going	
Goal 10.3. Coordinate with adjacent jurisdictions and relevant agencies in planning for capital improvements.			
Objective 10.3.1. Notify and coordinate with adjacent and relevant jurisdictions and agencies when recommending projects for the expenditure of funds for public infrastructure and facilities.			
Strategy 10.3.1.1. Improve communication and cooperation between the County and municipalities, state and federal agencies, and other public and private entities.	<ul style="list-style-type: none"> Oconee County 	On-Going	
Strategy 10.3.1.2. Coordinate with adjacent and relevant jurisdictions and agencies on updates to the Oconee County Priority Investment Element .	<ul style="list-style-type: none"> Oconee County Municipalities Adjacent/ Relevant Jurisdictions and Agencies 	Annually	

11. LAND USE

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Goal 11.1. 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 11.1.1. Encourage development in a way that protects and preserves the County's natural resources.			
Strategy 11.1.1.1. Review and update existing land use regulations as needed to facilitate development that preserves forests, prime agricultural lands, sensitive areas, and natural resources.	<ul style="list-style-type: none"> Oconee County 	On-Going	
Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Strategy 11.1.1.2. Explore ways to incorporate procedures, guidelines, requirements, and educational programs that will protect natural resources from incompatible or potentially harmful land uses without unduly limiting growth and development.	<ul style="list-style-type: none"> Oconee County 	On-Going	
Objective 11.1.2. Manage development in a manner that ensures the County's natural resources and lifestyle enhance sustainable economic prosperity while respecting private property rights.			
Strategy 11.1.2.1. Utilize the zoning process to enhance development.	<ul style="list-style-type: none"> Oconee County 	On-Going	
Strategy 11.1.2.2. Coordinate urban/suburban development in Oconee County to ensure adequate infrastructure is in place to support balanced growth in primary growth areas, while minimizing urban sprawl and protecting natural resources, prime agricultural lands, and sensitive areas.	<ul style="list-style-type: none"> Oconee County 	On-Going	

Strategy 11.1.2.3. Review and consolidate land use regulations to improve clarity, remove duplication, ensure consistency, and streamline review and administration.	<ul style="list-style-type: none"> Oconee County 	On-Going	
Strategy 11.1.2.4. Use incentives, tools, and regulatory options for reducing and preventing conflict between incompatible land uses and reducing such issues in high growth areas.	<ul style="list-style-type: none"> Oconee County 	On-Going	
Strategy 11.1.2.5. Use corridor overlays, design guidelines, and performance standards to ensure the protection of the environment, community appearance, and property values while maintaining community character.	<ul style="list-style-type: none"> Oconee County 	On-Going	
Objective 11.1.3. Protect agricultural land through preservation and land use strategies designed to mitigate higher density residential and commercial development of rural farmlands.			
Strategy 11.1.3.2. Implement as feasible the incorporation of voluntary mechanisms such as the use of conservation easements, purchase of development rights, and transfer of development rights to preserve agricultural lands and environmentally sensitive areas.	<ul style="list-style-type: none"> Oconee County 	On-Going	
Strategy 11.1.3.3. Utilize the zoning process to accommodate appropriate development as requested.	<ul style="list-style-type: none"> Oconee County 	On-Going	
Objective 11.1.4. Address the changes and emerging needs of areas transitioning to a more intensive land use.			
Strategy 11.1.4.4. Continue to work with the OJRSA and other infrastructure providers on expansions to serve residents and businesses and provide opportunities for economic growth.	<ul style="list-style-type: none"> Oconee County OJRSA Infrastructure providers 	On-Going	
Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Strategy 11.1.4.5. Seek resources, plan for, and implement the innovative development and redevelopment of unincorporated areas such as Fair Play, Oakway, Newry, and Utica.	<ul style="list-style-type: none"> Oconee County 	On-Going	
Strategy 11.1.4.6. Continue to seek new opportunities to coordinate, collaborate, and cooperate with municipalities, adjacent jurisdictions, and associated agencies and organizations.	<ul style="list-style-type: none"> Oconee County Municipalities Adjacent jurisdictions Agencies and organizations 	On-Going	
Objective 11.1.5. Enable and promote a range of housing choices to meet the needs of residents that accommodate a variety of economic levels, age groups, and preferences.			
Strategy 11.1.5.1. Work with developers and other public and private agencies and organizations to encourage and enable development of affordable housing options to meet current and projected housing needs.	<ul style="list-style-type: none"> Oconee County Developers Public and private agencies and organizations 	On-Going	
Strategy 11.1.5.2. Work with developers and other public and private agencies and organizations to encourage and enable the redevelopment and revitalization of dilapidated and unsafe housing in declining residential areas.	<ul style="list-style-type: none"> Oconee County Developers Public and private agencies and organizations 	On-Going	
Strategy 11.1.5.3. Encourage new and innovative approaches to residential development that will expand housing options.	<ul style="list-style-type: none"> Oconee County 	On-Going	
Objective 11.1.6. Expand and promote opportunities for recreation and access to natural resources and greenspaces.			

<p><u>Strategy 11.1.6.1.</u> Work with the State, Sumter National Forest, Duke Energy, the Army Corps of Engineers, and other organizations to provide reasonable and safe access to the County's lakes and rivers for residents and visitors while protecting private property rights.</p>	<ul style="list-style-type: none"> • Oconee County • State of South Carolina • Sumter National Forest • Duke Energy • U.S. Army Corps of Engineers • Other related organizations 	<p>On-Going</p>	
<p><u>Strategy 11.1.6.2.</u> Explore partnerships and alternative methods of connecting residential, employment, recreation, other essential services, and communities such as greenways and trails.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities 	<p>On-Going</p>	
<p>Goals/Objectives/Strategies</p>	<p>Accountable Agencies</p>	<p>Time Frame for Evaluation</p>	<p>Date Completed</p>
<p><u>Strategy 11.1.6.3.</u> Continue to seek and utilize resources and partnerships to connect to regional trail and park systems.</p>	<ul style="list-style-type: none"> • Oconee County • State of South Carolina • Park and trail providers 	<p>On-Going</p>	
<p><u>Strategy 11.1.6.4.</u> Continue to cultivate eco- tourism opportunities in key areas such as near the new mountain bike facility at Stumphouse Tunnel and planned expansions of County parks.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • State of South Carolina • Sumter National Forest 	<p>On-Going</p>	
<p><u>Strategy 11.1.6.5.</u> Seek opportunities to increase greenspaces, to include exploring requiring open space/greenspace as a component of new development.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>On-Going</p>	
<p>Objective 11.1.7. Continue support of a comprehensive planning process to ensure that the citizens of Oconee County possess accurate inventories and analyses of existing county conditions and the opportunity to better manage future conditions</p>			
<p><u>Strategy 11.1.7.1.</u> Review and update the components of the Oconee County Comprehensive Plan as needed, not restricted to the minimum time periods established in the S.C. Comprehensive Planning Enabling Act, as amended.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>On-Going</p>	
<p><u>Strategy 11.1.7.2.</u> Expand public access to the County's geographic information system (GIS), emphasizing the accuracy and maintenance of data collected and the usability of the GIS website.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>On-Going</p>	
<p><u>Strategy 11.1.7.3.</u> Utilize Assessor's data and GIS technology to better track development trends for use in planning for future growth and change.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>On-Going</p>	