



PUBLIC COMMENT SESSION SIGN IN SHEET

OCONEE COUNTY COUNCIL MEETING

Tuesday, July 20, 2010

6:00 PM

Oconee County Administrative Offices
415 South Pine Street, Walhalla, SC

Limited to forty [40] minutes, four [4] minutes per person.

Citizens with comments related to a specific action agenda item will be called first.

If time permits additional citizens may be permitted to speak on a non agenda items [at the discretion of the Chair].

Council may make closing comments directly following the public & extended public comment sessions if time permits.

PLEASE PRINT

	FULL NAME	AGENDA ITEM FOR DISCUSSION
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B. J. H.

Sale of Tri-County Landfill Property

- January 19, 2010 Chairman addressed Council re: direction for possible sale of property
- May 4, 2010 Council directed Administrator to move forward with ACOG with negotiations with other counties re: landfill property
- May 18, 2010 Ordinance 2010-20 [in title only] First Reading
Approved 5 - 0
NO Public Comment
- June 1, 2010 Ordinance 2010-20 Second Reading
Approved 5 - 0
NO Public Comment
- June 18, 2010 Ordinance 2010-20 Third & Final Reading
Public Hearing Held - TWO POSITIVE COMMENTS RECEIVED
Approved 3 - 0 (*Mr. Dexter absent. Mr. Suarez had not yet arrived*)
NO Public Comment



**PUBLIC HEARING
SIGN IN SHEET
OCONEE COUNTY COUNCIL MEETING
DATE: July 20, 2010 7:00 p.m.**

Ordinance 2010-10 "AN ORDINANCE OF OCONEE COUNTY, SOUTH CAROLINA APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF A DEVELOPMENT AGREEMENT BY AND BETWEEN OCONEE COUNTY AND KEOWEE RIVER PRESERVATION GROUP, LLC, WHEREBY CERTAIN PROPERTY WILL BE SUBJECT TO CERTAIN DEVELOPMENT STANDARDS; AND OTHER MATTERS RELATED THERETO" and Development Standards

Ordinance 2010-25 "AN ORDINANCE TO AMEND THE OCONEE COUNTY FLOOD DAMAGE PREVENTION ORDINANCE, ORDINANCE 2008-21 (CHAPTER 16, ARTICLE II OF THE OCONEE COUNTY CODE OF ORDINANCES) IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, AND TO RATIFY AND AFFIRM ALL OTHER PROVISIONS OF ORDINANCE 2008-21 NOT AMENDED OR MODIFIED HEREBY; AND OTHER MATTERS RELATED THERETO."

Public comment during a public hearing is not limited to four minutes per person.

Sign up sheets will be available thirty minutes prior to the hearing for those interested in addressing Council.

Written comments may be submitted at any time prior to the hearing for inclusion in the official record of the meeting.

Please submit written comments to the Clerk to Council, 415 South Pine Street, Walhalla, South Carolina, 29691.

Please PRINT your name

	2010-10	2010-25
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This program is offered at no cost to the families for your loved ones.

This program operates through a wrist band transmitter that is placed on your loved one. If your loved one wanders away he/she can be located via a receiver that works off of FM waves. To date there have been over 1,867 searches nationwide and all have been successful.

This program is designed to give peace of mind to those who care for those they love who are affected by these diseases.

Special recognition and thank you to the following organizations for making this program a reality for Oconee County residents:

The Pilot Club of Walhalla

The Pilot Club of Seneca

The Walhalla Post of the American Legion

If you would like more information how your civic organization can

participate in this program please call:

Rhonda Morgan
Oconee County
Sheriff's Office
Project Lifesaver
Coordinator for
Oconee County
(864) 718-1049
(864) 638-4111

Project Lifesaver

The reliable rapid-response partnership with law enforcement aiding victims and families suffering from Alzheimer's disease and related disorders such as Down's syndrome and Autism.



The Oconee County Sheriff's Office in partnership with the Pilot Club of Walhalla are offering the Project Lifesaver Program to the citizens of Oconee County.

This is an international program that is designed to offer additional support and security to the caretakers and families

For:

- Alzheimer's
- Dementia
- Autism
- Down Syndrome

Project Lifesaver was established in April of 1999 as an initiative of the 43rd Search and Rescue Company of the Chesapeake Sheriff's Office.

Project Lifesaver's mission is to use state of the art technology in assisting those who care for victims of Alzheimer's and other Related Mental Dysfunction Disorders (ARMD) and victims who become lost.

These victims include the elderly and even the youngest in our community who are afflicted with Down's syndrome, Autism or developmental disorders. There are no boundaries-no one is immune!

The Project Lifesaver program places personalized radio transmitters on identified persons with ARMD who may wander away from the safety of their homes.

These transmitters assist caregivers and local emergency agencies in locating those who cannot help themselves.

A large number of transmitters have been placed on those with Alzheimer's or Dementia and children with Autism, Down's syndrome or developmental disorders.

Local emergency teams respond to calls resulting in an average rescue time of less than 30 minutes.

**AGENDA ITEM SUMMARY
OCONEE COUNTY, SC**

COUNCIL MEETING DATE: July 20, 2010
COUNCIL MEETING TIME: 6:00 PM

ITEM TITLE OR DESCRIPTION:

Third Reading of ORDINANCE 2010-10: AN ORDINANCE OF OCONEE COUNTY, SOUTH CAROLINA APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF A DEVELOPMENT AGREEMENT BY AND BETWEEN OCONEE COUNTY AND KEOWEE RIVER PRESERVATION GROUP, LLC, WHEREBY CERTAIN PROPERTY WILL BE SUBJECT TO CERTAIN DEVELOPMENT STANDARDS; AND OTHER MATTERS RELATED THERETO

BACKGROUND OR HISTORY:

Keowee River Preservation Group, LLC, has requested Council consider entering into a development agreement that would vest the developer under a set of standards governing the development of the proposed Keowee River project, a 774 acre mixed-use development in Oconee County, for the life of the agreement. This would provide the developer greater certainty in designing the various phases of the development, which is projected to require up to 20 years. If approved, the agreement would negate the need to obtain a series of variances related to road design, as well as impose design standards on a number of elements of the project, some of which are currently not regulated by Oconee County. Staff have reviewed the proposed standards, and have identified no obvious safety issues resulting from the requested variances. It should be noted that the agreement would not waive any fire or building codes, and all plans would be reviewed for strict compliance with the standards established. Council took First Reading in Title Only on April 6, 2010, and on May 18, 2010 tabled the matter until the Planning Commission completed its review of the final draft of the proposed design standards. On June 7, 2010, the Planning Commission voted unanimously to recommend the adoption of Ordinance 2010-10, Council approved gave Second Reading on July 6, 2010.

SPECIAL CONSIDERATIONS OR CONCERNS:

STAFF RECOMMENDATION:

Adopt on Third Reading.

FINANCIAL IMPACT:

None anticipated.

ATTACHMENTS

None.

Reviewed By/ Initials:

_____ County Attorney

_____ Finance

_____ Grants

_____ Procurement

Submitted or Prepared By:

Department Head/Elected Official

Approved for Submittal to Council:

Scott Moulder, County Administrator

Council has directed that they receive their agenda packages a week prior to each Council meeting, therefore, Agenda Item Summaries must be submitted to the Administrator for his review/approval no later than 17 days prior to each Council meeting. It is the Department Head / Elected Officials responsibility to ensure that all approvals are obtained prior to submission to the Administrator for inclusion on an agenda.

A calendar with due dates marked may be obtained from the Clerk to Council.

**STATE OF SOUTH CAROLINA
OCONEE COUNTY
ORDINANCE NO. 2010-10**

AN ORDINANCE OF OCONEE COUNTY, SOUTH CAROLINA APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF A DEVELOPMENT AGREEMENT BY AND BETWEEN OCONEE COUNTY AND KEOWEE RIVER PRESERVATION GROUP, LLC, WHEREBY CERTAIN PROPERTY WILL BE SUBJECT TO CERTAIN DEVELOPMENT STANDARDS; AND OTHER MATTERS RELATED THERETO

WHEREAS, Keowee River Preservation Group, LLC, a South Carolina limited liability company ("KRPFG") is the owner of approximately 774 acres of property located in Oconee County, South Carolina, more specifically described in the attached Exhibit A and incorporated herein by this reference (the "Land");

WHEREAS, the Local Government Development Agreement Act, S.C. Code §§ 6-31-10 to 6-31-160 (the "Act"), authorizes county councils to enter into development agreements with developers;

WHEREAS, the County (as hereinafter defined) will benefit from the development of the Land through the expansion of its tax base, the addition of needed infrastructure and the certainty and control of growth within the Land;

WHEREAS, this Act provides for the vesting of certain property rights and protects such rights from the effect of subsequently enacted laws and provides a reasonable certainty to the KRPFG and the County to the lawful requirements that must be met in the development of the Land;

WHEREAS, the Act authorizes the County to enter into binding development agreements with persons or entities intending to undertake any development on real property containing twenty-five acres or more of highland and having a legal or equitable interest in the real property to be developed;

WHEREAS, KRPFG and the County seek predictability in the development process so as to encourage the maximum efficient utilization of resources at the least economic cost to the public;

WHEREAS, public benefits and facilities will be derived from KRPFG and the County entering into a development agreement authorized by the Act and this Ordinance;

WHEREAS, the willingness of the County and KRPFG to agree in advance to the general development standards applicable to the Land serves to foster and facilitate the cooperation and coordination of the requirements and needs of the County and KRPFG;

WHEREAS, the County has adopted County Ordinance No. 2010-09, establishing procedures and requirements for considering and entering into site specific developmental agreements (the "Development Agreement Ordinance for Oconee County, South Carolina");

WHEREAS, KRPFG and the County have caused to be prepared and presented to this meeting the form of the development agreement which the County proposes to execute and deliver to KRPFG; and

WHEREAS, it appears that the development agreement above referred to, which is now before this meeting, is in appropriate form and is an appropriate instrument to be approved, executed and delivered by the County for the purposes intended.

NOW, THEREFORE, BE IT ORDAINED, BY OCONEE COUNTY, AS FOLLOWS:

Section 1. SHORT TITLE. This Ordinance may be cited as the Kenawee River Preservation Group Development Agreement Ordinance.

Section 2. DEFINITIONS

(A) As used in this Ordinance:

1. "Act" means the South Carolina Local Development Agreement Act, codified as S.C. Code §§ 6-31-10 to 6-31-160 (2004), as may be amended from time-to-time.
2. "Agreement" means the Development Agreement in form attached hereto as **Exhibit B** and incorporated herein by this reference.
3. "Clerk" means the Clerk of the Council.
4. "Code" means the South Carolina Code of Laws, 1976, as amended.
5. "Council" means the Oconee County Council.
6. "County" means Oconee County, South Carolina.

(B) Unless the context clearly indicates otherwise, terms not otherwise defined in this Ordinance have the meanings set forth in the Act.

Section 3. The form, terms and provisions of the Agreement are hereby approved. The Chairman (or in his absence for any reason, the Vice Chairman) of the County Council is hereby authorized, empowered and directed to execute, acknowledge and deliver the Agreement in the name of and on behalf of the County, and thereupon to cause the Agreement to be delivered to KRPG. The Agreement is to be in substantially the form now before this meeting and hereby approved, or with such minor changes therein as shall be approved by the officials of the County executing the same, with the advice of counsel, in order to accomplish the purposes of the transactions authorized by this Ordinance, their execution thereof to constitute conclusive evidence of their approval of any and all changes or revisions therein from the form of Agreement now before this meeting.

Section 4. The Chairman of the County Council and the Clerk to County Council, for and on behalf of the County, are hereby authorized and directed to do any and all things necessary to effect the execution and delivery of the Agreement and the performance of all obligations of the County under and pursuant to the Agreement.

Section 5. It is hereby found, determined and declared by the County, acting by and through the Council, that (i) the Agreement is consistent with the County's Comprehensive Plan, the Act and current regulations of the County and (ii) the Agreement and the approval of the Agreement by the County, acting by and through the Council, complies with the procedure, terms and conditions of the

Development Agreement Ordinance for Oconee County, South Carolina.

Section 6. To the extent of any conflict between the terms and conditions of the Agreement and/or this Ordinance with the terms and conditions of any laws, ordinances, regulations, permit approval processes or permit approval processes previously enacted or hereinafter enacted by the County, the terms of this Agreement and/or this Ordinance shall control.

Section 7. If any section, subsection or clause of this Ordinance is held to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected thereby.

Section 8. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

THIS ORDINANCE IS EFFECTIVE IMMEDIATELY UPON FINAL READING, SIGNED, SEALED AND DELIVERED AS OF THIS 6th DAY OF JULY, 2010.

OCONEE COUNTY, SOUTH CAROLINA

(SEAL)

By: _____
Chairman, County Council
Oconee County, South Carolina

ATTEST:

Clerk to County Council of Oconee
County, South Carolina

First Reading: April 6, 2010
Second Reading: July 6, 2010
Public Hearing: July 20, 2010
Third Reading: July 20, 2010

EXHIBIT A

Legal Description of the Land

All that certain tract of land located in Oconee County, South Carolina, designated as "773.70 Ac." on plat recorded in Plat Book B245, Pages 1 and 2 ("Plat"); **AND BEING** all or a portion of the land conveyed to Crescent Land & Timber Corp. (presently known as Crescent Resources, LLC) by deed from Abney Mills (K-777) recorded in Deed Book 10K, Page 43; by deed to S. C. Land & Timber Corp. (presently known as Crescent Resources, LLC) from Ralph Phillips, et al. (K-1) recorded in Deed Book 9D, Page 308; by deed to Crescent Land & Timber Corp. from Charles A. Burton, et al. (K-985) recorded in Deed Book 11G, Page 221; by deed to Crescent Land & Timber Corp. from Burton and Williams (K-989) recorded in Deed Book 11H, Page 38; and by deed to Crescent Land & Timber Corp. from Waymon Hughes (K-991) recorded in Deed Book 11G, Page 326.

All references to recording information shall refer to documents that were recorded in the Office of the Register of Deeds of Oconee County, South Carolina.

The foregoing property currently being identified on Oconee County tax records as Tax Parcel Nos. 181-00-01-001, 210-00-01-001 and P/O 165-00-01-001-A.

EXHIBIT B

Form of Development Agreement

See attached

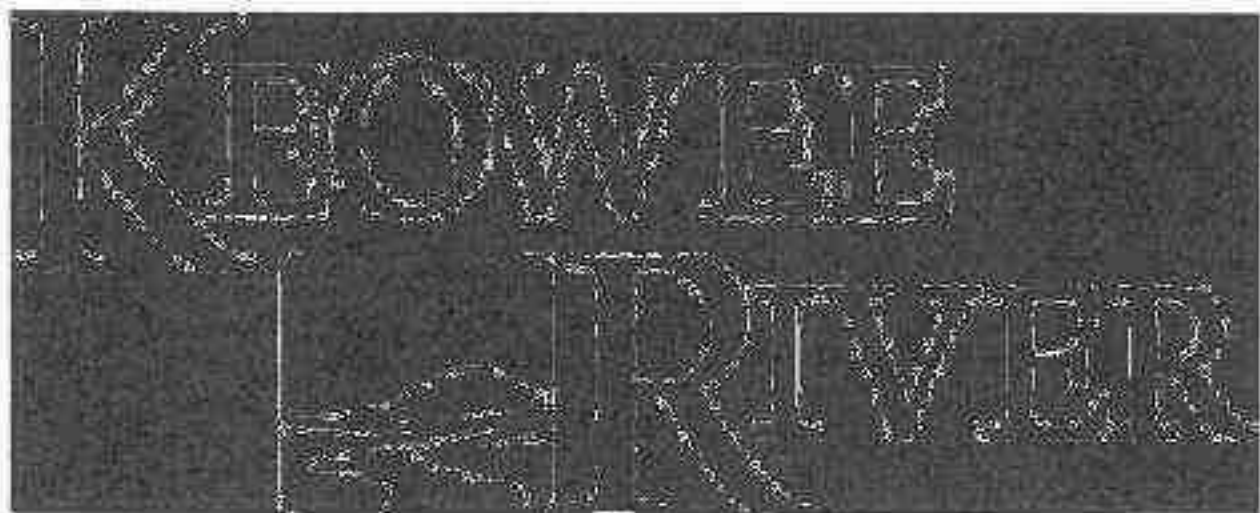
STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

I, the undersigned Clerk to County Council of Oconee County, South Carolina, do hereby certify that attached hereto is a true, accurate and complete copy of an ordinance which was given reading, and received approval by the County Council at its meetings of _____, 2010, _____, 2010 and _____, 2010, at which meetings a quorum of members of County Council were present and voted, and an original of which ordinance is filed in the permanent records of the County Council.

Elizabeth G. Hulse
Clerk to Oconee County Council
Oconee County, South Carolina

Dated: _____, 2010



COMMUNITY

DEVELOPMENT STANDARDS

Effective Date: _____, 2010

Appendix A

**Legal Description of
Keowee River
Community**

APPENDIX A

All references to recording information shall refer to documents that were recorded in the Office of the Clerk of Court for the county in which the Property is located.

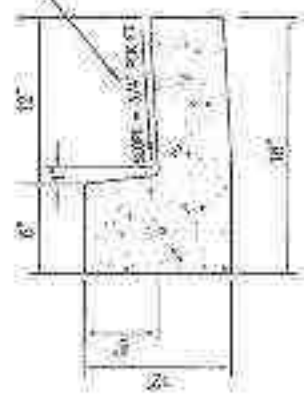
All that certain tract of land located in Oconee County, South Carolina, designated as "773.70 Ac." on plat recorded in Plat Book B245, Pages 1 and 2 ("Plat"); AND BEING all or a portion of the land conveyed to Crescent Land & Timber Corp. (presently known as Crescent Resources, LLC) by deed from Abney Mills (K-777) recorded in Deed Book 10K, Page 43; by deed to S. C. Land & Timber Corp. (presently known as Crescent Resources, LLC) from Ralph Phillips, et al (K-1) recorded in Deed Book 9D, Page 308; by deed to Crescent Land & Timber Corp. from Charles A. Barton, et al (K-985) recorded in Deed Book 11G, Page 221; by deed to Crescent Land & Timber Corp. from Barton and Williams (K-989) recorded in Deed Book 11H, Page 38; and by deed to Crescent Land & Timber Corp. from Waymon Hughes (K-991) recorded in Deed Book 11G, Page 326.

Tax Parcel Nos.: 131-00-01-001, 210-00-01-001 and P/O 165-00-01-001A

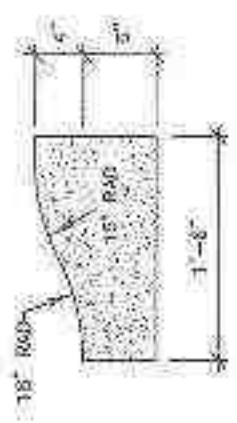
FILED FOR RECORD
OFFICE OF CLERK OF COURT
REC'D - CLERK OF COURT
2001 APR -2 A 9:19:11

Appendix B
Standard Details

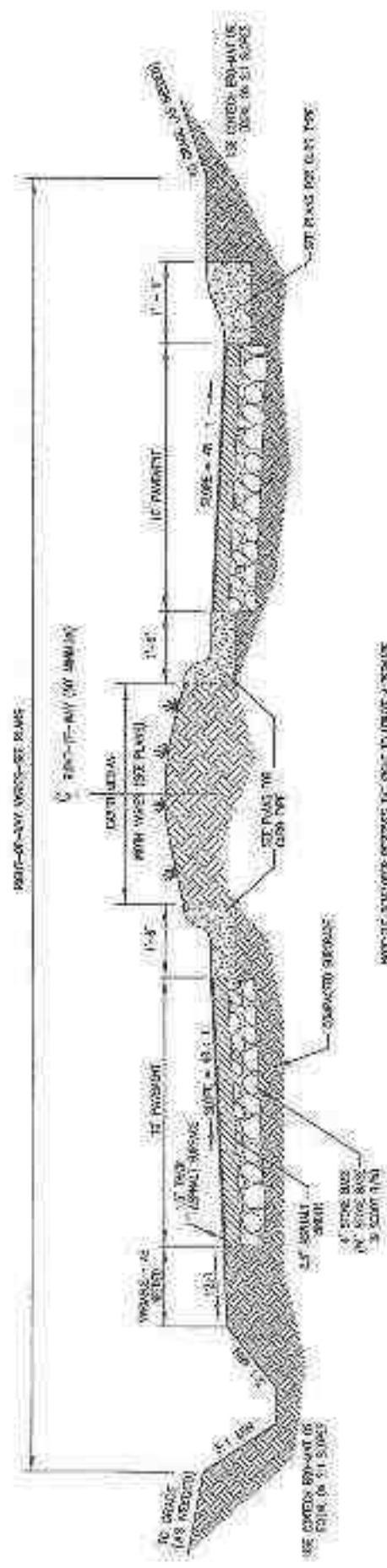
REMOVE SLOPE WHERE
MINOR SLOPE AWAY
FROM CURB



6" STANDARD CURB AND GUTTER DETAIL
NOT TO SCALE



MIAMI ROLL-TYPE CURB DETAIL
NOT TO SCALE



WHICH SIDEWALK BEINGS TO CURB TO DRIVE A TRUCK
OR WALK SIDE AS CURB SIDE. SIDE WALK, AND THE 41 SIDEWALK

**RESIDENTIAL ROAD CROSS-SECTION
WITH GRASS MEDIAN
(DITCHES OR CURBING-SEE PLANS)**

NOT TO SCALE



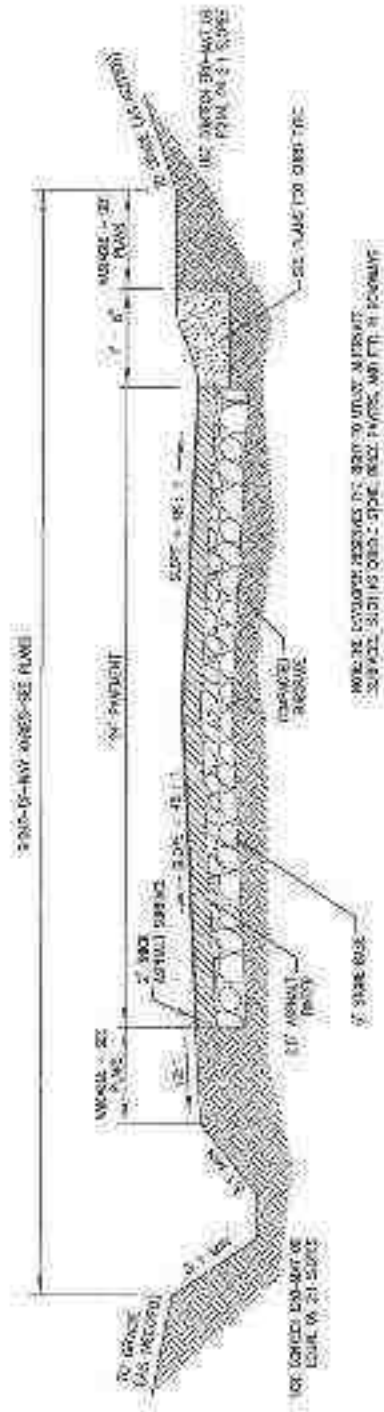
6" STANDARD CURB AND GUTTER DETAIL

NOT TO SCALE



MIAMI ROLL TYPE CURB DETAIL

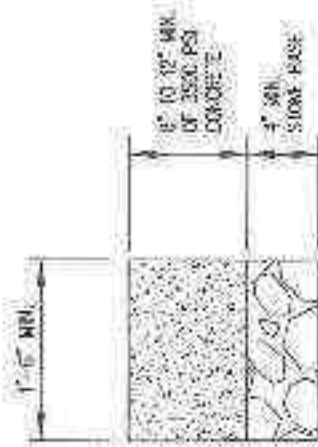
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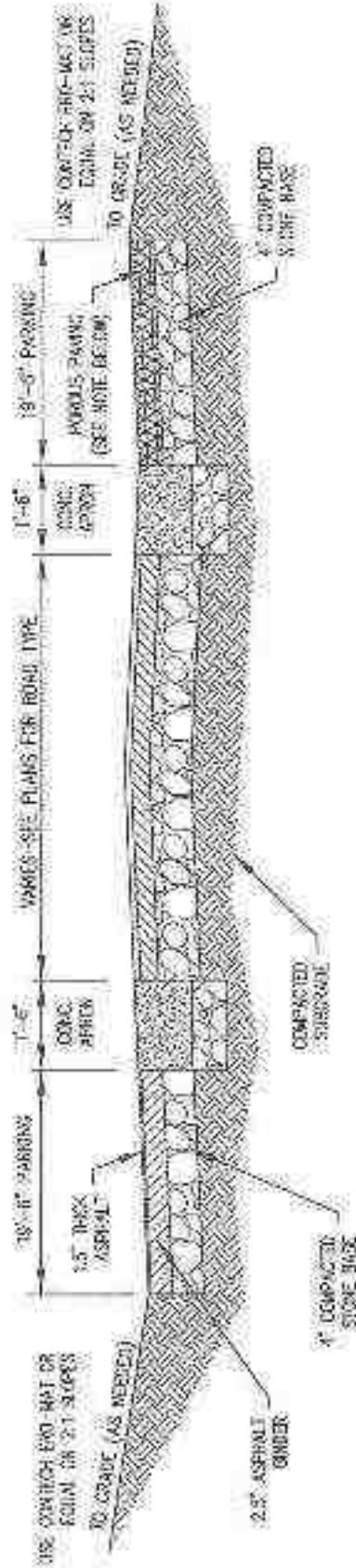
NOTE: SEE DETAIL FOR CURB RISE. SEE PLAN FOR CURB RISE.

COMMERCIAL ROAD CROSS-SECTION (DITCHES OR CURBING-SEE PLANS)

NOT TO SCALE



CONCRETE CURB TO CONSIST OF VALLEY GUTTER / RAIL CURB / OR IF FORMED BY NEED FOR TO THE DIMENSIONS NEEDED. CONCRETE DIMENSIONS TO MEET MINIMUM NOTED ABOVE UNLESS APPROVED BY THE DESIGNER.



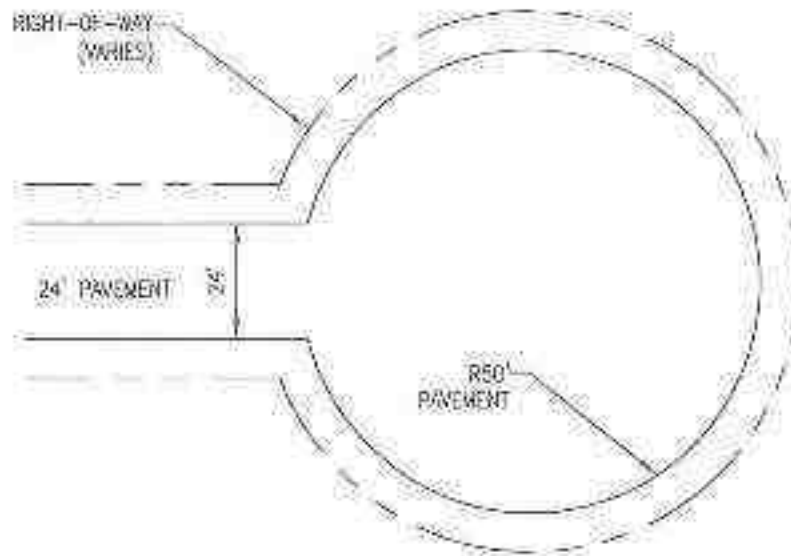
NOTE:
THE DEVELOPER RESERVES THE RIGHT TO UTILIZE ALTERNATE SURFACES SUCH AS CORDLE STONE, BRICK PAVES, AND ETC. IN ROADSIDE AND PARKING AREAS. ALL ROADSIDE AND PARKING AREA SURFACES ARE TO BE APPROVED BY THE DEVELOPER PRIOR TO BEING INSTALLED.

ROADSIDE PARKING DETAIL

NOT TO SCALE

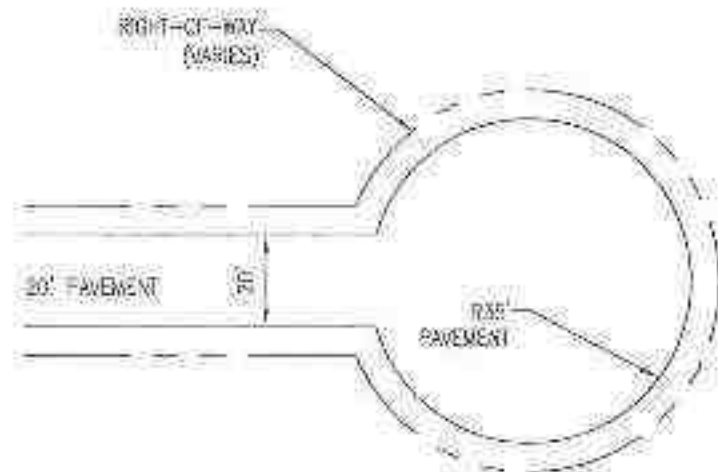
B-6

LAST REVISED 1-10-10



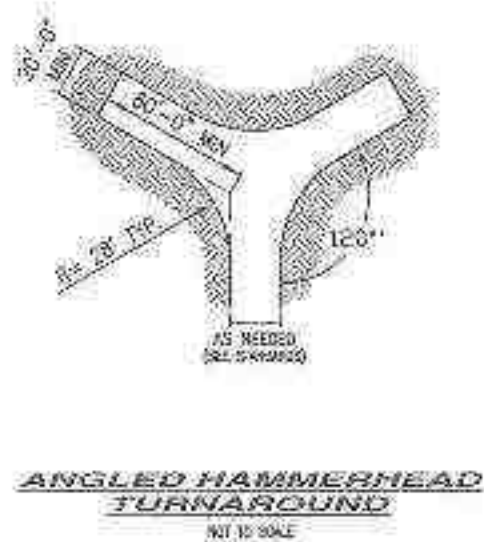
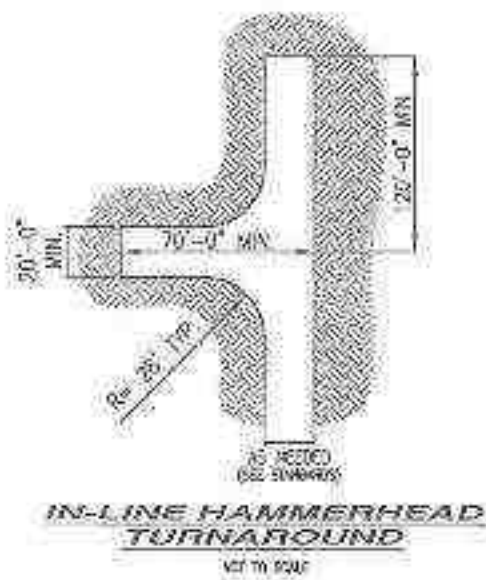
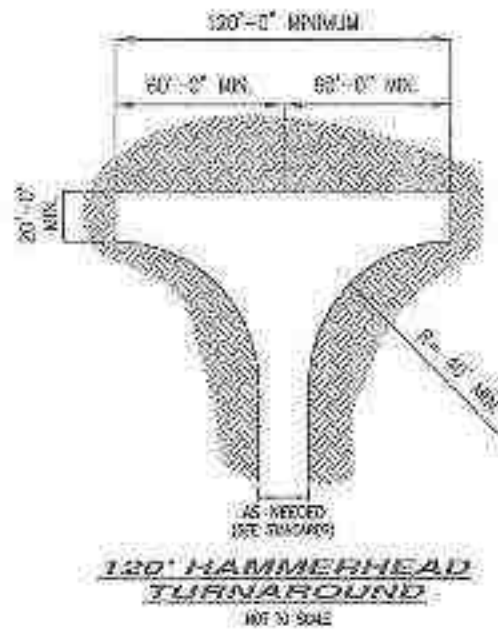
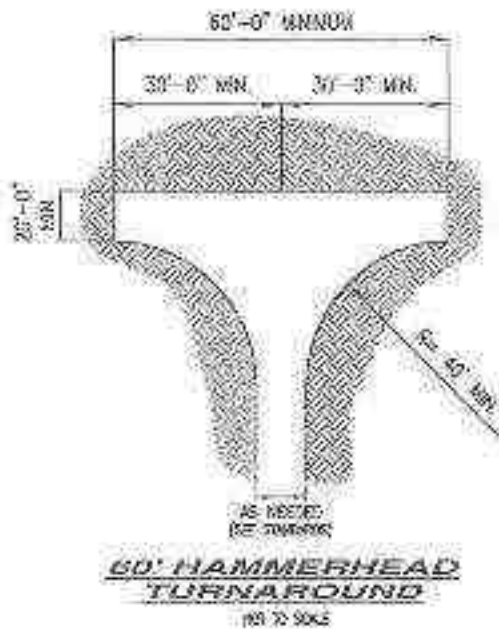
COMMERCIAL CUL-DE-SAC

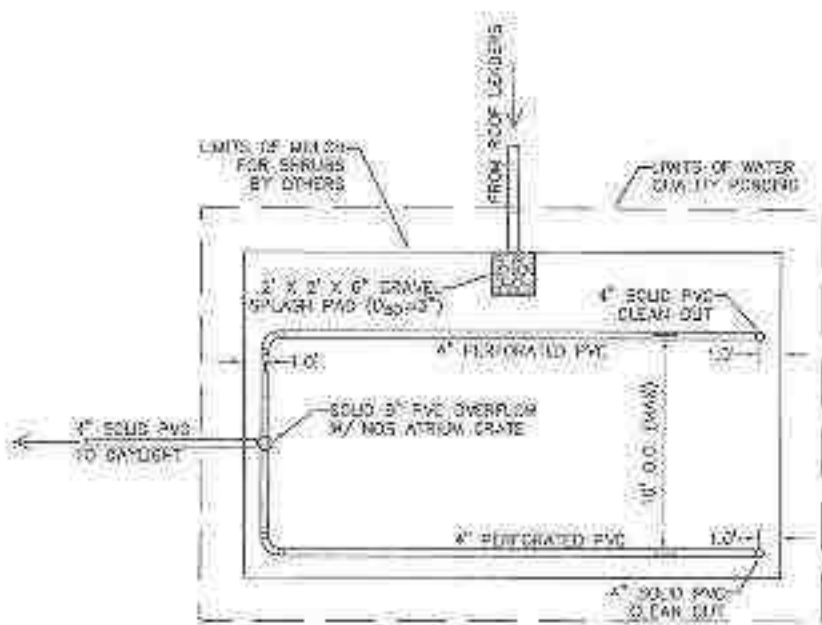
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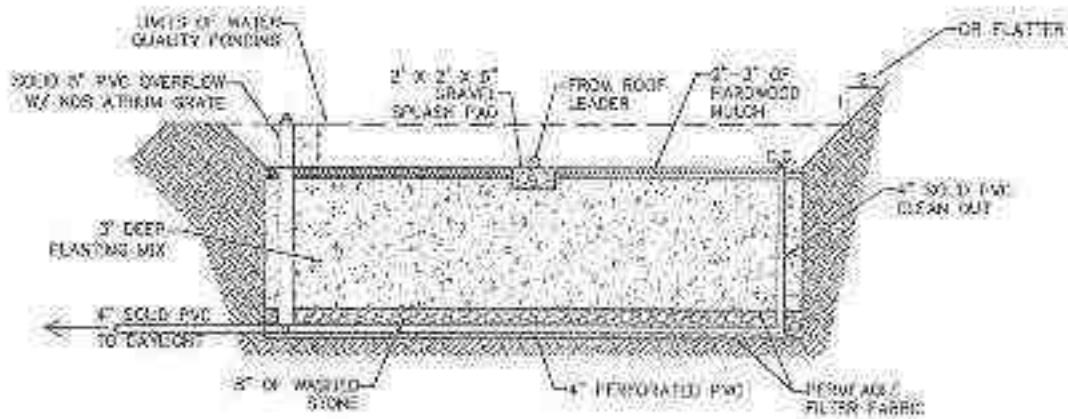
RESIDENTIAL CUL-DE-SAC

NOT TO SCALE





PLAN



SECTION

NOTES:

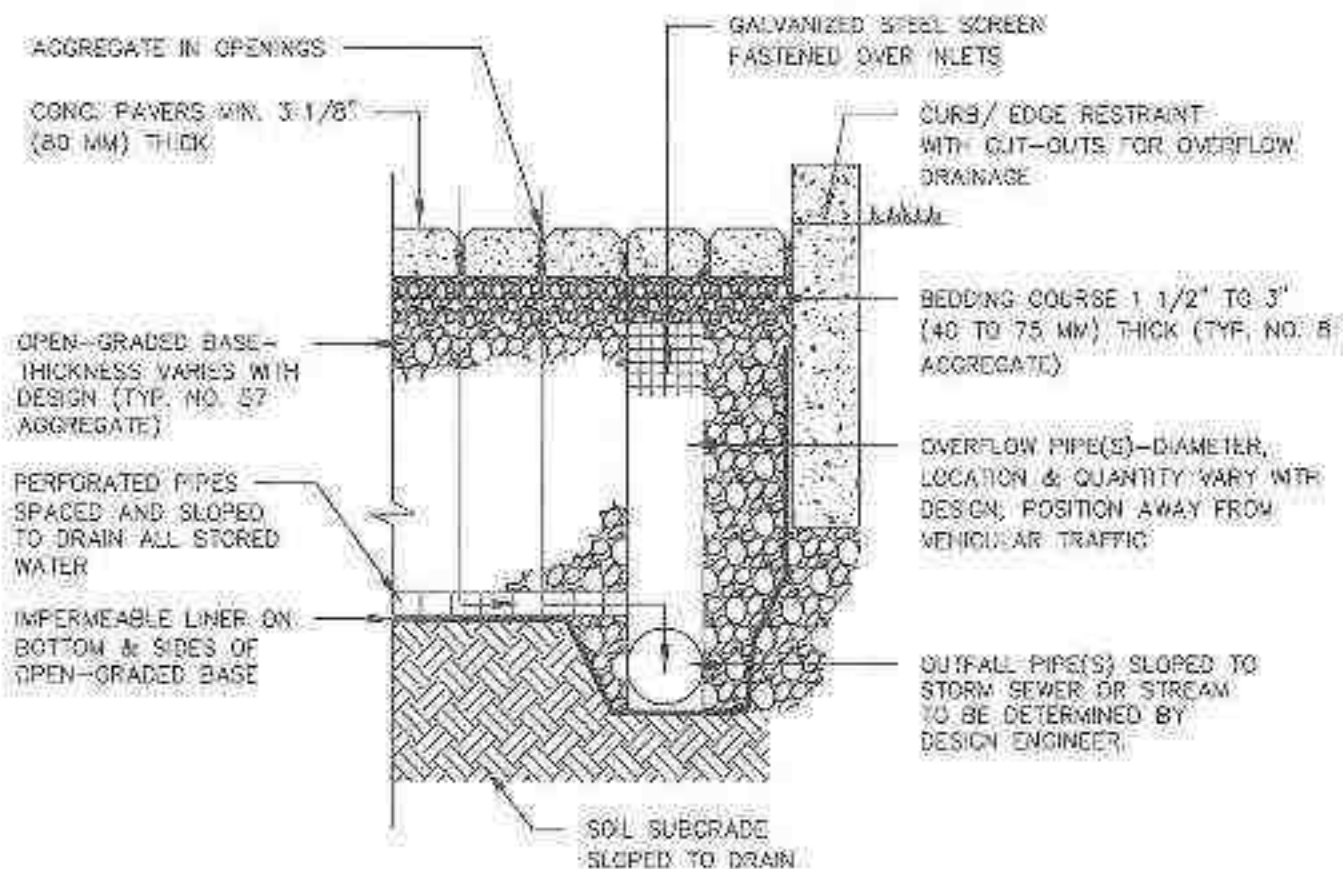
1. THE PLANTING MIX SHOULD BE APPROXIMATELY 65-75% SAND, 25% SILT OR TOPSOIL, AND 10% ORGANIC OR LEAF COMPOST. THE MAXIMUM CLAY CONTENT SHOULD BE LESS THAN 10%.
2. DO NOT COMPACT PLANTING MIX.
3. PLACE PLANTING MIX WITH LIGHTWEIGHT EQUIPMENT ONLY.
4. REGULAR INSPECTION AND MAINTENANCE IS CRITICAL TO THE EFFECTIVE OPERATION OF BIORETENTION AREAS AS DESIGNED.
5. THE SURFACE OF THE PONDING AREA MAY BECOME CLOGGED WITH FINE SEDIMENTS OVER TIME. CORE AERATION OR CULTIVATING UNGRAZED AREAS MAY BE REQUIRED TO ENSURE ADEQUATE FILTRATION.
6. OTHER REQUIRED MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
 - A. PRUNING AND WEEDING TO MAINTAIN APPEARANCE SHALL BE DONE PERIODICALLY AS NEEDED.
 - B. HARDWOOD MULCH SHALL BE REPLACED OR REPLENISHED 2 TO 3 INCHES THICK PERIODICALLY AS NEEDED.
 - C. TRASH AND DEBRIS SHALL BE REMOVED PERIODICALLY AS NEEDED.

BIO-RETENTION AREA W/ ATTACHED ROOF DRAINS

NOT TO SCALE

B-9

LAST REVISED 1-10-10

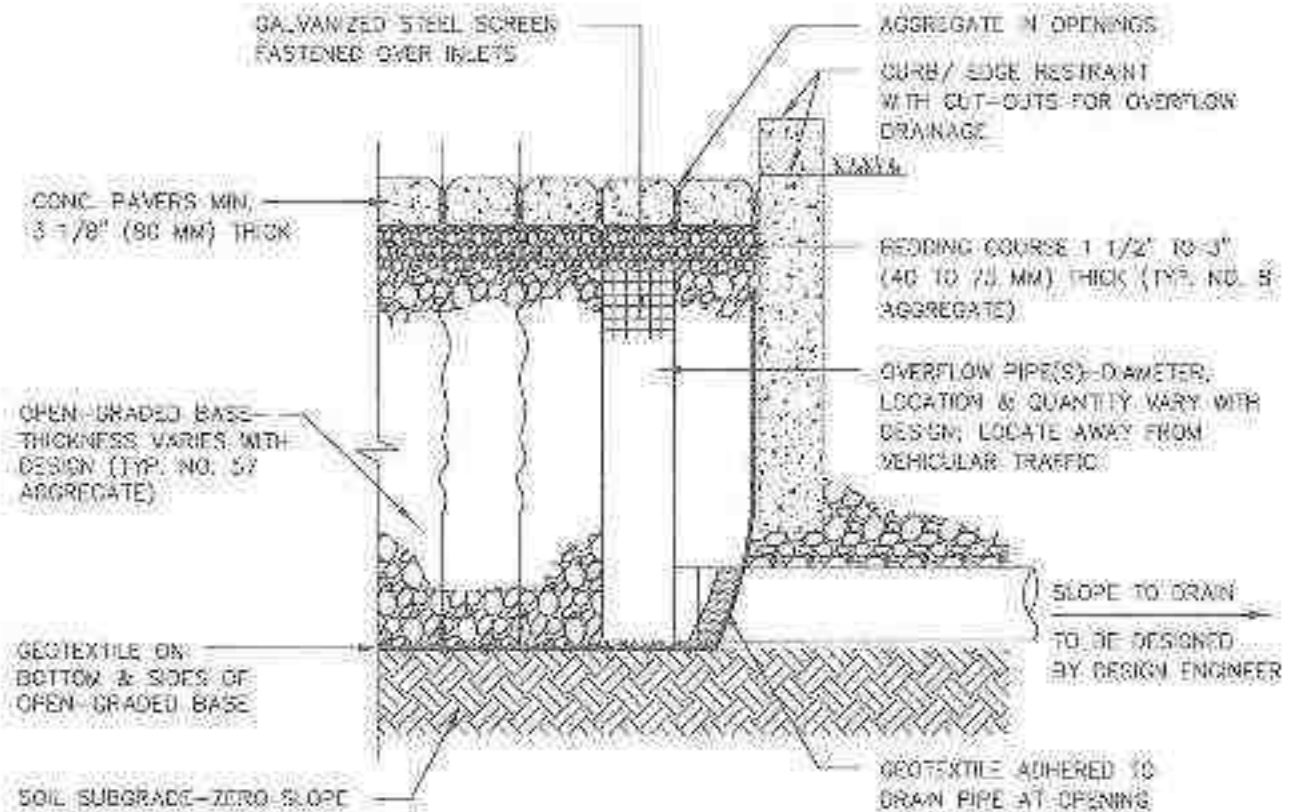


NOTES:

1. NO EXFILTRATION OF WATER FROM THE BASE IS ALLOWED INTO THE SOIL DUE TO THE USE OF AN IMPERMEABLE LINER AT THE BOTTOM AND SIDES OF THE BASE. PERFORATED DRAIN PIPES ARE SIZED TO SLOWLY RELEASE THE WATER INTO A SEWER OR STREAM.
2. DESIGN ENGINEER RESERVES THE RIGHT TO ADJUST / MODIFY DESIGN ON AN AS NEEDED BASIS TO BEST FIT SITE CONDITIONS.

PERMEABLE PAVEMENT
NO EXFILTRATION

NOT TO SCALE

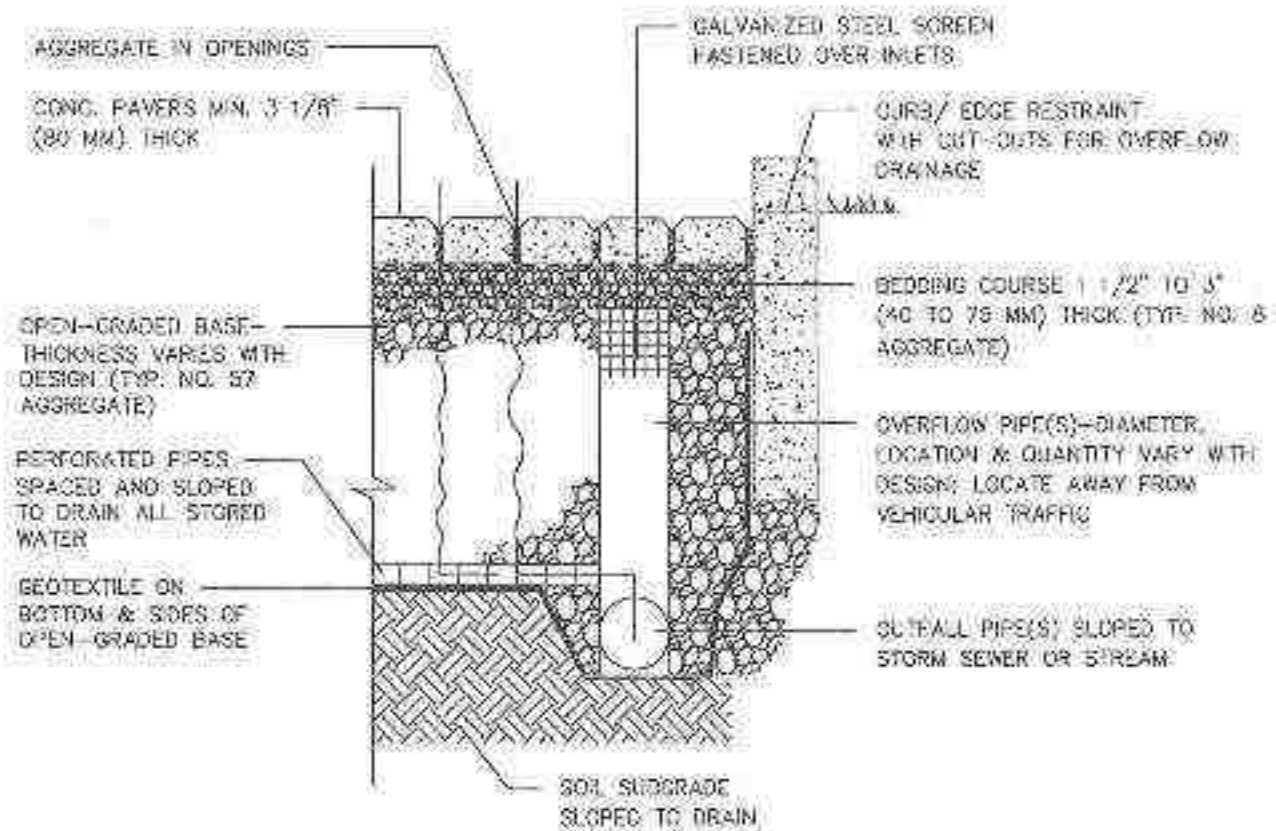


NOTES:

1. FULL EXFILTRATION THROUGH THE SOIL. PERFORATED PIPES (NOT SHOWN) MAY BE INCLUDED IN THE DESIGN TO HANDLE EXCESS WATER IN HEAVY, FLOOD-PRONE RAINSTORMS.
2. DESIGN ENGINEER RESERVES THE RIGHT TO ADJUST / MODIFY DESIGN ON AN AS NEEDED BASIS TO BEST FIT SITE CONDITIONS.

PERMEABLE PAVEMENT
FULL EXFILTRATION

NOT TO SCALE

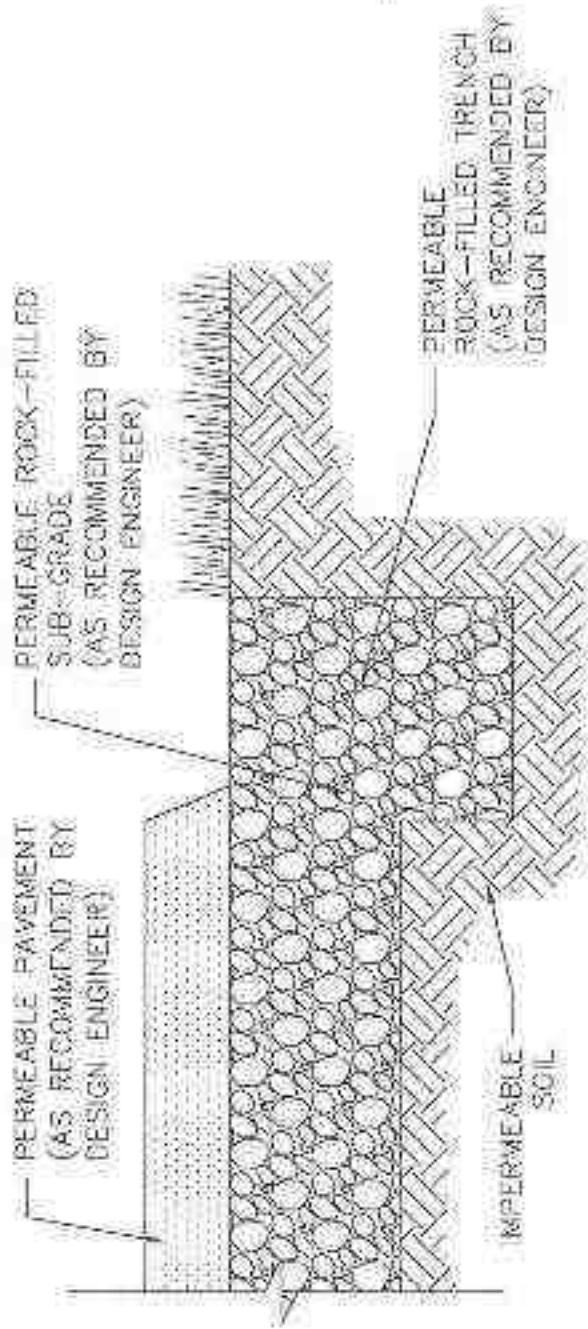


NOTES:

1. PARTIAL EXFILTRATION THROUGH THE SOIL. PERFORATED PIPES DRAIN EXCESS RUNOFF THAT CAN NOT BE ABSORBED BY SLOW-DRAINING SOIL.
2. DESIGN ENGINEER RESERVES THE RIGHT TO ADJUST / MODIFY DESIGN ON AN AS NEEDED BASIS TO BEST FIT SITE CONDITIONS.

PERMEABLE PAVEMENT
PARTIAL EXFILTRATION

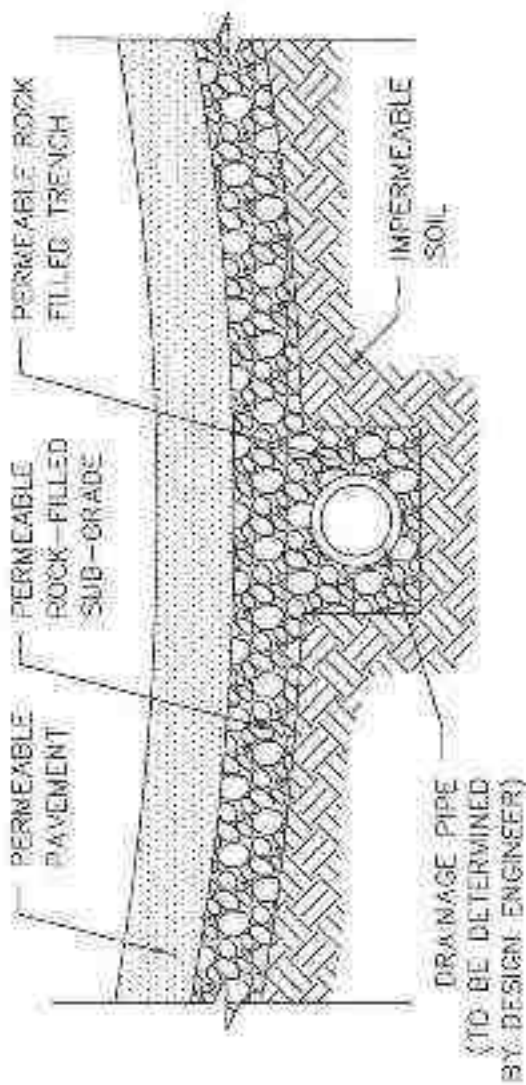
NOT TO SCALE



NOTE:
DESIGN ENGINEER RESERVES THE RIGHT TO ADJUST / MODIFY DESIGN ON AN AS
NEEDED BASIS TO BEST FIT SITE CONDITIONS

**PERMEABLE PAVEMENT
ROCK TRENCH CHANNEL
ALONG PAVED EDGE**

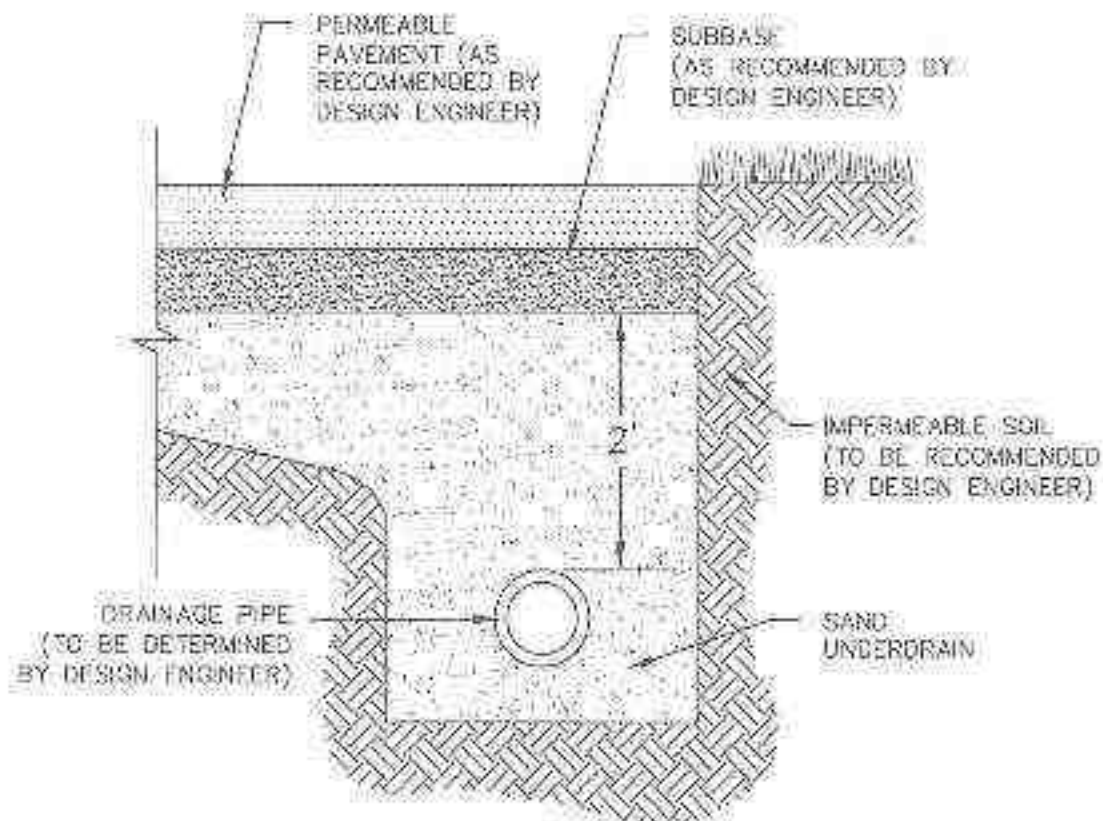
NOT TO SCALE



NOTE: DESIGN ENGINEER RESERVES THE RIGHT TO ADJUST / MODIFY DESIGN ON AN AS NEEDED BASIS TO BEST FIT SITE CONDITIONS.

**PERMEABLE PAVEMENT
W/ SAND UNDERDRAIN**

NOT TO SCALE



NOTE:
 DESIGN ENGINEER RESERVES THE RIGHT TO ADJUST / MODIFY DESIGN ON AN AS
 NEEDED BASIS TO BEST FIT SITE CONDITIONS.

PERMEABLE PAVEMENT
W/ SAND UNDERDRAIN

NOT TO SCALE

**THIS DOCUMENT IS THE PROPERTY OF
KEOWEE RIVER PRESERVATION GROUP, LLC.
THE REPRODUCTION, COPYING OR USE OF
THIS DOCUMENT WITHOUT WRITTEN
CONSENT IS PROHIBITED AND ANY
INFRINGEMENT WILL BE SUBJECT TO LEGAL
ACTION.**



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DEVELOPMENT STANDARDS

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1.1 Purpose

The purpose of the Keowee River Community Development Standards (the "Standards" or "Development Standards") is to establish minimum standards for design and construction of land development projects and related infrastructure within the Keowee River Community. The Keowee River Community is comprised of approximately 773.7 acres and is more particularly described on Appendix A attached hereto. The Standards are intended to protect and promote the general welfare of all residents and members of the community who live and visit the Keowee River Community by providing quality infrastructure and development through:

- Livable neighborhoods with pedestrian oriented design concepts.
- Responsibility managed quality development.
- Incorporating green technologies throughout the development.
- Providing a facility that is inclusive for all members of the community.
- Providing an integrated community of commercial districts and residential neighborhoods.
- Promoting an active living lifestyle and outdoor recreation.

These Standards are being created by the Keowee River Preservation Group, L.L.C. a South Carolina limited liability company, its successors and/or assigns ("Developer") and approved by Oconee County, South Carolina, acting by and through its County Council, as part of the Keowee River Development Agreement, approved by Oconee County Council, to provide the best practical design for site development activities within the Keowee River Community and to promote functional and sustainable low impact initiatives.

1.2 Objective

The major objective of the Development Standards for the Keowee River Community is to provide sound, responsible infrastructure satisfying federal, state, and local (except, only as modified hereby) requirements while allowing the development of the Keowee River Community to maintain its character and natural beauty. The goals of the Development Standards are:

- Design/construction of safe and durable streets, driveways and parking lots.
- Design/construction of durable wastewater systems with respect to design life, capacity, and pollution mitigation.
- Design/construction of storm water drainage systems to reduce flooding and other drainage problems.



- Reduction and control of stormwater pollution through sound design features.
- Properly planned and installed measures for erosion prevention and sediment control.
- Complete plans for the Keowee River Community ensuring grading, sediment and erosion control and utility issues are properly addressed.
- Maintain the natural character and beauty of the site by utilizing the existing beauty on site whenever possible.
- Encourage the incorporation of green technologies.
- Encourage the integration of commercial districts with residential neighborhoods.
- Encourage landscape plantings in commercial districts as well as residential neighborhoods to further enhance the development of the Keowee River Community.

1.3 Scope

The scope of the Development Standards for the Keowee River Community includes procedures and criteria for the design and evaluation of wastewater and stormwater utility, streets, land development plans, green technologies and related infrastructure.

The Development Standards for the Keowee River Community is not intended as a textbook or a comprehensive engineering design reference. Most types of engineering calculations are not explained or defined either due to the very complex nature of the subject matter or the fact that the design equations and methods are well-known to most competent practicing engineers who claim expertise in the area of land development.

The Keowee River Community will meet the standards defined by federal, state, and local (as modified hereby) requirements; the Standards follow sound, responsible, and current engineering practice; the use of the Standards will expedite the review process; and the Standards establish a standard of responsibility, clarity, and professionalism to be incorporated into all design. However, these Standards are not intended to replace the judgment of the design professional that must thoroughly investigate field conditions and coordinate all design efforts and nothing herein is intended to, or shall be interpreted as to, abrogate, in any regard, any federal or state land use development standard, or any local development standard, except as explicitly stated herein; all other local land use development standards and regulations otherwise remaining in full force and effect.

1.4 Design Flexibility

The intent of the Development Standards is to ensure that minimum requirements are met with respect to development of the Keowee River Community. These minimum requirements shall be enforced in a fair and impartial manner based upon sound

engineering judgment and the objectives described herein. The Development Standards are presented with the realization that every case will not be covered. Unique conditions may preclude the practical application of the Standards details and/or design criteria. Moreover, new technology, products, and techniques are encouraged and may be specified by the design engineer. The design professional, along with the Developer, development team, and contractor, are strongly encouraged to schedule a pre-design/pre-permit conference to discuss the project scope, permitting requirements and site objectives. The Development Standards have been adopted and approved by the County pursuant to that certain Development Agreement dated _____, 2010 between the County and the Developer.

1.5 Land Development Design Objectives

Design objectives for the Keowee River Community must:

1. Provide safe and functional design of roads, streets, driveways, and parking lots.
2. Provide safe and functional design of sidewalks, walkways, trails and other pedestrian routes.
3. Provide safe and functional design of stormwater inlets, culverts, pipes, open channels, and other conveyance.
4. Minimize flooding, interruptions of utility service, traffic inconvenience and potential water damage to residences and businesses.
5. Minimize the amount of public expenditures needed for maintenance of streets, wastewater systems, and storm water facilities.
6. Minimize the amount of public expenditures needed for flood control projects and flood relief efforts.
7. Promote appropriate design life of wastewater systems and mitigate exfiltration and infiltration of the system.
8. Promote preservation of trees, woods, natural meadows and other green spaces where practical.
9. Protect and enhance streams, wetlands, waterways and rivers for wildlife and plants by reducing storm water pollution, erosion, and negative storm water impacts.
10. Promote development of recreational facilities and design aesthetics along streams, waterways, wooded areas and other greenways to benefit local neighborhoods.
11. Promote sustainability and low-impact development initiatives.

1.6 Engineering Design Accountability

The Development Standards for the Keowee River Community have been developed to provide information to assist in the design and layout for the development of the Keowee River Community. The Standards do not replace or otherwise excuse the need for professional engineering judgment and knowledge but rather are prepared and adopted to work with design engineers to incorporate concepts into the development of the Keowee River Community that would not normally be utilized in a standard development project, such as green technologies. The Developer will work with the design engineer on specific aspects of detailed design and interject ideas specific to the development of the Keowee River Community. The Developer and Developer's development team will review plans for the development of various components of the Keowee River Community to ensure that the following items are being considered:

- Public health and safety.
- Site-specific conditions or unusual features of a project site that warrant special designs.
- Current versions of design texts, manuals, technical documents and research.

All plans and supporting documents must be sealed by a design professional, e.g. professional engineer, registered in the state of South Carolina. Plan documents include site plans, applicable details, calculations, construction specifications and other necessary technical documents.

Storm water design criteria should be based upon current scientific knowledge and engineering judgment. It should be realized that flooding may occur at any time due to any number of factors beyond the reasonable control of the Developer, such as greater amounts of precipitation or different rainfall patterns than used in design storms, wet soil conditions, debris or blockage of key storm water channels, high groundwater tables, etc.

1.7 Future Changes and Revisions

The Development Standards for the Keowee River Community may be periodically updated by Developer as necessary to provide additional clarity or to reflect changes generally recognized as best practice in the appropriate professional and trade industries, but such updated standards will only become effective and applicable to the Keowee River Development Community upon approval by Oconee County Council, upon recommendations of the Oconee County Planning Staff and Planning Commission (said approval and said recommendations not to be unreasonably withheld, delayed or conditioned). The Developer will be responsible for initiating and defining all amendments and revisions to the Development Standards. Technical revisions and corrections to these Standards shall be made by Developer as necessary in accordance with good engineering standards and practice. Technical revisions require the approval of the Developer in accordance with recommendation by the Developer's engineer. If



technical revisions are deemed necessary, the revisions may occur through either planned periodic revision or an accelerated process when it is determined that an immediate revision is necessary.

1.8 Language and Interpretation of Text

The following language rules are applicable to the Development Standards:

1. The imperative case is always mandatory. The words "shall" and "must" are always mandatory. These actions must be performed unless sufficient engineering justification is submitted to Developer and the Developer's design engineer for approval.
2. The words "should" and "recommend" indicate an action that is highly recommended under most conditions. The words "may" and "suggest" indicate an allowable action or choice that is usually beneficial in meeting the minimum development requirements.
3. Use of the singular or plural case of a noun will not affect the applicability of this manual, or any other law, regulation, or Standards, unless the context of the sentence specifically indicates that the singular/plural case affects the intended use or function on a scientific or engineering basis. The use of a singular or plural noun does not necessarily indicate whether to design or construct a single unit or multiple units.



Section 2: Roadway Regulations

2.1 Purpose of Roadway Regulations

The purpose of roadway regulations is to help define the minimum design Standards for proposed Driveways, Private Drives, and Private Roads for the Keowee River Community. Details are included in Appendix B. In all cases not covered under these criteria, American Association of State Highway and Transportation Officials (AASHTO), "A Policy on Geometric Design of Highways & Streets" latest edition shall rule.

2.2 Private Road Standards for Keowee River Community

All roads are to be private and shall be owned and maintained by the Developer or its successors or assigns. Private Roads located in the Keowee River Community shall conform to the following standards:

Road Geometric Criteria

1. Minimum pavement and shoulder width shall be as shown on the roadway details in Appendix B.
2. All road right-of-ways will be determined by Developer and vary based on final layout and design of each phase to minimize impact to adjacent land. Minimum right-of-way to be 30 feet.
3. Road grades for private residential roadways shall be no less than 0.5% and the maximum shall not be more than 17%. The location of all slopes exceeding 12% shall be reviewed with the Fire Marshall.
4. Road grades for commercial roadways shall be no less than 1% and the maximum shall not be more than 10%.
5. Grading and Stabilization of Street Rights-of-Ways. When a road is proposed, all trees, brush, stumps, rocks, or other debris shall be cleared from the right-of-way, except where said items are to be preserved as designated by the Developer.
6. If the Developer proposes a planted median island, the median shall be centered in the right-of-way. The right-of-way may vary as needed depending on the median design. Sufficient spacing between the edge-of-pavement and right-of-way shall remain to allow utility access and placement. The Developer or its successors and assigns, subject to reimbursement by residents of the Keowee River Community, shall be responsible for maintaining any median vegetation. All planted medians shall be drained and maintained by methods developed by a qualified consultant.
7. Exits for surface water will be at the design engineer's discretion. Catch basins, curb cuts, and drainage ditches are adequate means for collecting and discharging surface runoff. Sheet flow will be utilized when possible.

8. Roads will provide access to lots, town home parking lots, villa parking lots, dwellings, commercial lots as needed.
9. Dead End Streets and Cul-De-Sacs. Streets that dead end shall terminate in a cul-de-sac (details in Appendix B), unless otherwise approved by fire officials. Dead end streets without turnarounds are prohibited. All unpaved islands located within perimeters of a cul-de-sac will ideally be centered within the right-of-way, curbed and properly drained. Medians may be shaped as needed to best suit the conditions of the roadways in the development. If curbing is not utilized, a 12" concrete ring must be placed around the median island. Asphalt cannot be placed to islands edge. The area utilized by any unpaved island shall not be considered part of the minimum area needed to meet the required dimensions for the cul-de-sac or right-of-way and shall be governed by the same Standards for planted median islands, as set forth in this article.
10. Roads will have an appropriate encroachment permit from either the county or the South Carolina Department of Transportation, as needed where they encroach on public rights of way.
11. Roundabouts are a successful proven form of traffic control as an alternative to the more conventional intersection control methods. The basic geometric design guidelines for typical roundabouts include the central island of a roundabout, surrounded by the circulating 1 way roadway. One way roadways are to have a minimum width 15' for residential roadways. The size of the central island is determined principally by the space available and the need to obtain sufficient deflection to control through vehicle speed, while providing adequate radii for required turning movements.
12. Minimum centerline radius shall be 125 feet for residential roads and 150 feet for commercial roads.
13. Vertical (crest-sag) Curves. Changes in vertical grade shall be connected by vertical curves of minimum length equal to 20 times the sum of both approaching grades stated in percent of grade (min K value = 20). Example: A five percent slope upward meeting a four percent slope downward requires a curve length of $9 \times 20 = 180$ feet.
14. Roads will be named in accordance with adopted E-911 Addressing regulations and procedures.
15. Roads will meet all applicable storm water management and sediment control regulations.
16. Roads will comply with all current fire regulations and codes. When private drives offer access into parking lot areas, fire lanes may be designated in parking lots to provide the necessary space for fire trucks parking.
17. Parcel boundaries will extend to road right of way line. In areas where private drives cross public right of ways, the Developer or its successors or assigns will be responsible for maintenance of these drives in public right of way areas.
18. Stopping distance on vertical curves, horizontal curves, or normal intersections shall be recommended at the discretion of the design engineer for the project.



- a. The sight distance shall be measured from a seeing height of 3½ feet, offset 15 feet from edge of road, to an object 4¼ feet in height above the grade of the public road, as stated in SCDOT's 1996 Access and Roadside Management manual.
 - b. Minimum sight distance at intersections shall provide a clear sight triangle. The right-of-way shall be clear of obstacles to enable the minimum sight distance required, as determined by the speed limit of the road being accessed increases. The necessary right-of-way in either direction shall be entered upon the final plat prior to recording. Modifications may be required by the Design Engineer in order to insure safety.
19. Roads shall be designed to intersect as nearly as possible at right angles. In no case shall the angle of intersection be less than 60 degrees. Minimum radius of curb or pavement edge at intersections shall be at least 25 feet.
 20. Proposed intersections on one side of a road shall coincide with existing or proposed intersections on the opposite side. Minimum centerline offset for intersections on the opposite side of a road shall be 100 feet.
 21. In cases where utilities cannot be placed in right of way, adequate utility easements will be provided as needed by utility providers.
 22. Sidewalks/trails will be allowed in the right of way. Sidewalk/trail material and placement will be determined on an as needed basis. The sidewalks will be maintained by the Developer or its successors and assigns, subject to reimbursement by residents and individual lot owners of the Keowee River Community.
 23. Bridges/Culverts. Bridges/culverts in right-of-ways shall meet current AASHTO standards. All bridges/culverts over which a private drive crosses a perennial stream must include appropriate signage located at each end of the bridge/culvert displaying the structure's weight limits.
 24. Alternate surface materials, including, but not limited to cobblestone, concrete pavers, etc. may be utilized in lieu of asphalt surfacing. The Developer also reserves the right to utilize other alternate surfaces treatments on an as needed basis.
 25. Parking shall be allowed directly adjacent to private roads as shown on the Roadside Parking Detail, page B-6.

2.3 Private Driveways

Private driveways shall serve up to 10 residential dwellings. Private driveways provide access to residential properties where the street is designed with a narrow width to provide limited on street parking, or where private driveway access development is desired to increase residential densities. Private driveways may also provide delivery access or alternate parking access to commercial properties. Easements for utilities may be reserved under private driveways and other portions of the Keowee River Community

and granted to utility providers as needed. The location and dimensions of easements will be noted on plans, recorded surveys or plats. Private driveways are to be owned and maintained by property owners served and can vary in width from two 8 foot lanes for two-way traffic or one 12 foot lane for one-way traffic. Private driveways that exceed 150 feet in length shall require a minimum 20 foot wide stone base centered under the pavement to support fire vehicle access. Alternative methods to provide a stable fire lane may be employed pending review and approval of the county fire marshal. Base can be covered with pavers or grass outside pavement width.

2.4 Private Drives

Private drives shall serve greater than 10 residential dwellings. Private drives shall have an appropriately executed private drive easement. Easements for utilities may be reserved under private drives and other portions of the Keowee River Community and granted to utility providers as needed. The location and dimensions of easements will be noted on plans, recorded surveys or recorded plats. Private drives are to be owned and maintained by property owners served and can vary in width from two 9 feet lanes for two-way traffic or one 15 foot lane for one-way traffic. See Appendix B for design details for private drives. Private drives that exceed 150 feet in length shall require a minimum 20 foot wide stone base centered under the pavement to support fire vehicle access. Alternative methods to provide a stable fire lane may be employed pending review and approval of the county fire marshal. Base can be covered with pavers or grass outside pavement width.

2.5 Road Names

If a proposed roadway in the Keowee River Community will be an extension of an existing named road the road extension shall bear the name of the existing road. Except for the above, in no case shall the name of a proposed private drive, driveway, road or public roadway road duplicate or be phonetically similar to an existing road name, irrespective of the use of suffix (road, avenue, boulevard, drive, place, court, lane, etc.). All new private drives, driveways, roads or public roadways in the Keowee River Community will be required to provide names to Deonee E-911 Addressing Office and will be required to obtain approval prior to having a final plat produced.

2.6 Road Construction

In general, all roads shall be constructed in accordance with the SCDOT "Standards, Specifications for Highway Construction" (latest edition) as it related to earthwork, bases/sub-bases, paved surfaces, etc. The following requirements shall also apply:

1. Compaction of the aggregate shall comply with the Standards set forth in Section 2.7 of these Standards.

2. Paved roadways in the Keowee River Community shall conform to the standards defined in Appendix B.
3. When possible, the entire right-of-way area shall be cleared of all stumps, roots, brush, and other objectionable materials prior to grading roads. All existing vegetation located within the proposed road right-of-way that is to remain shall be noted on plans and have proper fencing installed to be protected during construction. When possible, tree stumps and other vegetation shall be removed to a depth of two feet below the sub-grade. Rock, when encountered, shall be scarified to a minimum depth of three inches below sub-grade.
4. All debris and other material deemed unsuitable shall be removed before placement of dirt or soil is placed in fills for the subgrade. Unsuitable materials include: organic matter, unstable soil, trash, large stones, or other items that prevent the soil from being properly compacted.
5. All fill lifts shall be formed by placing and spreading the material in successive, uniform, horizontal layers of not more than six inches in depth for the full width of the cross section and shall be kept level by the use of approved equipment. Prior to each subsequent layer the compacted layer shall be scarified before placing fill. It is recommended that compaction tests be performed at the completion of any six-inch lifts being made. Each level will be compacted to a 95 percent proctor.
6. Suitable material shall be placed in the embankment for the formation, compaction, and shaping of all embankments, subgrades, shoulders, slopes, intersections, approaches and private entrances to conform to the typical cross section shown on the approved road construction plan.
7. When an embankment is to be on a hillside or against an existing embankment sloping more than 20 degrees from the horizontal, the slope of the hillside or existing embankment shall be plowed deeply or cut into steps before filling is commenced. All embankments shall be formed by placing and spreading the material in successive, uniform, horizontal layers of not more than six inches in depth for the full width of the cross section and shall be kept level by the use of approved equipment.
8. All pipe culverts shall consist of the following materials:
 - a. Reinforced concrete conforming to the requirements of American Association of State Highway Officials (AASHO) M170 Class 3 pipe.
 - b. High density polyethylene (HDPE) corrugated with a smooth interior pipe conforming to the requirements of American Association of State Highway Officials (AASHO) M294M, Type S pipe.
 - c. All pipe culverts shall be of sufficient size to adequately insure proper drainage. Culvert analysis will be performed by a professional engineer licensed by the State of South Carolina. Culvert analysis will be performed as defined in Sections 2.10 and 2.13 of these Standards. Rip-rap shall be securely installed over an approved silt barrier to the height of the high water mark around the end of all pipe culverts.



DEVELOPMENT STANDARDS

9. In the event that the crossing of a watercourse necessitates the use of a bridge, the bridge materials, span, location shall be at the discretion of the Developer and shall conform to the requirements of the AASHTO.
10. All drainage inlets and outlets not accessible from the road right-of-way must include a permanent easement allowing the Developer access to the adjacent property needed to perform necessary maintenance work. A designated 20' drainage easement will be provided as needed around inlet/outlet locations, discharge locations and drainage ways and shall be shown on any applicable recorded surveys and recorded plats.

2.7 Road Compaction and Testing

Compaction of sub-grade and base courses shall conform to the applicable sections of the latest published edition of the South Carolina Highway Department Standards Specifications for Highway Construction. A loaded (minimum of 60,000 lbs. gross weight) tandem roll test of the sub-base shall be performed. Compaction tests may be directed by the design engineer or his designated representative during an intermediate six-inch lift. A loaded (minimum of 60,000 lbs. gross weight) tandem roll test will also be performed upon setup of the base material prior to paving the road. Any sub-standard materials will be replaced and retested as directed by the Design Engineer or his designated representative. Upon completion of a road, all fills shall be protected by either seeding or rip-rap. All fills of 2 $\frac{1}{2}$:1 or steeper shall be protected by rip-rap. Shoulders and other disturbed soil along the entire cleared area of the right-of-way shall be seeded in such a manner as to ensure uniform sod.

2.8 Road Inspections

All required improvements shall be inspected by the Developer's Engineer at various stages of construction. The Developer's Engineer shall make a final inspection upon completion of construction and shall report the results of the final inspection in writing to the applicant's engineer. The applicant's engineer shall certify to the Developer's Engineer, after the final inspection and report thereon are made, that the required improvements were made in accordance with the Development Standards and all approved plans.

The costs of inspection, including compensation of the Developer's Engineer shall be paid by the applicant prior to the issuance of the certificate of completion. The Developer's Engineer shall establish and determine the costs of inspection. If the applicant does not directly pay the costs of inspection, the certification of completion will be held.

Inspections by the Developer's Engineer shall be required for the following:

- At the completion of clearing and grubbing operations.



- At the completion of rough grading.
- At the completion of all utility construction along road right-of-way (including but not limited to water, sewer, electrical).
- At the completion of sub-grade.
- After installation and compaction of base course.
- During all pavement applications.
- Final acceptance inspection.

2.9 Financial Responsibility for Maintenance

Following verification of completion by a licensed professional engineer of any road constructed in the Keowee River Community in accordance with the Standards, the Developer or its successors and assigns shall be financially responsible for all maintenance necessary due to deficiencies resulting from initial construction for a period of three years. The Developer shall post a bond or a letter of credit for the estimated cost of maintaining the road for three years from the date of acceptance. The Design Engineer shall determine the amount of the bond or letter of credit. The bond or letter of credit shall expire after three years from the date of acceptance of the road, or in the case of a subdivision road, after a build out of 70 percent of the subdivision, whichever occurs first. In order to facilitate the acceptance process, once a road had been substantially completed the Developer may request a written punch list from the Design Engineer. The punch list will note the items that must be completed prior to being deemed complete by the Design Engineer.

2.10 Road Swales and Channels

All roadway ditches and channels shall be designed to contain, at minimum, a peak flow from a 10-year frequency storm. All roadway ditches and channels shall be designed so that the velocity of flow expected from a 10-year frequency storm shall not exceed the permissible velocities for the type of lining used. Rip-rap shall be placed for stops in road drainage swales as instructed by the design engineer. Swales shall be stabilized against erosion as determined by Design Engineer. Road swales shall be installed at a maximum depth of three feet and be designed to enable mowing by adjoining property owners.

2.11 Roadside drainage

Roads may be constructed with drainage swales shoulders at a 12:1 slope. Where road grade exceeds ten percent, curb and gutter, paved drainage swales, or rip rap swales shall be provided. Curb and gutter may be roll type or Standards 90 degree curb.



2.12 Temperature and Weather Restriction on Asphalt Paving Work

No hot mix asphalt surfacing work shall be performed on wet surface, or when the temperature is below 45 degrees Fahrenheit in the shade and falling, or when weather conditions are otherwise unfavorable. The mixture shall be delivered to the spreader at a temperature between 225°F and 325°F and, except for sand asphalt mixture for base course construction, within 30°F of the temperature at the plant.

2.13 Drainage Structures

1. Cross line pipes shall be designed to carry runoff from a 25-year, 24-hour design storm and shall be in accordance with Section 2.7.8. The design shall be determined using Standards methods and runoff data. In no event shall a pipe less than 15 inches in diameter be permitted. Cross line pipes or structures along waters of the State shall be designed to pass a 100-year, 24-hour design storm.
2. Concrete culverts must conform to South Carolina Highway Department requirements. HDPE double wall corrugated with a smooth interior pipe conforming to the requirements of American Association of State Highway Officials (AASHTO) M294M, Type S pipe or an approved equivalent shall be accepted where sufficient fill over the pipe is provided. No corrugated metal pipes shall be accepted. No culvert shall be less than 15 inches in diameter.
3. All pipes shall be laid in a trench unless approved at the discretion of the design engineer prior to construction. All trenches shall be excavated so as to allow for safe and proper installation. All backfill work shall comply with Standards specified by the pipe manufacturer; however, in no case shall backfill covering a culvert be less than ten inches deep (pavement and/or base thickness shall not be considered part of this required minimum depth). All fill shall be compacted to 95 percent of Standards proctor test in the top foot of fill.
4. The jointing of sections of culvert shall be done in a workmanlike manner in accordance with the Standards practice recommended by the manufacturer of the culvert being used.
5. The ends of all pipe culverts shall be properly protected to prevent piping, erosion and scour. Placement of filter fabric and rip-rap shall be considered minimum treatment. End treatments shall be approved by the Design Engineer and shown on the plans.
6. All cross line drainage culverts shall be located in natural drainage areas or depressions, and shall terminate in a dedicated drainage easement no less than 20 feet wide.
7. Junction boxes of an approved type will be constructed at all points where the line of pipe changes course or direction ten degrees or more and at proper intervals along the line of pipe.
8. A means of access to inlet and outlet points of drainage structures and appurtenances must be provided and shown on the plans.



9. When possible, green technologies for water quality should be utilized. See Section 3 for further detail.

2.14 Regulating the use of Roadways in Keowee River

Any person, entity or utility that engages in an activity which causes damage to roadways inside the Keowee River Community will be responsible for repairing said road or road structure to SCDOT Standards specifications for highway construction. This excludes normal wear and tear to a road caused by normal use of said road.

Any person driving, operating or moving any vehicle, object or contrivance upon any roadways inside the Keowee River Community or road structure inside Keowee River Community shall be liable for any damage which road or structure may sustain as a result of dragging, scraping, breaking or any other damage done to said road or structure. Any such persons will also be liable to the Developer and any other property owner(s) of the Keowee River Community for the cost of such injury or damage.

Any person making unauthorized modifications to roadways inside the Keowee River Community or road structure roadways inside the Keowee River Community shall be responsible for the costs of returning the road or structure to its original condition.



Section 3: Water Quality and Green Technologies

3.1 Purpose

The purpose of this section is to define post construction storm water Best Management Practices (BMP's) technologies and techniques that will be encouraged on site at Keowee River Community beyond minimum practices required by federal and state regulations.

3.2 Water Quality BMP Design Standards

The intent of water quality control proposed on site at Keowee River Community is to reduce the impacts of the development on the water quality of receiving downstream water bodies. BMP's proposed for the development are to work in tandem to ensure that post construction runoff generated by the development will meet the minimum requirements as defined by state regulations.

3.3 Non-Structural Controls

Non-structural BMP's include such practices as minimizing impervious area for site development, providing vegetative buffers along all streams and waterways, promoting natural infiltration of runoff before it enters a receiving stream, pollution prevention practices such as regular sweeping of parking lots, and public environmental outreach programs.

Non structural Low Impact Development Controls may consist of the following:

- Vegetated Conveyance Systems
- Stream Buffers
- Disconnected Rooftop Drainage to Pervious Areas
- Cluster Development
- Natural Infiltration

3.4 Structural Controls

Structural Controls can be utilized with a wide variety of land uses and development types. Structural Controls have the ability to effectively treat storm water runoff volume to reduce the amounts of pollutants discharged to downstream systems. Structural controls are recommended for limited use for special site or design conditions.

Structural Controls may consist of the following:

- Storm Water Wetlands
- Bioretention Areas
- Infiltration Trenches



DEVELOPMENT STANDARDS

- Enhanced Grassed Swales
- Pre-fabricated Control Devices
- Vegetated Filter Strips (VFS)
- Grass Paving and Porous Paving Surfaces

It is recommended that structural controls be utilized with other BMP's (Structural and Non-Structural) to help achieve the necessary water quality levels defined by the state.



Section 4: Setbacks, Buffers and Building Height Standards

4.1 Purpose

The purpose of this section of the Development Standards is to ensure protection of onsite resources such as lakes, streams and rivers along with wooded areas while allowing the developer to situate buildings and home sites as needed in the development.

All setbacks and buffers for single-family detached dwellings shall be a minimum of 10 feet from the drivable surface.

4.2 Building Height Standards

Residential buildings shall not exceed sixty-five (65) feet in height as measured from ground level ("ground level" being the level of the ground directly beneath the part of the structure being measured).



Section 5: Speed Limit

5.1 Purpose

The purpose of this section of the Development Standards is to define the minimum and maximum speed limit for all roadways in Keowee River Community.

5.2 Minimum and Maximum Design Speed Limit

Design speed limits in Keowee River Community will be set at a maximum of 25 MPH.

AGENDA ITEM SUMMARY
OCONEE COUNTY, SC

COUNCIL MEETING DATE: July 20, 2010
COUNCIL MEETING TIME: 6:00 PM

ITEM TITLE OR DESCRIPTION:

Third Reading of Ordinance 2010-25: AN ORDINANCE TO AMEND THE OCONEE COUNTY FLOOD DAMAGE PREVENTION ORDINANCE, ORDINANCE 2008-21, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, AND TO RATIFY AND AFFIRM ALL OTHER PROVISIONS OF ORDINANCE 2008-21 NOT AMENDED OR MODIFIED HEREBY; AND OTHER MATTERS RELATED THERETO

BACKGROUND OR HISTORY:

Oconee County recently reviewed and amended the Flood Damage Prevention Ordinance as part of the ongoing effort to address concerns identified by the Federal Emergency Management Agency (FEMA). As required, a copy of the document was submitted to FEMA, who notified the County that additional changes to the ordinance are required. The County Attorney drafted the necessary amendments. Council gave First Reading in Title Only to Ordinance 2010-25 on June 15, 2010, and Second Reading on July 6, 2010.

SPECIAL CONSIDERATIONS OR CONCERNS:

FEMA's instructions are to attend the ordinance by the end of July 2010.

COMPLETE THIS PORTION FOR ALL PROCUREMENT REQUESTS:

Does this request follow Procurement Ordinance #2001-15 guidelines? Yes / No (review #2001-15 on Procurement's website)
If no, explain briefly: N/A

STAFF RECOMMENDATION:

Adopt on Third Reading.

FINANCIAL IMPACT:

None anticipated.

COMPLETE THIS PORTION FOR ALL GRANT REQUESTS:


Are Matching Funds Available: Yes / No
If yes, who is matching and how much: N/A

ATTACHMENTS:

Reviewed By/ Initials:

_____ County Attorney _____ Finance _____ Grants _____ Procurement

Submitted or Prepared By:



Department Head/Elected Official

Approved for Submittal to Council:



Scott Moulder, County Administrator

Council has directed that they receive their agenda packages a week prior to each Council meeting, therefore, Agenda Items Summaries must be submitted to the Administrator for his review/approval no later than 12 days prior to each Council meeting. It is the Department Head / Elected Officials responsibility to ensure that all approvals are obtained prior to submission to the Administrator for inclusion on an agenda.

A calendar with due dates marked may be obtained from the Clerk to Council.

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
ORDINANCE 2010-25

AN ORDINANCE TO AMEND THE OCONEE COUNTY FLOOD DAMAGE PREVENTION ORDINANCE, ORDINANCE 2008-21 (CHAPTER 16, ARTICLE II OF THE OCONEE COUNTY CODE OF ORDINANCES), IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, AND TO RATIFY AND AFFIRM ALL OTHER PROVISIONS OF ORDINANCE 2008-21 NOT AMENDED OR MODIFIED HEREBY; AND OTHER MATTERS RELATED THERETO.

WHEREAS, on September 1, 2009, Oconee County, South Carolina (the "County"), a body politic and corporate and a political subdivision of the State of South Carolina, acting by and through the Oconee County Council (the "Council"), adopted certain ordinances and regulations regarding flood damage prevention (collectively, the "Flood Damage Prevention Ordinances"), all of which are codified in Chapter 16, Article II of the Code of Ordinances, Oconee County, South Carolina; and,

WHEREAS, the South Carolina General Assembly has delegated the responsibility to the County to enact ordinances and promulgate regulations designed to promote the public health, safety, and general welfare of its citizenry, including the authority and responsibility to enact ordinances and promulgate regulations to mitigate the damaging effects of floods in the unincorporated areas of the County; and,

WHEREAS, the National Flood Insurance Program (the "NFIP") was established pursuant to federal law, at 42 U.S.C.A. § 4001 et seq. (the "Act"), and the purpose of the Act was, among other things, to "require . . . local communities, as a condition of future Federal financial assistance, to participate in the flood insurance program and to adopt adequate flood plain ordinances with effective enforcement provisions consistent with Federal standards to reduce or avoid future flood losses" 42 U.S.C.A. § 4002 (emphasis added); and,

WHEREAS, since Oconee County's recent enactment of the Flood Damage Prevention Ordinances, the Federal Emergency Management Agency ("FEMA") has directed Oconee County to take additional corrective actions to remain in good standing with the NFIP, including the further revision of the Flood Damage Prevention Ordinances; and,

WHEREAS, the Council desires to amend the Flood Damage Prevention Ordinances in order to remain in good standing with the NFIP, which is critical for economic development, federal grant funding, and the protection of the citizens of Oconee County;

NOW, THEREFORE, be it ordained by County Council, in meeting duly assembled that:

1. Chapter 16, Article II of the Code of Ordinances, Oconee County, South Carolina, is hereby amended by adding a section at the beginning of Chapter 16, Article II, to be entitled *Authority*, which section reads as follows:

"The General Assembly of the State of South Carolina has in Chapter 9 of Title 4, of the South Carolina Code of Laws and in Chapter 29 of Title 6 of the South Carolina Code of Laws, delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore the provisions of this article are adopted under authority set forth in Chapter 9 of Title 4 of the South Carolina Code of Laws and in Chapter 29 of Title 6 of the South Carolina Code of Laws."

2. Subsection 16-38 of the Code of Ordinances, Oconee County, South Carolina, entitled *Effect upon Outstanding Building Permits*, is hereby renamed "*Effect upon Outstanding Development Permits*," and is

hereby amended to read as follows:

"Nothing herein contained shall require any change in the plans, construction, size or designated use of any building, structure or part thereof for which a development permit has been granted by the county before the time of the enactment of this article."

3. Subsection 16-83(b) of the Code of Ordinances, Oconee County, South Carolina, entitled *Requirement of federal and/or state permits*, is hereby amended to read as follows:

"It is the responsibility of the Flood Plains Manager to review proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including section 404 of Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334."

4. Subsection 16-122(c) of the Code of Ordinances, Oconee County, South Carolina, entitled *Critical facilities*, is hereby amended to read as follows:

"(1) Existing critical facilities in the special flood hazard area that are substantially damaged or substantially improved as well as new and substantially improved critical facility structures shall be elevated or floodproofed in accordance with this article.

(2) New critical facilities shall not be permitted in the special flood hazard area."

5. The remaining terms and provisions of the Code of Ordinances, Oconee County, South Carolina not revised or affected hereby remain in full force and effect.

6. Should any word, phrase clause or provision of this Ordinance be declared invalid or unconstitutional by a court of competent jurisdiction, such determination shall not effect this Ordinance as a whole, or any part hereof, except that specific provision declared by such court to be invalid or unconstitutional. If any part of this Ordinance is declared invalid, the remainder of the Ordinance shall not be affected and shall remain in force.

7. All Ordinances, Orders, Resolutions, and actions of County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.

8. This Ordinance shall take effect and be in full force and effect from and after third reading and enactment by County Council.

Adopted in meeting duly assembled this ___ day of June, 2010.

OCONEE COUNTY, SOUTH CAROLINA

Reginald T. Dexter
Chairman, Oconee County Council

ATTEST

Elizabeth G. Hulse
Clerk to County Council

First Reading: June 15, 2010
Second Reading: July 6, 2010
Public Hearing: July 20, 2010
Third Reading: July 20, 2010

AGENDA ITEM SUMMARY
OCONEE COUNTY, SC

COUNCIL MEETING DATE: July 20, 2010
COUNCIL MEETING TIME: 6:00 PM

ITEM TITLE OR DESCRIPTION:

First Reading (In Title Only) ORDINANCE 2010-27 "AN ORDINANCE TO AUTHORIZE THE LEASING OF CERTAIN OCONEE COUNTY SPACES, AND OTHER MATTERS RELATED THERETO."

BACKGROUND OR HISTORY:

Oconee County owns certain properties and buildings that are leased. State law requires that the lease of County owned real property be authorized by County Council through an ordinance.

SPECIAL CONSIDERATIONS OR CONCERNS:

COMPLETE THIS PORTION FOR ALL PROCUREMENT REQUESTS:

Does this request follow Procurement Ordinance #2001-15 guidelines? Yes / No [review #2001-15 on Procurement's website]
If no, explain briefly:

STAFF RECOMMENDATION:

Approve first reading in title only of ordinance 2010-27

FINANCIAL IMPACT:

None

COMPLETE THIS PORTION FOR ALL GRANT REQUESTS:

Are Matching Funds Available: Yes / No
If yes, who is matching and how much:

ATTACHMENTS

Reviewed By/ Initials:

_____ County Attorney _____ Finance _____ Grants _____ Procurement

Submitted or Prepared By:

Kendra Brown
Department Head/Elected Official

Approved for Submittal to Council:


Scott Moulder, County Administrator

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STATE OF SOUTH CAROLINA
OCONEE COUNTY
RESOLUTION R2010-11

**A RESOLUTION ACKNOWLEDGING AND ACCEPTING THE
BID TO PURCHASE REAL PROPERTY KNOWN AS THE TRI-
COUNTY LANDFILL PROPERTY; AND OTHER MATTERS
RELATED THERETO.**

WHEREAS, Oconee County, South Carolina ("Oconee County"), is a body politic and corporate and a political subdivision of the State of South Carolina; and,

WHEREAS, Anderson County, Oconee County and Pickens County currently own a certain tract of land located in Pickens County containing approximately 521.03 acres, more or less (the "Tri-County Landfill Property"); and

WHEREAS, on June 15, 2010, Oconee County Council enacted Oconee County Ordinance 2010-20, which, *inter alia*, approved the procedure for the transfer of Oconee County's interest in the Tri-County Landfill Property, authorized the transfer of the Tri-County Landfill Property in the event of an acceptable bid, and approved and authorized the execution and delivery of a sales agreement and deed to the successful, acceptable bidder; and,

WHEREAS, on June 30, 2010, in response to an invitation to bid issued by the Appalachian Council of Governments, Pickens County submitted a bid to purchase the Tri-County Landfill Property which met the minimum bid requirements of, and otherwise satisfied the requirements of, Oconee County Ordinance 2010-20; and,

WHEREAS, Oconee County desires to acknowledge that the Appalachian Council of Governments carried out the bid process in accordance with Oconee County Ordinance 2010-20, and that Pickens County is an acceptable, responsible and responsive bidder, in accordance with the terms of Oconee County Ordinance 2010-20; and,

WHEREAS, Oconee County, for its part, further desires to accept the bid as attached as **Exhibit A**, and incorporated herein by reference, in accordance with the process authorized by Oconee County in Oconee County Ordinance 2010-20.

NOW, THEREFORE, be it resolved by Oconee County Council in meeting duly assembled that,

1. Oconee County, acting by and through the Oconee County Council, hereby acknowledges that the Appalachian Council of Governments carried out the bid process for the sale of the Tri-County Landfill Property in accordance with Oconee County Ordinance 2010-20.
2. Oconee County, acting by and through the Oconee County Council, hereby declares that Pickens County's bid, as attached as **Exhibit A**, exceeds the minimum bid as set forth in Ordinance 2010-20, and, as such, Pickens County's bid is the highest bid of a responsible and responsive bidder.
3. Through the authority granted by Oconee County Ordinance 2010-20, and as confirmed herein, the Oconee County Administrator is authorized to, (a) enter into the Purchase and Sale Agreement with Pickens County, (b) deliver a deed transferring Oconee County's interest in the Tri-County Landfill Property at closing to Pickens County, and (c) take all

other steps and actions as are necessary or appropriate to transfer Oconee County's interest in the Tri-County Landfill Property to Pickens County, all in accordance with the procedures set out in Oconee County Ordinance 2010-20.

4. This Resolution shall not be deemed to modify, abridge, abrogate or terminate any authority granted, or direction given, by and through Ordinance 2010-20,
5. All orders and resolutions in conflict herewith are, to the extent of such conflict only, repealed and rescinded.
6. Should any part or portion of this resolution be deemed unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such finding shall not affect the remainder hereof, all of which is hereby deemed separable.
7. This resolution shall take effect and be in force immediately upon enactment.

Adopted by the County Council of Oconee County, South Carolina, this 20th day of July, 2010.

OCONEE COUNTY, SOUTH CAROLINA

Reginald T. Dexter,
Chairman, Oconee County Council

(SEAL)

ATTEST:

Elizabeth G. Hulse
Clerk to Oconee County Council

Exhibit A
Resolution R2010-11

(BID: Tri-County Land Sale)

BID FORM

BIDDING ORGANIZATION: PICKENS COUNTY COUNCIL
272 McDANIEL AVENUE B-1
PICKENS SC 29671

SIGNATURE OF BIDDER'S REPRESENTATIVE


NAME: J. CHAPPELL HURST JR.
(please print)

TITLE: ADMINISTRATOR

DATE: JUNE 30, 2010

PHONE: 864-896-5854

FAX: 864-898-5580

Exhibit A
Resolution R2010-11

BID: Tri-County Land Sale

BID FORM

APPALACHIAN COUNCIL OF GOVERNMENTS
50 CENTURY CIRCLE
Post Office Box 6668
GREENVILLE SC, 29606

PICKENS COUNTY COUNCIL

submit herewith our bid in response to bid described as "BID FOR TRI-COUNTY LANDFILL
PROPERTY" for:

APPROXIMATELY 521 ACRES OF LAND IN THE CLEMSON AREA.

Bid Price

\$ 2,845,050.00

AGENDA ITEM SUMMARY
OCONEE COUNTY, SC

COUNCIL MEETING DATE: July 20, 2010
COUNCIL MEETING TIME: 7:00 PM

ITEM TITLE OR DESCRIPTION:

Oconee County Tourism Action Plan presented by Dr. Bob Brookover, Clemson University

BACKGROUND OR HISTORY:

Oconee County and the Mountain Lakes CVB received a matching grant from the South Carolina National Heritage Corridor to complete a Tourism Action Plan by Clemson University. Clemson University has developed a successful model to build Tourism Action Plans and has assisted many counties across SC. These plans provide direction in areas of organization and structure, product development, marketing and measurement, and are required for Product Development grants from the State.

SPECIAL CONSIDERATIONS OR CONCERNS:

The PRT Commission and Oconee Alliance have approved to recommend that County Council adopt this plan and allow the PRT department to begin working on recommendations presented.

COMPLETE THIS PORTION FOR ALL PROCUREMENT REQUESTS:

Does this request follow Procurement Ordinance #2001-15 guidelines? Yes / No (review A2001-15 on Procurement's website)
If no, explain briefly: N/A

STAFF RECOMMENDATION:

Staff requests adoption of Tourism Action Plan by County Council in order to begin working on specific proposals detailed within the recommendations.

FINANCIAL IMPACT:

No Financial Impact for adoption.

Total grant of \$15,000 already paid include \$5,000 from Oconee PRT, \$2,500 from Mountain Lakes CVB and \$7,500 from South Carolina National Heritage Corridor.

COMPLETE THIS PORTION FOR ALL GRANT REQUESTS:

Are Matching Funds Available: Yes / No

If yes, who is matching and how much: PRT-\$5,000 Mtn. Lakes CVB-\$2,500 \$7,500 SC/NHC

ATTACHMENTS

Tourism Action Plan

Reviewed By/ Initials:

_____ County Attorney _____ Finance _____ Grants _____ Procurement

Submitted or Prepared By:

Phil Shirley, PRT Director
Department Head/Elected Official

Approved for Submittal to Council:


Scott Moulder, County Administrator

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A calendar with due dates marked may be obtained from the Clerk to Council.

Oconee County Tourism Action Plan



Project Activities

Information Gathering

- Conducted four days of focus group meetings and individual interviews in Salem, Westminster, Walhalla, and Seneca.
- Met with the Oconee Alliance.
- Toured key attractions and areas with Executive Director of CVB and Director of Oconee County PRT.
- Reviewed 2002 Oconee County Recreation Master Plan.
- Reviewed relevant tourism and recreation literature and web-based resources and information.
- Reviewed the South Carolina Tourism Action Plan - 2006.
- Reviewed the Upstate Product Development Plan - 2009.
- Reviewed the 2008 South Carolina Outdoor Recreation Plan.
- Reviewed the 2002 South Carolina Trails Plan.

Key Strengths and Opportunities

- Natural Resources – abundant waterfalls, 3 major lakes, mountains, rivers, trails
- History/Culture – Oconee County Heritage Center, Cherokee history, Appalachian culture
- CVB is established
- Existing tourism product – rafting companies on Chattooga, Duke Power, World of Energy
- Proximity to Clemson University
- County Parks
- State Parks
- National Forest
- Trails (Foothills, Bartram, and others)
- Proximity to Charlotte, Atlanta, Greenville, Columbia, Asheville, Raleigh-Durham
- State and Regional tourism plans recently completed

Key Weaknesses and Threats

- Lack of lodging in county but appropriate lodging is located just across the county line in Clemson
- Politics in towns – past history, lack of political will
- Fragmentation among Chambers of Commerce
- Some locals may not welcome visitors
- Lack of brand identity, communication strategy, signage/wayfinding
- Insufficient tourism marketing and web presence
- Limited/no metrics in place to measure tourism activity levels and visitor satisfaction
- Competition from Georgia and North Carolina
- Businesses close early
- Lack of zoning rules and regulations

Guiding Principles for Tourism Development in Oconee County

- Consider this process a marathon, not a sprint.
- Forming/strengthening partnerships with the surrounding counties and finding the right product mix to support and enhance the State Tourism Plan and the Upstate Product Development Plan should be Oconee County's top priority.
- While creating a critical mass of tourism and recreation products is important, quality cannot and should not be compromised.
- Concentrate on the products that make Oconee County unique and complement and enhance the Upstate Product Development Plan.
- Avoid making decisions based on sunk costs.
- When planning projects, develop sustainable funding models to operate and maintain each project.
- For tourism, create opportunities or experiences that will take 2, 4, or 8 hours and market appropriately. It is important to remember that you are marketing experiences. If a tourist expects an experience to last 8 hours and it only takes 2, or it takes 6, their experience will be less than ideal.
- Protect your natural and environmental resources.
- Concentrate on the outdoors/water (fishing, boating and other lake-based activities, rafting, hiking, equestrian) and cultural/heritage (with an emphasis on Cherokee History/Appalachian Culture).

Economic Impact Comparison to Other Upstate Counties

Oconee County

- Received \$48.22 million from travelers
- Tourism generated \$7.82 million in payroll and 446 jobs
- Tourism generated \$6.01 million in state & \$2.75 million in local tax receipts
- Collected approximately \$115,841 in accommodation taxes

Anderson County

- Received \$113.35 million from travelers
- Tourism generated \$20.66 million in payroll and 1,500 jobs
- Tourism generated \$8.23 million in state & \$4.05 million in local tax receipts
- Collected approximately \$350,004 in accommodation taxes

Cherokee County

- Received \$11.89 million from travelers
- Tourism generated \$5.86 million in payroll and 350 jobs
- Tourism generated \$1.05 million in state & \$ 730 million in total tax receipts
- Collected approximately \$66,404 in accommodation taxes

Economic Impact Comparison to Other Upstate Counties (continued)

Greenville County

- Received \$892.45 million from travelers
- Tourism generated \$227.35 million in payroll and 9560 jobs
- Tourism generated \$17.08 million in state & \$15.05 million in local tax receipts
- Collected approximately \$2,062,791 in accommodations taxes

Pickens County

- Received \$77.09 million from travelers
- Tourism generated \$12.65 million in payroll and 820 jobs
- Tourism generated \$4.42 million in state & \$2.69 million in local tax receipts
- Collected approximately \$298,871 in accommodations taxes

Spartanburg County

- Received \$512.23 million from travelers
- Tourism generated \$55.4 million in payroll and 2373 jobs
- Tourism generated \$15.17 million in state tax & \$5.47 million in local tax receipts
- Collected approximately \$358,465 in accommodations taxes

Recommendations

Managing the Industry

- Change name from CVB to Tourism or Visitor's Bureau
- Restructure/combine current PRT Commission, Oconee Tourism Commission, and Arts and Historical Commission
- Draft by-laws for new commission
- Create coherent vision, mission, and goals
- Commission works in committees to implement tourism action plan
- Include funding strategies committee

Recommendations (continued)

Staff Recommendation

- Add two staff members in the next two years to oversee product development and marketing/pr/sales
- Future – add administrative/support staff and personnel to staff future visitor's center

Budget Recommendation

- Fund Tourism/Visitors Bureau at state average within 2 years (\$268,522/year)

Recommendations (continued)

Tourism Infrastructure/Support

- Continue to aggressively pursue destination resort with meeting/conference capabilities
- Implement hospitality industry pride campaign and program
- Encourage Westminster and Walhalla to conduct retail market analysis

Recommendations (continued)

Product Development

- Lake access/fishing strategy
- Implement signage and wayfinding program
- Chau Ram Park Project
- Develop Oconee County Visitor's Center
- Identify and develop Agri-Tourism attractions
- Create and attract bus tours for elder leisure

Recommendations (continued)

Product Development (continued)

- Develop active adventure and student education opportunities and attractions
- Continue developing Quilting Trail Site
- Develop Farmstead – Cherokee/Appalachian Life Center
- Municipal partnerships to stimulate and continue county-wide revitalization

Recommendations (continued)

Marketing

- Hire a consultant to conduct a branding strategy and a retail market analysis for Oconee County.
- Create marketing grant program for businesses that include the brand collateral in advertising.
- Aggressively market Oconee County as a destination for small-business meetings. CVB should develop packages including meeting space, accommodation, activities, etc.
- Develop bus tour operations marketing plan.
- Conduct zip code study to target most appropriate markets – see section on Metrics.
- Develop and conduct visitor surveys – see section on Metrics.
- Tie into South Carolina Welcome Centers and create unofficial visitors centers (like the rating companies, Duke Energy, and the Oconee Heritage Center).
- Continue to enhance the working relationship with the South Carolina Heritage Corridor.

Recommendations (continued)

Protecting the Resource

- Begin corridor/gateway improvements.
- Implement hard core zoning restrictions on Hwy 11. If you do not work to preserve this corridor, people will not use it and it could lose its designation.
- Consider implementing standards or restrictions on Highways 76, 123, and 28.

Recommendations (continued)

Other Projects and Activities

- Develop Oconee County Conservation Bank with funding to acquire land trusts to secure pristine properties. Richland County's conservation and mitigation bank program may be a model to consider.
- Develop County-wide Greenway System to tie Municipalities together.
- Develop County-wide Recreation Center and Program to compliment and expand existing youth programs for all ages and interest groups (partnerships between the municipalities and the YMCA should be explored).
- Begin County Park Improvement/Upgrade Plan – current facilities are approximately 40 years old and in need of upgrades, renovations, and redevelopment.

Recommendations (continued)

Other Projects and Activities (continued)

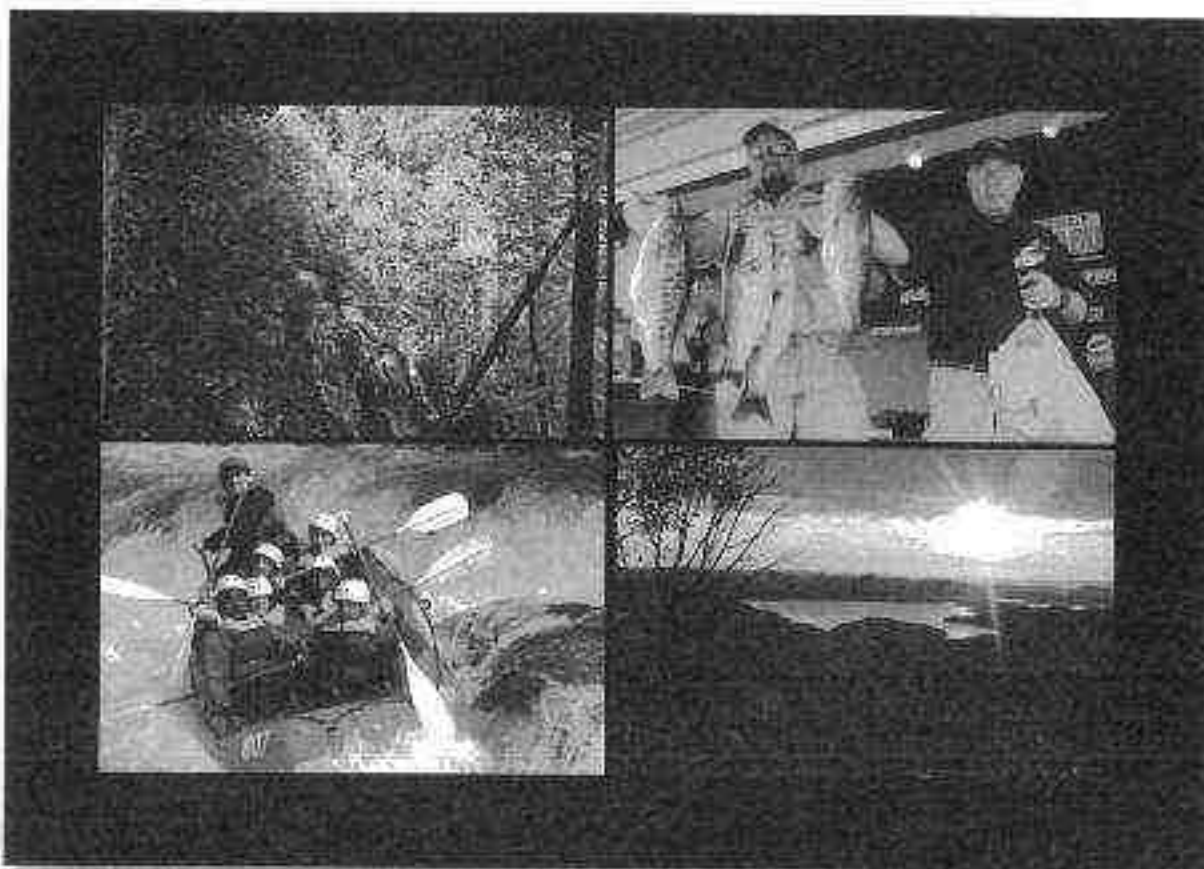
- Develop Elder Hostel Program
- Maintain existing mountain bike and horseback riding trails and develop new ones as deemed necessary and appropriate.
- Consolidate Chambers of Commerce
- Encourage Development in Long Creek Area
 - Apple Industry
 - Restaurant(s)
 - Rustic/boutique lodging
- Identify Duke Power Sites on Lake Lanier for Future Development

Recommendations (continued)

Metric:

- The **OSTA's Travel Economic Indicator Model (TEAM)** should be used as a primary measure to determine growth in the tourism industry in Drones County. This report is usually available in September of each year and can be found at the following website:
<http://www.osta.com/our-partners/tourism-statistics/wealth-report.aspx>
- If implement a **zip code tracking system** to continuously define your primary target markets. Work with existing attractions (including Coonstock, Dark Energy, The Cheese Heritage Center, hotels, cell phone and web inquiries) to register (or continue collecting) zip codes and reporting them to the tourism bureau on a quarterly basis. Consider utilizing kiosk computers to collect this data; in addition to the *cookie*, the date of the visit should be recorded as well.
- If implement a **visitor survey** to be deployed at attractions and events.
- If implement a **web tracking system**. Utilize Google Analytics to determine web traffic and provide secondary data to assist in determining markets. This tool can also help in creating strategies to generate more traffic on the tourism website and ensure that the tourism website is high on the Google search list.

Oconee County Tourism Action Plan



Submitted by:
Dr. Robert Brookover
Clemson University International Institute for Tourism Research
and Development

July, 2010



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Tourism Overview

- Often characterized as the largest business sector in the global economy (200 million employees and generates \$3.6 trillion annually)
- Tourism ranks as either the first or second largest industry in 47 out of 50 states
- In South Carolina, tourism contributes approximately \$11 billion to the economy and tourism related businesses employ about 10% of the workforce
- In 2006, tourism generated about \$1.1 billion in state and local tax revenues
- However, SC only captures about 57% of the average tourism expenditure when compared to national tourism data
- Tourism in South Carolina has suffered from fragmentation and a lack of comprehensive coordination and planning

South Carolina Tourism Action Plan & Upstate Regional Plan

- SC completed the statewide plan in 2006
- Sets aggressive goal of growing the tourism industry into a \$40 billion per year industry by 2020
- According to the plan, more inland tourism product must be developed to reach this goal
- According to a report by the World Tourism Organization, "sun and sand resort" tourism has matured and flattened out while experiential tourism (adventure, nature, heritage, culture, and eco-tourism) are and will continue to grow
- Heritage/cultural and eco/adventure tourists tend to stay longer and spend more

Tourism Development Challenges

Oconee County, like many communities in transition throughout the United States is faced with a number of challenges to their development of a sustainable tourism industry that contributes to the overall economic development of the county and region.

The Fragmentation of the Tourism Sector

- Coordinated framework is necessary because of the fragmented nature of the tourism industry.
- One of the main purposes of tourism planning is to create a harmonious balance between the different interests of the various stakeholders.
- The balance may be achieved through the establishment of an appropriate multi-faceted institutional framework.
- The public sector, the private sector, non-profit organizations, the community and tourist play important roles in tourism planning development.

The Different Perspective of the Public and Private Sectors

- Public sector: managing development to achieve community goals in the public interest.
- Private sector: providing facilities and service to tourists while maximizing returns on investment.
- Main Area of Public-Private Sector Cooperation
 - o Improving the attractiveness of a destination
 - o Improving a destination's marketing efficiency

- Improving a destination's productivity
- Improving the overall management of a destination's tourism system

Roles and Responsibilities of Public and Private Sectors

Public Sector

- Have a vision for tourism
- Provide an enabling environment for tourism
- Ensure adequate infrastructure development and maintenance
- Create sufficiently open market conditions to stimulate sustainable tourism development
- Provide support facilities and facilitation services to private enterprise
- Guarantee stable regulations and fair taxation
- Provide a regulatory framework in consultation with all interested stakeholders to protect and enhance natural, social and cultural environments
- Assure the well-being of local communities and international and domestic visitors
- Undertake research in collaboration with the private sector to provide market information for the industry and the investment community and improve the general understanding of changing market demand

Private Sector

- Understanding the environmental and social concerns of government and local communities
- Be able and willing to provide the expertise and access to funding to develop and operate tourism facilities and services
- Assume collective responsibility for laying down industry standard, ethics and fair practices
- Contribute to preserving culture and heritage and protect the environment, taking the lead in educating travelers as to the need for sustainable development
- Involve local communities in tourism development and ensure that they enjoy their fair share of the benefit
- Undertake industry training and manpower development to achieve excellence in quality of services
- Work with governments to ensure the safety and security of tourists
- Contribute to improved research and the development of statistical databases
- Harness technology to improve the efficiency of tourism operations and marketing and quality of service

Guiding Principles for Tourism and Recreation Development in Oconee County:

- Consider this process a marathon, not a sprint.
- Forming/strengthening partnerships with the surrounding counties and finding the right product mix to support and enhance the State Tourism Plan and the Upstate Product Development Plan should be Oconee County's top priority.
- While creating a critical mass of tourism and recreation products is important, quality cannot and should not be compromised.
- Concentrate on the products that make Oconee County unique and complement and enhance the Upstate Product Development mix.
- Avoid making decisions based on sunk costs.
- When planning projects, develop sustainable funding models to operate and maintain each project.
- For tourists, create opportunities or experiences that will take 2, 4, or 8 hours and market appropriately. It is important to remember that you are managing experiences. If a tourist expects an experience to last 4 hours and it only takes 2 or it takes 6, their experience will be less than ideal.
- Protect your natural and environmental resources.
- Concentrate on the outdoors/water (fishing, boating and other lake-based activities, rafting, hiking, equestrian) and cultural/heritage (with an emphasis on Cherokee History/Appalachian Culture).

Project Activities and Summary of SWOT Analysis

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- Conducted four days of focus group meetings and individual interviews in Salem, Westminster, Walhalla, and Seneca.
- Met with the Oconee Alliance.
- Toured key attractions and areas with Executive Director of CVB and Director of Oconee County PRT
- Reviewed 2002 Oconee County Recreation Master Plan
- Reviewed relevant tourism and recreation literature and web-base resources and information.
- Reviewed the South Carolina Tourism Action Plan - 2006.
- Reviewed the Upstate Product Development Plan – 2009.
- Reviewed the 2008 South Carolina Outdoor Recreation Plan.
- Reviewed the 2002 South Carolina Trails Plan.

Key Strengths and Opportunities

- Natural Resources – abundant waterfalls, 3 major lakes, mountains, rivers, trails
- History/Culture – Oconee County Heritage Center, Cherokee history, Appalachian culture
- CVB is established
- Existing tourism product –rafting companies on Chattooga, Duke Power World of Energy
- Proximity to Clemson University
- County Parks
- State Parks
- National Forest
- Trails (Foothills, Bartram, and others)
- Proximity to Charlotte, Atlanta, Greenville, Columbia, Asheville, Raleigh-Durham
- State and Regional tourism plans recently completed.

Key Weaknesses and Threats

- Lack of lodging in county but appropriate lodging is located just across the county line in Clemson
- Politics in towns – past history, lack of political will
- Fragmentation among Chambers of Commerce
- Some locals may not welcome visitors
- Lack of brand identity, communication strategy, signage/wayfinding
- Insufficient tourism marketing and web presence
- Limited/no metrics in place to measure tourism activity levels and visitor satisfaction
- Competition from Georgia and North Carolina
- Businesses close early
- Lack of zoning rules and regulations

Economic Benefit

According to the "The Economic Impact of Domestic Travel on South Carolina Counties - 2008," and the "Accommodations Tax Revenue Distribution Full Fiscal Year 2008-2009," published by the South Carolina Department of Parks, Recreation, and Tourism:

Oconee County

- Received \$48.22 million from travelers
- Tourism generated \$7.85 million in payroll and 140 jobs
- Tourism generated \$3.01 million in state & \$2.75 million in local tax receipts
- Collected approximately \$115,841 in accommodations taxes

Anderson County

- Received \$133.35 million from travelers
- Tourism generated \$20.66 million in payroll and 1,300 jobs
- Tourism generated \$8.25 million in state & \$4.05 million in local tax receipts
- Collected approximately \$350,014 in accommodations taxes

Cherokee County

- Received \$31.89 million from travelers
- Tourism generated \$5.86 million in payroll and 350 jobs
- Tourism generated \$1.99 million in state & \$720 million in local tax receipts
- Collected approximately \$96,404 in accommodations taxes

Greenville County

- Received \$892.49 million from travelers
- Tourism generated \$237.33 million in payroll and 9660 jobs
- Tourism generated \$37.08 million in state & \$15.01 million in local tax receipts
- Collected approximately \$2,062,741 in accommodations taxes

Pickens County

- Received \$77.09 million from travelers
- Tourism generated \$13.65 million in payroll and 820 jobs
- Tourism generated \$4.82 million in state & \$2.69 million in local tax receipts
- Collected approximately \$260,371 in accommodations taxes

Spartanburg County

- Received \$312.23 million from travelers
- Tourism generated \$55.4 million in payroll and 2370 jobs
- Tourism generated \$15.17 million in state tax & \$5.42 million in local tax receipts
- Collected approximately \$863,466 in accommodations taxes

When 2009 data becomes available in September, Oconee County should use those new numbers as baseline.

By coordinating efforts within Product Development Area 1 counties to create tourism opportunities to make the region a viable tourist destination, Oconee County can be successful in tapping into and significantly increasing this potential benefit.

From a general quality of life standpoint and in attracting new residents and businesses, the development of tourism and recreation products is extremely important. Trails, greenways, parks, and fitness and wellness opportunities top the list of amenities that attract people to communities. The economic impact and return on investment of developing these resources is realized in new housing developments, rejuvenated neighborhoods, additional businesses, and attracting visitors and events to an area.

The American Planning Association has published a number of briefing papers that outline how communities use parks and open space. The list includes community revitalization, community engagement, economic development, creating safer neighborhoods, green infrastructure, helping children learn, improving public health, providing arts and cultural programs, promoting tourism, smart growth, and climate change management. Some key points include the following:

- Parks that serve as central walking, resting, and meeting places can revive failing or threatened commercial areas.
- Community residents and the city, working together on a neighborhood park project, can turn around a distressed residential area.
- Parks are one of the quickest and most effective ways to build a sense of community and improve quality of life.
- Parks have a positive effect on real property values, increase municipal revenues, attract and retain affluent retirees, attract knowledge workers and talent to relocate to an area, and attract homebuyers.
- Green residential spaces are gathering places where neighbors form social ties that produce stronger, safer neighborhoods.
- Creating an interconnected system of parks and open space is manifestly more beneficial than creating parks in isolation.
- Parks offer children a sense of place, self-identity, and belonging as an antidote to social alienation, vandalism, and violence.
- Parks engage children in informal, experiential learning through play and shared experiences with peers, laying the foundation for effective formal education and provide valuable resources for closing the educational gap in communities.
- Parks provide people with contact with nature, known to confer certain health benefits and enhance well-being and provide physical activity opportunities that help to increase fitness and reduce obesity.
- Cities and counties need to provide all types of parks to provide their various citizen groups with a range of health benefits.
- Parks provide sites for special events, festivals, and sports tournaments that can attract tourists and be sources of economic benefits for smaller cities.
- Parks have voter support to direct public funds toward growth management strategies and can enhance mixed development and redevelopment strategies.

Recommendations

1) Managing the Industry

Change name of CVB to Mountain Lakes Tourism or Visitors Bureau

- Oconee County is not in the Convention business and will not be in the Convention business in the near or probably distant future.

Restructure/Combine Existing PRT Commission, Oconee Tourism Commission, and the Arts and Historical Commission as follows:

- 7 member commission appointed by County Council (3 seats), Chamber of Commerce (1 seat), Oconee Alliance (2 seats), Economic Development Commission (1 seat)
- The Executive Director of the CVB and the Director of Oconee County PRT should be ex-officio members of the commission.
- Commission makes recommendations for the management of the visitor's bureau and develops and implements policies related to the expenditures of county A-tax revenues

Draft By-laws for Tourism Commission to include (at a minimum) guidelines for appointments to the commission, terms of members, attendance, powers and duties assigned to the commission, and officers.

For example, By-laws related to General Guidelines for Appointments to the Oconee County Tourism Commission should include:

- a) At least one individual employed in the accommodations industry (hotels, motels, resorts, camping, etc.) or other businesses collecting accommodations taxes.
- b) At least one individual employed in the hospitality industry (restaurants, catering, etc.) or other businesses collecting hospitality taxes.
- c) At least one individual representing the State Accommodations Tax Committee.
- d) At least one individual with significant marketing/PR/advertising experience.
- e) At least one individual who works with a major tourism attraction (rafting companies, World of Energy, etc.) in the county.

Create coherent vision and mission statement and goals and objectives tied directly to achieving the vision and mission.

Once established, the commission should create committees to implement this tourism action plan. Committees should be chaired by a member of the commission and membership should include interested individuals from the county. Committees should not exceed 12 members (8-9 is ideal).

A funding strategy committee, made up of 3 members of the commission, a representative of the accommodations tax committee, a member of the Oconee Alliance, and the two ex-officio members of the commission should begin work immediately to:

- a) Inventory current Accommodations-tax collections and allocations.
- b) Establish and collect countywide Hospitality-tax.**
- c) Identify other potential revenue streams.

- d) Recommend, if deemed necessary and appropriate, realignment of Accommodations-tax and Hospitality-tax allocations to include the development of policies and guidelines for distribution. For example, Accommodations-tax grants should align with the level of visitation generated by an event. If visitors to an event make up 40% of total attendance, that event would be eligible to receive up to 40% funding from Accommodations-tax revenues. Another example would be developing a policy that requires Accommodations-tax grant recipients to provide economic impact and visitor data in their applications.

Do not nickel and dime - develop priorities and fund those priorities at appropriate levels.

Staff Recommendation

Add two staff members to the CVB in the next two years. One staff member should oversee product development and management and the other should cover marketing/PR/sales & service. Plans for future growth should include adding a third staff member that will split the marketing/PR/sales & services duties; additional hires to staff a future visitor's center, and additional administrative/support staff.

Budget/Finance Recommendation

The following chart provides a comparison of CVB funding and staff levels in South Carolina. Myrtle Beach, Hilton Head, and Charleston CVB's were intentionally left out of the chart because they are significantly different than Oconee County or anywhere else in the state from a tourism perspective.

Agency	Annual Budget	Sources	Staff	Population	Budget/Population
Cheraw Visitor's Bureau	\$75,000	A-tax, H-tax	1-¾ time	5,700	\$13.16
Georgetown CVB	\$775,000	A-tax	3.5 FT	65,000	\$11.92
Rock Hill/York CVB	\$981,000	A-tax, H-tax, General Fund	5 FT	218,000	\$4.50
Camden/Kershaw Chamber	\$250,000	A-tax, dues, events, revenue, grants	3.5 FT	58,000	\$4.31
Greenville CVB	\$1.6 million	A-tax, Memberships, PRT	8 FT	400,000	\$4.00
Greenwood CVB	\$230,000	A-tax	2 FT	65,000	\$3.54
Florence CVB	\$400,000	A-tax	3 FT	130,000	\$3.08
Mountain Lakes CVB (Oconee)	\$160,000	A-tax	1.5 FT	71,000	\$2.25
Columbia Visitor's Bureau	\$1.4 million	A-tax, H-tax, PRT	11 FT	703,000	\$1.99
Spartanburg CVB	\$324,000	A-tax	3 FT	281,000	\$1.15
Anderson CVB	\$200,000	A-tax	2 FT	186,000	\$1.08
Darlington Country Tourism	\$50,000	A-tax	1 FT	68,000	\$0.74

To determine an average per-capita funding level, the highest (Town of Cheraw) and lowest (Darlington County) were excluded from the calculation to eliminate the high and low outliers.

Average Per Capita Funding = \$3.78

Budget Recommendation:

Oconee County should work towards funding the CVB at the state average within 2-years.

\$3.78 per capita average x 71,000 residents in Oconee County = **\$268,522.00/year**

2) *Tourism Support/Infrastructure*

Continue funding CVB and begin to increase budget and expand staff to recommended levels

Aggressively pursue destination resort development(s) with ability to host meetings and conferences based on results of feasibility study.

Implement hospitality industry pride campaign and program

Concurrent with the packaging of existing products and opportunities, develop a community education program that should include three groups:

- Local Citizens
- City and County Council Members
- Service Sector Employees (Hospitality Education Program)

This education program should focus on creating community pride and an understanding of all that Geonee County has to offer. Having citizens engaged, excited, and informed about the opportunities available is essential to any tourism strategy. Visitors will not be impressed and not be inclined to return if they have less than ideal encounters and interactions with local citizens. Local citizens and service sector employees need to be ambassadors. Finally, city and county council members must understand the importance and benefits of developing tourism and recreation assets. Provide Familiarization Tours for local residents, city and county council members, and service sector employees as part of the education program.

Create and/or provide a hospitality education program for service sector employees (food, lodging, recreation, travel, sport, attractions). This training program could be provided by one of the hospitality programs in South Carolina (Clemson, USC, Johnson and Wales, Technical Schools) or online programs and should/could include the following topics:

- Basic customer service skills
- Sales techniques and product presentation
- Communication skills
- Courtesy and etiquette
- Understanding customer behaviors and multicultural and ethnic perspectives
- Knowledge of local, regional, and state tourism attractions
- Soft skills like patience and empathy

Something as simple as a business card that lists the top five things to do in Geonee County and the tourism website could be created and distributed to attractions, accommodations, restaurants, shops, etc. Employees at those businesses can simply give those cards to interested visitors.

Encourage Westminster and Walhalla to complete retail market analysis studies (Seneca recently completed one). These studies may/can be done in conjunction with the countywide branding study depending on the consultant hired.

3) Product Development/Projects

Lake Access/Fishing Strategy

- Significant grant funding through the Wallop-Breaux Reauthorization, SC DNR, and other sources may be available for these projects.
- Set Oconee County up to become a viable and top-level site for fishing tournaments on Lakes Hartwell and Kenowee.
- Complete plans and begin improvement project at Seneca Creek Landing on Lake Hartwell to include new boat ramps, expanded parking, picnic shelters, a fishing dock, and a lake-side trail that ties in to Clemson's University Beach property to expand opportunities to host large events.
- Develop a tournament fishing facility at South Cove Park modeled after Little Hall Fishing Tournament Site on Lake Lanier (this type of dock situation should be considered on Hartwell as well). *See appendix for more detail*
- Consider taking over lease of Clemson Marina property. This site is in financial distress so the Corp of Engineers is probably willing to negotiate an attractive lease with Oconee County (or anyone).
 - Renovate rental docks, add boat storage facility, and upgrade boat ramp
 - Renovate fuel facility and restaurant/event facility and find vendor to subcontract those operations
 - Add fishing tournament dock facility

Implement Signage and Wayfinding Program (including trails) program based on branding strategy

- Consultants will work to create signage, wayfinding, banners, advertising campaigns, website suggestions, etc. that can be adapted and adopted by private, public, and non-profits throughout the county

Chau Ram Park Project

- 200 acres along Chauga River north of Westminster with 28 campsites, over a mile of river frontage, waterfalls, an existing trail system, a suspension bridge, and a primitive camping area
- Add hiking/mountain biking trails, disc golf course, additional parking, and a small interpretive center (can act as an "unofficial" visitor's center)
- Upgrade technology to improve reservation system and accept online reservations

Develop Oconee County Visitors Center(s)

- To begin use Chambers of Commerce, Wildwater, NOC, Duke Power, the Oconee County Heritage Center as "Unofficial, Official" Visitor's Centers
- Continue plans to develop an official visitor's center to act as store-front, one-stop shop for tourism in the county

Identify and Develop Agri-tourism Attractions

Create/Attract Bus Tours for Elder Leisure

Develop Active Adventure and Student Education Opportunities and Attractions

Continue developing Quilting Trail Site

- A site in Westminster has been identified.

Develop Farmstead - Cherokee and Appalachian Life Center

- This project is highlighted in the Upstate Regional Plan and should be aggressively pursued.
- Tie this project into other area attractions like Hagood Mill. In addition, Oconee and Pickens County should work together to partner with Clemson University to renovate the Andrew Pickens home and site as well as the site of Hopewell to enhance the offerings in the area and create a trail. Museums in both counties can be tied into this trail as well.

Oconee County should develop municipal partnerships to stimulate and continue countywide revitalization. Seneca and Westminster downtown improvements should continue and Walhalla and Salem should develop and implement improvement plans. These plans should include development standards and expanded market analysis studies to inform business recruitment efforts.

- The retail market analysis can inform private sector investment in new restaurants, shopping, and other retail that will support the tourism industry in Oconee County
- Streetscape and beautification projects also help to attract business and tourists and create community pride among locals
- Collaboration among communities to tie downtown designs together and go after stimulus money as a package.

4) Marketing

Hire a consultant to conduct a branding strategy and a retail market analysis for Oconee County

- The consultants will create brand and advertising collateral

Create marketing grant program for businesses that include the brand collateral in advertising. Once branding exercise is completed and marketing/promotion/advertising campaign collateral is developed, the county should create a small matching grant fund (\$10,000 in year 1) to entice businesses to adopt the brand strategy and include it in their individual marketing efforts.

Aggressively market Oconee County as a destination for small business meetings. CVB should develop packages including meeting space, accommodations, activities, etc.

Develop bus tour operations marketing plan.

Conduct zip code study to target most appropriate markets – see section on Metrics

Develop and conduct visitor surveys – see section on Metrics

Tie into South Carolina Welcome Centers and create unofficial visitors centers (like the rafting companies, Duke Energy, and the Oconee Heritage Center)

Continue to enhance the working relationship with the South Carolina Heritage Corridor.

5) Protecting the Resource

Begin corridor/gateway improvements. The county and cities within the county should begin and/or continue streetscape and corridor improvements and beautification projects. In addition, encourage property owners along major corridors (Highways 11, 76, 28, and 123) into and through the county and cities to meet suggested standards (which should be developed).

Implement hard core zoning restrictions on Hwy 11. If you do not work to preserve this corridor, people will not use it and it could lose its designation.

Consider implementing standards or restrictions on Highways 76, 123, and 28

6) Other Projects and Activities

Develop Oconee County Conservation Bank with funding to acquire land trusts to secure pristine properties. Richland County's conservation and mitigation bank program may be a model to consider.

Develop County-wide Greenway System to tie Municipalities together.

Develop County-wide Recreation Center and Program to compliment and expand existing youth programs for all ages and interest groups (partnerships between the municipalities and the YMCA should be explored).

Begin County Park Improvement/Upgrade Plan – current facilities are approximately 40 years old and in need of upgrades, renovations, and redevelopment.

Develop Elder Hostel Program

Maintain existing mountain bike and horseback riding trails and develop new ones as deemed necessary and appropriate.

Consolidate Chambers of Commerce

Encourage Development in Long Creek Area

- Apple industry
- Restaurant(s)
- Rustic/Boutique lodging

Identify Duke Power Sites on Lake Keowee for Future Development

7) Metrics

a) The USTA's Travel Economic Indicator Model (TEIM) should be used as a primary measure to determine growth in the tourism industry in Oconee County. This report is usually available in September of each year and can be found at the following website: <http://www.scprt.com/our-partners/tourismstatistics/researchreports.aspx>

b) Implement a zip code tracking system to continuously define your primary target markets. Work with existing attractions (rafting companies, Duke Energy, the Oconee Heritage Center, hotels, telephone and web inquiries) to begin or continue collecting zip codes and reporting them to the tourism bureau on a quarterly basis. Consider utilizing kiosk computers to collect this data. In addition to the zip code, the date of the visit should be recorded as well.

c) Implement a visitor survey to be deployed at attractions and events. There are two purposes to this survey. First, it will give the tourism commission and tourism bureau primary visitor spending data. Second, it will give the tourism commission and tourism bureau a method to determine if events (festivals) are generating visitation/spending from outside the county and therefore, eligible for A-tax funding. The tourism commission and tourism bureau can work with Clemson University to administer the survey and assist with data analysis. This survey should be a maximum of 5 questions including the following 3 questions at a minimum:

- What is your zip code?
- Are you staying overnight in Oconee County? If so, how many nights and which hotel/motel/accommodations?
- Estimate your total daily expenditures in Oconee County to include eating/drinking places, groceries, gas, auto/other transportation, lodging, and shopping/retail.

d) Implement a web tracking system. Utilize Google Analytics to determine web traffic and provide secondary data to assist in determining markets. This tool can also help in creating strategies to generate more "hits" on the tourism website and insure that the tourism website is high on the Google search list.

Appendix A

ESPN Praises New Bass Facility in Little Hall Park

Lake Lanier Bass

ESPN's Bassmaster website has just published a long article extolling the virtues of the new Bass tournament facilities in Little Hall Park.

The park hosts over 250 tournaments every year. The upgrades only took 6 months to complete, but because the government provided no financing, it took seven years to raise the necessary funding.

The article includes an interview with Corps Ranger Ryan Hartwig who explains that:

"Instead of accepting cash or money, we decided it would be quicker to accept building material. So, my involvement was to solicit potential sponsors. I went to local bait shops, marinas, boat dealers and anyone I thought would gain exposure from the [park] site. We were able to gain \$30,000 in materials, including concrete, a dock, tanks, pumps, landscaping and a large dry-erase leader board from BASS and ESPN Outdoors."

"We supervise 48 facilities on the lake, but Little Hall is located on the Chestatee River and is one of two parks where most of the tournaments are. Probably 50 to 75 of the roughly 270 tournaments we permitted last year were held at Little Hall, so it wasn't hard to determine that it was where we needed to focus our efforts."

Improvements to Little Hall Park include:

- Sheltered pavilion for weigh-ins or special events, aluminum bleachers with seating for up to 150 people and a landscaped hill behind them to accommodate others.
- New concrete walkway around the pavilion.
- Courtesy dock, donated by a local marina, that can accommodate at least 25 boats.
- Three 150-gallon stock tanks for holding fish during weigh-ins.
- A submerged recirculating pump and lines for the tanks located on the dock.
- Landscaping of trees, shrubs and flowers.

Source: http://sports.espn.co.com/outdoors/bassmaster/columns/story?page=b_col_bt_spotlight_050&fed_corps_upgrade

2-26-07 Ranger Ryan Hartwig talked with me today and said that if he had it to do over he would have had more parking, Drive through podium, Electronic read out that would attach to scales, polygraph station, PA system,



STATE OF SOUTH CAROLINA)
COUNTY OF OCONEE)
TOWN OF SALEM)

INTERGOVERNMENTAL AGREEMENT
FOR FIRE PROTECTION SERVICES

WHEREAS, the Town of Salem (the "Town") is currently providing fire protection services in unincorporated areas of Oconee County adjacent to the town limits of the Town of Salem; and

WHEREAS, Oconee County has provided and continues to provide fire fighting equipment to the Town of Salem; and

WHEREAS, Oconee County and the Town of Salem (each, respectively, as "Party" and, collectively, the "Parties") recognize the need for fire protection to be provided in the unincorporated areas currently being served by the Town of Salem; and

WHEREAS Oconee County and the Town of Salem recognize the need for the Town of Salem to receive financial remuneration for the service it is providing in said unincorporated area.

NOW, THEREFORE, for the mutual promises hereinbelow stated, consideration for this Agreement, the receipt and sufficiency of which is hereby mutually acknowledged, Oconee County and the Town of Salem hereby agree as follows:

1. Beginning July 1, 2010 and ending June 30, 2011, the Town of Salem agrees to furnish to the unincorporated areas of Oconee County described in Exhibit "A" (hereinafter referred to as the Salem Unincorporated Fire District), which is hereby incorporated by reference as fully as if set forth verbatim herein, the following protection:

The Town of Salem will answer alarms to actual or suspected fires in the Salem Unincorporated Fire District and will use appropriate fire suppression measures and tactics to provide fire protection for fires on all parcels of land, structures thereon, and on all public rights-of-ways. These services shall be available on a first call/first-served basis.

2. For the term of this agreement, and subject to appropriations by the Oconee County Council, Oconee County shall provide One Hundred Ninety-nine Thousand Five Hundred and no/100 Dollars (\$199,500.00), to the Town of Salem for providing fire protection services in the Salem Unincorporated Fire District. Payment shall be made by Oconee County to the Town of Salem on or before September 30, 2010.

3. Oconee County agrees that, as part of the consideration for this Agreement, the Town of Salem shall be entitled to utilize, at no cost, the County training facilities for fire training. The parties agree to work together to improve fire training for firemen working for the Town of Salem and Oconee County. The parties agree to adhere to all appropriate safety standards while conducting training and actual operations hereunder.

4. The parties acknowledge that the I.S.O. rating in the Salem Unincorporated Fire District may be different and possibly higher than the I.S.O. rating within the town limits of the Town of Salem. The parties agree to work cooperatively to improve the I.S.O. rating within the Salem Unincorporated Fire District.

5. The Town of Salem shall have sole discretion in determining method, and means of response, and shall have direct supervision of fire protection under this Agreement in the Salem Unincorporated Fire District. Consultations related thereto shall be available from the Oconee County Emergency Services Director. Nothing in this Agreement shall be construed as preventing Oconee County from constructing

Emergency Protective Service Facilities (including fire prevention facilities) within the Salem Unincorporated Fire District.

6. The Town of Salem shall continue to use those fire trucks and equipment currently owned by Oconee County and currently in the Town's possession. Oconee County may supply more equipment to the Town and shall retain ownership of it. Oconee County further agrees to maintain all of its equipment in good working order and shall promptly make all necessary repairs. Any equipment purchased from funding to the Town, as provided in Paragraph 2, will be the property of the Town of Salem. Further, the Town agrees to maintain its equipment in good working order and to promptly make all necessary repairs.

7. Oconee County agrees to vigorously enforce County fire codes and to accept and consider recommendations from the Town of Salem about observed violations within the Salem Unincorporated Fire District.

8. Each party shall provide appropriate and adequate insurance coverage to protect its own interests as they exist and appear under this Agreement. Each agrees to not waive but to claim any defenses available to it under the South Carolina Tort Claims Act, as relates to this Agreement and services provided hereunder.

9. Oconee County shall provide to the Town of Salem the County's draft fire plan no later than January 1, 2011.

10. This Agreement shall begin on July 1, 2010 and end on June 30, 2011, unless sooner terminated. Either party may terminate the Agreement immediately, in the event of non-appropriation of funds, or upon six (6) months notice to the other party, otherwise. In the event of termination of the Agreement, neither party will have any further obligation to the other or to carry out its commitments hereunder, except as to those already accrued or paid for.

11. Should any term or provision of this Agreement be finally held by any court of competent jurisdiction to be invalid, illegal, or otherwise unenforceable for any reason, such determination will have no effect on any other term or provision of the Agreement, all of which are hereby declared to be separable.

Signed, sealed and executed for the Town of Salem and Oconee County on this _____ day of _____, 2010.

Witness:





TOWN OF SALEM

By: 

Title: 

Witness:

OCONEE COUNTY

By: _____

Title: _____

**AGENDA ITEM SUMMARY
OCONEE COUNTY, SC**

COUNCIL MEETING DATE: July 20, 2010
COUNCIL MEETING TIME: 7:00 PM

ITEM TITLE OR DESCRIPTION:

Award the purchase of Goodyear tires as needed to Super Service Tire & Alignment of Walhalla, SC, not to exceed \$90,000 for fiscal year 2010-2011, per State Contract #4400001934.

BACKGROUND OR HISTORY:

Vehicle Maintenance and the Rock Quarry purchase tires as needed for County vehicles such as, Sheriff's Office pursuit vehicles; passenger vehicles; and trucks.

SPECIAL CONSIDERATIONS OR CONCERNS:

SC Materials Management Office solicited bids for tires and awarded State Contract #4400001934 for Goodyear tires. This State Contract offers a discount of 48-50% off of list prices. Super Service Tire & Alignment is the only vendor located in Oconee County for this contract.

COMPLETE THIS PORTION FOR ALL PROCUREMENT REQUESTS:

Does this request follow Procurement Ordinance #2010-02 guidelines? Yes

STAFF RECOMMENDATION:

Award the purchase of Goodyear tires as needed to Super Service Tire & Alignment of Walhalla, SC, not to exceed \$90,000 for fiscal year 2010-2011, per State Contract #4400001934.

FINANCIAL IMPACT:

Vehicle Maintenance inventory code (010-001-00040-71725) and Rock Quarry Vehicle Maintenance code (017-719-80719-00000) are used for tire purchases. The Vehicle Maintenance Facility orders tires from the inventory code for each department, which is then reimbursed from the department's budget.

ATTACHMENTS

1. State Contract #4400001934

Reviewed By/ Initials:

YA County Attorney

CB Finance

YA Grants

RL Procurement

Submitted or Prepared By:

Rebecca Courtney
Department Head/Elected Official

Approved for Submittal to Council:

P. Scott Moulder
County Administrator

Council has directed that they receive their agenda packages a week prior to each Council meeting, therefore, Agenda Items Summaries must be submitted to the Administrator for his review/approval no later than 12 days prior to each Council meeting. It is the Department Head / Elected Officials responsibility to ensure that all approvals are obtained prior to submission to the Administrator for inclusion on an agenda.

A calendar with due dates marked may be obtained from the Clerk to Council.

GARY HODGIN, PROCUREMENT MANAGER
 E-MAIL: ghodgin@mhds.com
 TEL: (802) 737-0820

MATERIALS MANAGEMENT OFFICE
 1201 MAIN STREET, SUITE 600
 COVINGTON, VT 05421

SECTION: T
 PAGE: 23
 DATE: 11/01/09

Contract #: 4400001934

The Goodyear Tire & Rubber Company
 1144 East Market Street - D7799
 Akron, OH 44316-0001
 FEIN: 34-0253240
 Contact: Jeanne Oberdier
 Phone: 888-453-0021
 E-Mail: jeanne.oberdier@goodyear.com

Goodyear Distributor List
Goodyear Price List

GOODYEAR

Delivery Charge on Tires:

- **Less than 50 miles from shipping point - \$5.00**
- **Greater than 50 miles from shipping point - \$10.00**

Tires by category	Lot 1 Pilot Pursuit	Lot 2 Auto Radial	Lot 3 Light Truck Radial	Lot 4 Light Truck Bias	Lot 5 Medium Truck Radial (27% Unisexel D1130 Product Codes)	Lot 6 Medium Truck Bias	Lot 7 Off-Road Radial	Lot 8 Off-Road Bias	Lot 9 Farm Specialty	Lot 10 Tubes
Discount to be deducted off manufacturer's price list	50%*	48%*	50%*	50%*	38%*	NO BID	NO BID	NO BID	NO BID	NO BID
Delivery charge (6 tires or less)	See Above	See Above	See Above	See Above	See Above					

* See special pricing offered by Goodyear for specific tires.

**AGENDA ITEM SUMMARY
OCONEE COUNTY, SC**

**COUNCIL MEETING DATE: July 20, 2010
COUNCIL MEETING TIME: 7:00 PM**

ITEM TITLE OR DESCRIPTION:

- 1) Award Bid 10-03, Road Paving 2010-2011 to King Asphalt, Inc of Liberty, SC in the amount of \$1,738,009.90.
- 2) Authorize staff to spend an additional \$158,420.00, a 9% contingency if needed, to account for fluctuating asphalt prices and variations in unit quantities.
- 3) Authorize an additional \$157,948.00 to purchase stone from the Oconee County Rock Quarry. The total not to exceed amount is \$2,052,379.00.
- 4) Execute attached contract.

BACKGROUND OR HISTORY:

The bid document for Road Paving listed specific requirements that the contractor must follow. Specific roads along with the type of paving work required were listed in the bid with estimated quantities. Also the bid allowed for the cost of asphalt materials to be indexed to the SCDOT liquid asphalt index and this cost to be reviewed once a month to determine the price of the asphalt mix.

On July 7, 2010, formal sealed bids were opened. Twenty-eight companies were originally notified of this bid opportunity, three companies submitted bids, and two no bids were received. King Asphalt, Inc of Liberty, SC submitted the lowest bid of \$1,738,009.90.

SPECIAL CONSIDERATIONS OR CONCERNS:

COMPLETE THIS PORTION FOR ALL PROCUREMENT REQUESTS:

Does this request follow Procurement Ordinance #2010-02 guidelines? Yes

STAFF RECOMMENDATION:

Award Bid 10-03, Road Paving 2010-2011 to King Asphalt, Inc of Liberty, SC in the amount of \$1,738,009.90. Authorize staff to spend an additional \$157,948.00, a 9% contingency if needed, to account for fluctuating asphalt prices and variations in unit quantities. Authorize an additional \$157,948 to purchase stone from the Oconee County Rock Quarry. The total not to exceed amount is \$2,052,379.00. Execute attached contract.

FINANCIAL IMPACT:

For FY 2010-2011 rollover funds were approved for paying in the amount of \$1,300,000.00. The balance of funding will come from C-funds. If C-funds are not received, roads will be deleted from this contract.

ATTACHMENTS

1. Bid Tabulation
2. Listing of proposed roads from bid
3. Contract

Reviewed By/ Initials:

County Attorney

Finance

Grants

PL
Procurement

Submitted or Prepared By:

Robert M. Coulter
Department Head/Elected Official

Approved for Submittal to Council:

Scott Moulder
Scott Moulder, County Administrator

Council has directed that they receive their agenda packages a week prior to each Council meeting, therefore, Agenda Items summaries must be submitted to the Administrator for his review/approval no later than 12 days prior to each Council meeting. It is the Department Head / Elected Officials responsibility to ensure that all approvals are obtained prior to submission to the Administrator for inclusion on an agenda.

A calendar with due dates marked may be obtained from the Clerk to Council.

Approved Budget Code and amount for bid item - \$
Budget Code

I hereby certify that it is the best of my knowledge and

information that the above is correct.

Robyn Country

Procurement Director

Bidders	Address	Approx City	Unit	Description	Hubbard Paving		King Asphalt		Pickens Construction		Sloan Construction		Venessy Asphalt	
					Westminster, SC	Extended Price	Liberty, SC	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price
8-583			Ton	Surface Type D	75.00	862,725.00	60.00	286,194.00	30.25	516,510.38	NO BID	NO BID		
8-584			Ton	Surface Type C, includes some weeds	60.00	270,300.00	60.00	225,225.00	66.28	656,573.84	NO BID	NO BID		
937			SY	Excavation Road Widening (includes intermedial)	32.00	32,602.00	22.00	21,836.00	33.05	32,350.80				
9-012			SY	Excavation Road Widening Roadside Right	32.00	66,864.00	3.00	17,900.00	5.00	31,331.00				
021			Ton	Intermediate, Type C Paving	61.00	81,827.00	30.00	20,732.00	33.00	49,757.00				
422			Ton	Intermediate, Type C Paving w/30% HOT Stone Spikes	40.00	43,344.00	42.00	38,424.00	77.00	48,574.00				
305			SY	Unpaved Materials	20.00	10,225.00	6.00	2,136.00	9.00	2,928.00				
31			SY	Geogrid Materials	95.00	18,775.00	7.50	277.00	24.00	240.00				
1-051			CY	Shoulder Build Up	28.00	20,425.00	20.00	34,173.00	36.00	31,803.26				
2-1-015			SY	Seeding	0.75	56,731.25	0.75	25,781.95	0.80	15,812.00				
2-0-012			SY	Milling in Place	1.25	71,781.25	1.05	66,052.50	0.85	15,183.35				
43-011			SY	Excavation with Removal	5.75	3,46,487.25	3.75	162,053.25	4.75	2,05,280.75				
6-050			SY	Various MI	5.75	27,387.25	4.00	12,803.00	2.05	3,020.50				
22-024			TON	Harding County Stone	6.00	110,621.00	3.75	84,515.00	4.25	95,997.00				
4-1-16			SY	Soil Mix (as placed)	1.25	80,923.75	1.20	60,223.20	0.95	60,671.95				
43-2-17			SY	Soil Up/Excavation with Re-wall	1.25	64,021.25	1.10	47,538.70	1.10	43,217.00				
20			each	Compactor Test	300.00	8,300.00	60.00	1,600.00	60.00	1,500.00				
25			each	Core Testing	200.00	8,200.00	60.00	1,600.00	60.00	1,500.00				
26			each	Nuclear Tracing	175.00	4,375.00	60.00	1,500.00	60.00	1,500.00				
					2,770,156.25		1,706,008.50		1,265,435.88					
Scanned Bid Form					yes		yes		yes					
Acknowledged Receipt of Addendum No 1					yes		yes		yes					
													Yellow denotes bidders must inspect on Bid Form	

TENTATIVE ROAD LIST

SIMPLE OVERLAY	ROAD #	ROAD NAME	LENGTH	WIDTH	ROAD AREA SY	INTERMEDIATE (TONS)	SURFACE (TONS)
	SE-207	Bourbon St	438	20	1043	32	122
	WA-275	Cano Creek Landing	1418	20	3151	117	347
	SE-290	Green Acres Rd	790	21	1843	30	247
	WA-269	Kare Fre Blvd	2060	20	4575	56	554
	SE-436	Sharon Ln	758	20	1620	56	241
	SE-109	Concord Industrial Dr	471	20	1047	25	140

SIMPLE OVERLAY WITH WIDENING	ROAD #	ROAD NAME	LENGTH	WIDTH	ROAD AREA SY	INTERMEDIATE (TONS)	SURFACE (TONS)	WIDENING SY
	SE-433	Floy Dr	433	19	3013	28	329	604
	SE-208	Terrace Dr	209	19	2612	97	287	393

RECONSTRUCTION MILL IN PLACE	ROAD #	ROAD NAME	LENGTH	WIDTH	ROAD AREA SY	MILL-IN-PLACE SY	STONE (TONS)	SURFACE (TONS)
	SE-205	Chandler Pl	493	20	1029	1029	85	141
	SE-208	Hanover Way	1532	21	3575	3575	492	455
	SE-193	Holdievale Dr	591	20	1313	1313	253	178
	SE-210	Perwinkle Deli Rd	584	20	1253	1852	274	225
	SE-411	Richardson Dr	1394	20	2898	3653	402	480
	SE-361	Scenic Cir	554	20	1320	1809	249	223
	SE-264	Sugar Valley Rd	3760	20	8355	8355	689	1054
	SE-247	Tiger Terrace Dr	1538	20	3418	3809	314	518
	SE-217	Rill Ct	531	20	1183	1473	243	194

TENTATIVE ROAD LIST

RECONSTRUCTION MILL IN PLACE (WIDENING)	ROAD #	ROAD NAME	LENGTH	WIDTH	ROAD AREA SY	MILL IN-PLACE SY	STONE (TONS)	SURFACE (TONS)	WIDENING SY
	SE-214	Cranwood Cove	212	18	424	742	108	134	94
	SE-213	Shadowick Way	1042	18	2084	2084	357	319	469
	SE-200	Clearwater Dr	576	18	1110	1110	231	169	175
	SE-374	N Mount Vernon Dr	2548	18	5098	5098	872	708	1132
	SE-212	Wellshire Pl	460	18	920	1320	310	189	204
	SE-185	North Woodbury Rd	2016	18	5153	7205	2243	909	972
	SE-187	Redbud St	813	19	1715	1093	348	263	271
	SE-223	Suney Ln	728	19.5	1577	1950	538	265	202
	SE-222	Magnolia Way	559	19.5	1205	1703	370	233	154
	SE-211	Raskingham Rd	2806	18	5612	5612	1578	820	1247
	SE-225	Veranda Ct	315	18	685	1092	149	142	105
SE-179	Baypoint Dr	1150	19	2425	2428	573	358	383	

RECONSTRUCTION WITH EXCAVATION AND BACKSLOPE	ROAD #	ROAD NAME	LENGTH	WIDTH	ROAD AREA SY	ROAD BACKSLOPE SY	REMOVAL SY	STONE (TONS)	SURFACE (TONS)
	SE-444	Pine Plantation Trl	786	24	2083	523	2093	578	291

RECONSTRUCTION WITH EXCAVATION AND REMOVAL	ROAD #	ROAD NAME	LENGTH	WIDTH	ROAD AREA SY	REMOVAL SY	STONE (TONS)	SURFACE (TONS)
	SE-474	Creek Stone Ct	221	20	491	998	274	131
	SE-1	Grand Summit Dr	1987	20	5182	5182	1425	636
	SE-476	Pine Creek	100	20	222	711	198	109
	SE-475	Richland Creek	2083	20	4629	5144	1415	675
	SE-457	South Oak Pointe	5390	20	12524	12524	3444	1857
	SE-478	South Summit Dr	550	20	1222	1711	471	232
	SE-292	Viewpointe Ct	445	20	988	1478	406	246
	SE-458	Willow Oak Ct	966	20	1924	2413	664	332
	SE-163	Woodridge Dr	1280	20	2841	3833	917	435
	SE-437	Wynners Way	2382	20	6951	7829	2098	1002

TENTATIVE ROAD LIST

VARIABLE MILL	ROAD #	ROAD NAME	LENGTH	WIDTH	ROAD AREA SY	VARIABLE MILL SY	INTERMEDIATE (TONS)	SURFACE (TONS)
	SE-77	North Summit Dr	2568	20	5890	3950	266	837
	SE-459	Oak Hollow Ct	1068	20	2372	1571	74	289
	SE-198	Sunpointe Ct	220	20	489	440	12	105
	SE-197	Eastview Ct	257	20	571	489	30	108

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE**

THIS AGREEMENT made and entered into this 20th day of July, 2010, by and between OCONEE COUNTY, South Carolina (hereinafter "the COUNTY") and, King Asphalt, Inc (hereafter "the CONTRACTOR").

1. SCOPE OF WORK

- a) For and in consideration of the unit prices hereinafter specified, (see Attachment A), CONTRACTOR agrees to perform on behalf of the COUNTY certain roadwork and asphaltting at the direction of Oconee County, the total of such work not to exceed \$1,738,009.90 dollars. The Roads and Bridges Manager of Oconee County shall elect roads to be set up and asphaltted by the CONTRACTOR at the prices stated in the contractor's bid proposal.

2. PROGRESS PAYMENTS

Payments are to be made for work described above on the tenth (10th) day of the month or as mutually agreed to in writing by the County and the Contractor. However, CONTRACTOR agrees to pay, as liquidated damages, the sum of one thousand (\$1000.00) dollars per day for all days in excess of agreed completion date listed below under Section 3, Contract Period.

Therefore, the COUNTY shall retain 10% of all payments to insure payments of any liquidated damages as may occur and to insure full compliance with the contract.

3. CONTRACT PERIOD

The Contract Period and effective term of the Agreement shall run on or about July 21, 2010, until October 31, 2010, unless the parties mutually agree in writing to extend the same.

4. OBLIGATIONS OF CONTRACTOR

- a) The CONTRACTOR shall furnish, for a contract price specified herein, all labor, materials, equipment, machinery and supplies necessary to perform and complete surfacing of the roads according to the general plans and specifications, to cause to be paid subcontractors, material, men and suppliers for such equipment, as well as any lessors thereof.
- b) CONTRACTOR agrees to comply with all Federal, state and local laws and regulations with regard to road construction and paving.
- c) CONTRACTOR shall employ certified personnel and equipment to prepare daily analysis reports that provide information regarding plant mix, including bitumen content, gradation, marshal stability. The COUNTY shall be supplied with a copy of this daily

analysis report. If CONTRACTOR is running State work and COUNTY work simultaneously, the CONTRACTOR will submit a copy of the State's analysis report in lieu of a separate report for the COUNTY work. COUNTY reserves the right, at its discretion, to employ a qualified independent testing agency to perform testing at the plant site or from the product delivered to the job site, using CONTRACTOR'S equipment at no additional cost to the COUNTY, to verify that specified mix design is being batched.

- d) d. Prior to any payments, CONTRACTOR will furnish to the COUNTY a performance bond and payment surety in the penal sum of \$1,738,009.90 dollars issued by a good and sufficient surety company licensed to do business in the State of South Carolina. Said bond shall be acquired by the CONTRACTOR at its own expense and provide appropriate provisions warranting that the construction and work performed by the CONTRACTOR or its employees or subcontractors shall be free of defects in workmanship and materials for a period of one (1) year from date of acceptance of the total contract by the COUNTY.
- e) e. CONTRACTOR will furnish to the COUNTY proof to the satisfaction of the County that the CONTRACTOR is licensed to do business in the State of South Carolina.
- f) CONTRACTOR shall submit proof of valid policies currently in force for worker's compensation insurance for all employees of the CONTRACTOR, as well as public liability insurance of at least \$5,000,000 limit.
- g) CONTRACTOR shall furnish at all times in all phases of construction qualified key personnel including, but not limited to, operators, laborers, one foreman, plus sufficient trucks and drivers.
- h) CONTRACTOR may assign only one crew at a time to COUNTY work, unless approved by the Oconee County Roads and Bridges Manager at least 24-hours prior to second crew beginning work. No asphalt work is authorized without an Oconee County Inspector on site. Any work done without an Oconee County Inspector present is subject to removal and replacement solely at the CONTRACTOR'S expense.

5. DUTIES AND OBLIGATIONS OF THE COUNTY

- a) COUNTY shall pay CONTRACTOR for work and service performed by it according to the provisions of this agreement in the manner specified herein.
- b) The COUNTY warrants that it has sufficient and valid right-of-ways for the roads upon which CONTRACTOR is to perform services. The COUNTY will, on a regular basis, consult with and be available for direction and designation of work to be done according to the terms of the Agreement, in such a matter as to prevent undue stoppage or delay of work on the part of the CONTRACTOR.

- c) Notwithstanding any other provisions of this agreement, the parties understand and agree that nothing herein shall require the COUNTY to designate any specific amount of work for the CONTRACTOR and its crew to perform and may elect to work or cause to be reworked only such of its roads as it deems to be in the best interests and needs, not to exceed the maximum contract sum specified herein, all without the consent of the CONTRACTOR.

6. GOVERNING LAW

- a) The parties mutually agree that the terms and conditions hereof shall be governed by and construed under the laws of the State of South Carolina, and that any controversy hereunder shall be submitted to and come within the jurisdiction of the Courts of Oconee County, S.C.
- b) The specifications and bid package #10-03, which was duly awarded by the Oconee County Council are hereby made an integral part of this contract by reference and is to be adhered to unless specifically altered by this contract.

TO ALL OF WHICH the parties have heretofore agreed, and in witness whereof have hereunto placed their Seals and cause these present to be executed by their officers and agents authorized to do so this date and date first above written.

Signed, Sealed and Delivered
In the Presence of:
(As to County)

OCONEE COUNTY (SEAL)

By: _____
Reg Dexter
Oconee County Council Chair

(As to Contractor)

(SEAL)

By: _____

COUNTY OF OCONEE

Procurement Office, 415 S. Pine Street, Walthalla, SC 29693
 Ph: (864) 835-4141 / Fax: (864) 838-4142

REVISED BID FORM

BID NUMBER: 10-03

DATE: June 25, 2010

OPENING DATE AND TIME: July 7, 2010, at 2:00pm EST

OPENING LOCATION: Oconee County Procurement Office
 County Administrative Building, Room 104
 415 S. Pine Street, Walthalla, SC 29691

PROCUREMENT OF: Road Paving 2010-2011 - Simple Overlay, Simple Overlay with Widening, Reconstruction Mill in Place, Reconstruction Mill in Place (Widening), Reconstruction with Excavation and Backslope, Reconstruction With Excavation and Removal, and Variable Mill

Approx Qty	Unit	Description	Unit Price	Total Estimated
8863	Ton	Surface, Type C	\$66.00	\$565,158.00
8554	Ton	Surface, Type C, w/SCDOT Stone Spec	\$66.00	\$565,224.00
7097	SY	Excavation, Road Widening Overlay (Includes Intermediate)	\$22.00	\$21,934.00
8407	SY	Excavation, Road Widening Reconstruction (Includes Intermediate)	\$3.30	\$17,826.60
421	Ton	Intermediate, Type C, Patching	\$92.00	\$38,732.00
422	Ton	Intermediate, Type C, Patching w/SCDOT Stone Spec	\$92.00	\$38,824.00
306	SY	Unclassified Materials	\$6.00	\$2,144.00
37	SY	Gravel Materials	\$7.50	\$277.50
1051	CY	Shoulder Build-up	\$23.00	\$24,173.00
21013	SY	Grading	\$.75	\$15,761.25
50012	SY	Milling in place	\$.95	\$56,042.35
4217	SY	Excavation with Backslope	\$3.75	\$162,043.75
6450	SY	Variable Mill	\$2.00	\$12,900.00
32564	TON	Hauling county stone	\$3.75	\$84,615.00
6473	SY	Set Up (Milling in Place)	\$1.25	\$80,223.75
4317	SY	Set Up (Excavation with Removal)	\$1.10	\$47,538.70
25	Each	Compaction Test	\$60.00	\$1,500.00
25	Each	Core Testing	\$60.00	\$1,500.00
25	Each	Nuclear Testing	\$60.00	\$1,500.00
DO NOT WRITE IN ANY ADDITIONAL PRICING. ALL COST SHALL BE INCLUDED IN UNIT PRICE				
Contractor's Grand Total				\$1,738,009.90

COMPANY NAME: KING ASPHALT INC.

DATE: 7/6/10

SIGNATURE: *Russell Ellenburg*

Print/Signature: *Russell Ellenburg*

AGENDA ITEM SUMMARY
OCONEE COUNTY, SC

COUNCIL MEETING DATE: July 29, 2010
COUNCIL MEETING TIME: 7:00 PM

ITEM TITLE OR DESCRIPTION:

Local ATAX request for amount not to exceed \$4,500 to continue advertising in IPTAY Communications to include a half page ad in 8 editions of "Orange: The Experience" magazine as well as a presence on over 37 e-newsletters to all 16,000 members of IPTAY, half-page in "College Gameday" magazine and presence on the "Orange Update" Clemson Information website.

BACKGROUND OR HISTORY:

IPTAY has over 16,000 members who frequent our area for direct involvement with Clemson University. This advertising opportunity hits 1.2 million readers and places Oconee County in front of those for consideration when making plans to visit.

SPECIAL CONSIDERATIONS OR CONCERNS:

This is a joint advertisement with the CVB to highlight the resources available in Oconee County.

COMPLETE THIS PORTION FOR ALL PROCUREMENT REQUESTS:

Does this request follow Procurement Ordinance #2001-15 guidelines? Yes / No (review #2001-15 on Procurement's website).
If no, explain briefly: No, Direct advertising with Eagle Media

STAFF RECOMMENDATION:

Approval of advertising funds for IPTAY Communications

FINANCIAL IMPACT:

Not to exceed \$4,500 with funds coming from the 75% local Atax fund. Current balance in the 75% local Atax fund is \$66,499.

COMPLETE THIS PORTION FOR ALL GRANT REQUESTS:

Are Matching Funds Available: Yes / No
If yes, who is matching and how much:

ATTACHMENTS

Reviewed By/ Initials:

_____ County Attorney

 Finance

 Grants

_____ Procurement

Submitted or Prepared By:

Phil Shirley, PRT Director
Department Head/Elected Official

Approved for Submittal to Council:


Scott Moulder, County Administrator

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A calendar with due dates marked may be obtained from the Clerk to Council.

Omega

experience

CLAIMING THE CROWN

Tigers Win Atlantic Division

SEASON RECAP AND BOWL GAME PREVIEW

Experience Oconee

Land beside the water...



Adventure
Antiques
Camping
Fishing
Golf
Heritage
Hiking
Lakes
Mountains
Real Estate
Rivers
Waterfalls
White Water Rafting
Wilderness



Where the Blue Ridge yawns its greatness and the Tigers play...

Tiger Fans can relax and experience the Mountain Lakes Region of Oconee County, lodging with a short drive to Death Valley. Whether staying at a traditional family hotel, a quaint bed and breakfast, taking a walk on the wild side at an area campground, or using one of the many rental mountain and lake homes - some quiet and comfortable and some quite spectacular - the Mountain Lakes Region offers a variety of accommodations to suit your style.

Hotels • Vacation Rentals • Bed and Breakfast • Cabins • Camp & RV Sites

Whatever season, scenic splendor and outdoor adventure will be waiting - all with a touch of Southern hospitality. Come visit Oconee County and experience the mountains, lakes, parks and waterfalls for yourself.

www.SCMountainLakes.com



Oconee County, South Carolina
Parks, Recreation & Tourism
415 South Pine Street, Walhalla, SC 29691
864.888-1488



MOUNTAIN LAKES
CONVENTION & VISITORS BUREAU
Oconee County - South Carolina
877.Mt.Lakes ~ 877.683.2537

Board of Zoning Appeals

Report to County Council

July 20, 2010

• There have been no changes to the membership of the board over the past year.

- Gary Winters
- Sammy Lee
- Gary Littlefield
- Mike Willimon
- Eric Molin
- Berry Nichols
- Paul Reckert

• The board has not needed to meet because there has been no business to bring before them.