



A G E N D A

OCONEE COUNTY COUNCIL MEETING

March 3, 2020

6:00 PM

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

Call to Order

Public Comment Session *[Limited to a total of forty (40) minutes, four (4) minutes per person.]*

Council Member Comments

Moment of Silence

Invocation by County Council Chaplain

Pledge of Allegiance to the Flag of the United States of America

Approval of Minutes

- February 11, 2020 Strategic Planning Retreat Minutes
- February 18, 2020 Regular Minutes

Administrator Comments

Attorney Comments

Presentation to Council

- **2018-2019 Comprehensive Annual Financial Report (CAFR) and Auditor's Discussion and Analysis** / Grant H. Davis – Mauldin & Jenkins, LLC
- **Appalachian Council of Governments** / *Mr. Steve Pelissier, Executive Director*

Public Hearings for the Following Ordinances

Ordinance 2020-05 "AN ORDINANCE ADOPTING THE OCONEE COUNTY "2020 COMPREHENSIVE PLAN."

Ordinance 2020-06 "AN ORDINANCE AUTHORIZING: (1) THE EXECUTION AND DELIVERY OF A FEE AGREEMENT BY AND BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND PROJECT AZTEC, PROVIDING FOR A PAYMENT OF A FEE IN LIEU OF TAXES; (2) THE ISSUANCE OF SPECIAL SOURCE REVENUE CREDITS; (3) THE ISSUANCE AND DELIVERY OF A MULTI-COUNTY INDUSTRIAL PARK AGREEMENT WITH PICKENS COUNTY; (4) THE CONVEYANCE OF CERTAIN REAL PROPERTY; AND OTHER MATTERS RELATED THERETO."

Third Reading of the Following Ordinances

Ordinance 2020-05 [see caption above]

Ordinance 2020-06 [see caption above]

Second Reading of the Following Ordinances

[None Scheduled]

First Reading of the Following Ordinances

Ordinance 2020-07 “AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN INFRASTRUCTURE TAX CREDIT AGREEMENT BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND TECHNOLOGY SOLUTIONS OF SC INC.; AND OTHER MATTERS RELATING THERETO.”

First & Final Reading for the Following Resolutions

Resolution 2020-03 “A RESOLUTION DECLARING OCONEE COUNTY, SOUTH CAROLINA A CONSTITUTIONAL RIGHTS PROTECTED COUNTY.”

Discussion Regarding Action Items

Design Build Services for Westminster Magistrates Office / Magistrate / \$15,000.00

Budget: \$15,000.00 / **Project Cost:** \$15,000.00 / **Balance:** \$0.00

[Phase 1 – \$10,000.00; Phase 2 – \$5,000.00]

Request for Proposals 19-03 requested qualified firms to provide Design Build Services for Westminster Magistrates Office. RFP 19-03 was issued on January 16, 2020, and sent to sixteen (16) firms. Four (4) proposals were received on February 11, 2020. An Evaluation Committee consisting of Eddie Wald, Maintenance Mechanic, Jason Neal, Assistant Director of Facilities Maintenance, Lake Julian, Director of Facilities Maintenance, Phil Shirley, Director of Parks, Recreation and Tourism, and Will Derrick, Chief Magistrate, reviewed and scored the proposals and are recommending Trehel Corporation of Clemson, SC for this award:

Design-Build is a method of project delivery in which *one* entity (Design-Builder) forges a *single* contract with the Owner to provide for Architectural Engineering design services AND construction services.

This design build project consists of four (4) phases:

Phase One: Schematic Phase

Phase Two: Design Development

Phase Three: Construction Documents

Phase Four: Construction Phase

Trehel Corporation has proposed \$10,000.00 for Phase One (1) and \$5,000.00 for Phase Two (2). The construction cost cannot be provided until Phase one (1) and two (2) are complete. Staff will return to request Council approval for Phase three (3) and four (4) upon completion of the first two (2) phases. Staff projects this to be June or July 2020.

It is the staff’s recommendation that Council approve the Award of RFP 19-03, Design Build Services for Westminster Magistrates Office to Trehel Corporation of Clemson, SC, in the amount of \$15,000.00 for Phase One and Two.

- Board & Commission Appointments** *(IF ANY)* [Seats listed are all co-terminus seats]
- ***Building Codes Appeal Board**.....1 At Large Seat
 - ***Board of Zoning Appeals**.....District 5
 - ***Arts & Historical Commission**.....District 5

***No questionnaires on file for the seats listed above**

Unfinished Business *[to include Vote and/or Action on matters brought up for discussion, if required]*

- Update regarding litter related penalties and control

New Business *[may include items which may be scheduled for final action at a future meeting, if required]*

[None scheduled.]

Executive Session

[upon reconvening Council may take a Vote and/or take Action on matters brought up for discussion in Executive Session, if required]

For the following purposes, as allowed for in § 30-4-70(a) of the South Carolina Code of Laws:

[1] Receive legal advice and discuss litigation regarding a contractual matter.

[2] Discussion regarding an Economic Development matter, Project Trout.

First Reading of the Following Ordinances

Ordinance 2020-08 [title only] “AN ORDINANCE AUTHORIZING: (1) THE EXECUTION AND DELIVERY OF A DEVELOPMENT AND INFRASTRUCTURE CREDIT AGREEMENT TO PROVIDE FOR INFRASTRUCTURE CREDITS TO PROJECT TROUT; (2) THE ISSUANCE AND DELIVERY OF A MULTI-COUNTY INDUSTRIAL PARK AGREEMENT WITH PICKENS COUNTY; AND OTHER RELATED MATTERS.”

Adjourn

Assisted Listening Devices [ALD] are available to accommodate the special needs of citizens attending meetings held in Council Chambers.
ALD requests should be made to the Clerk to Council at least 30 minutes prior to the meeting start time.

Oconee County Council, Committee, Board & Commission meeting schedules, agendas are posted at the Oconee County Administration Building & are available on the County Council Website.

Council's meetings shall be conducted pursuant to the South Carolina Freedom of Information Act, Council's Rules and the Model Rules of Parliamentary Procedure for South Carolina Counties, latest edition. This agenda may not be inclusive of all issues which Council may bring up for discussion at this meeting. Items are listed on Council's agenda to give public notice of the subjects and issues to be discussed, acted upon, received as information and/or disposed of during the meeting. Items listed on Council's agenda may be taken up, tabled, postponed, reconsidered, removed or otherwise disposed of as provided for under Council's Rules, and Model Rules of Parliamentary Procedure for South Carolina Counties, latest edition, if not specified under Council's rules.

OCONEE CODE OF ORDINANCES

Sec. 2-61. - Access to and conduct at county meetings, facilities and property.

(a) *Purpose.* The county council has determined that it is necessary to regulate access to county facilities, grounds and property in order to ensure the safety and security of the public who visit these areas or the county employees who serve them. The conduct of persons who visit county facilities and/or who have contact with county employees must also be regulated to preserve public order, peace and safety. The regulation of access and conduct must be balanced with the right of the public to have reasonable access to public facilities and to receive friendly, professional service from county employees. These regulations apply to all county facilities and meetings, as defined below, for and over which county council exercises control and regulation, and to the extent, only, not preempted by state or federal law.

(b) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Facility means any building, structure, or real property owned, leased, rented, operated or occupied by the county or one of its departments, offices or agencies.

Meeting means any assemblage of persons for the purpose of conducting county governmental business, operations or functions or any assemblage of persons within a county governmental facility. The term "meeting" includes, but is not limited to, county council meetings, county board and committee and staff meetings, trials, hearings and other proceedings conducted in the courts of general sessions and common pleas, family court, master-in-equity, probate court and magistrate's court; and other meetings by entities duly authorized by the county council.

(c) *Prohibited acts.* It shall be unlawful for any person to:

- (1) Utter loud, obscene, profane, threatening, disruptive or abusive language or to engage in any disorderly or disruptive conduct that impedes, disrupts or disturbs the orderly proceedings of any meeting, or operations of any department or function of the county government, including, without limitation, speaking when not explicitly recognized and authorized to do so by the presiding official in such meeting.
- (2) Bring, carry, or otherwise introduce any firearm, knife with blade longer than two inches or other dangerous weapon, concealed or not concealed, into any facility or meeting. This prohibition does not apply to law enforcement personnel or any other person whose official, governmental duties require them to carry such firearm, knife, or other weapon.
- (3) Engage in partisan political activity, including speech, in any meeting not authorized and called for the purpose of partisan political activity and explicitly authorized for such purpose in the facility in which such activity is to be conducted, or refusing to cease such activity when the presiding official of the meeting in question has ruled that the activity in question is partisan political activity and has directed that such activity stop.
- (4) Interfere with, impede, hinder or obstruct any county governmental official or employee in the performance of his duties, whether or not on county government property.
- (5) Enter any area of a county government facility, grounds or property when such entry is prohibited by signs, or obstructed or enclosed by gates, fencing or other physical barriers. Such areas include rooms if clearly marked with signs to prohibit unauthorized entry.
- (6) Enter by vehicle any area of a county governmental facility, grounds or property when such area is prohibited by signs or markings or are obstructed by physical barriers; or park a vehicle in such restricted areas; or park in a manner to block, partially block or impede the passage of traffic in driveways; or park within 15 feet of a fire hydrant or in a fire zone; or park in any area not designated as a parking space; or park in a handicapped parking space without proper placarding or license plate; or park in a reserved parking space without authorization.

- (7) Use any county governmental facility, grounds or other property for any purpose not authorized by law or expressly permitted by officials responsible for the premises.
 - (8) Enter without authorization or permission or refuse to leave any county governmental facility, grounds or other property after hours of operation.
 - (9) Obstruct or impede passage within a building, grounds or other property of any county governmental facility.
 - (10) Enter, without legal cause or good excuse, a county governmental facility, grounds or property after having been warned not to do so; or, having entered such property, fail and refuse without legal cause or good excuse to leave immediately upon being ordered or requested to do so by an official, employee, agent or representative responsible for premises.
 - (11) Damage, deface, injure or attempt to damage, deface or injure a county governmental property, whether real property or otherwise.
 - (12) Enter or attempt to enter any restricted or nonpublic ingress point or any restricted access area, or bypass or attempt to bypass the designated public entrance or security checkpoint of a facility without authorization or permission.
 - (13) Perform any act which circumvents, disables or interferes with or attempts to circumvent, disable or interfere with a facility's security system, alarm system, camera system, door lock or other intrusion prevention or detection device. This includes, without limitation, opening, blocking open, or otherwise disabling an alarmed or locked door or other opening that would allow the entry of an unauthorized person into a facility or restricted access area of the facility.
 - (14) Exit or attempt to exit a facility through an unauthorized egress point or alarmed door.
- (d) *Penalty for violation of section.* Any person violating the provisions of this section shall be deemed guilty of a misdemeanor and, upon conviction, shall be punished in accordance with section 1-7. In addition, vehicles that are improperly parked on any county property, facility, or other premises may be towed at the owner's expense.

(Ord. No. 2003-04, §§ 1—4, 4-15-2003; Ord. No. 2012-06, § 1, 4-3-2012)

**AGENDA ITEM SUMMARY
OCONEE COUNTY, SC**

**COUNCIL MEETING DATE: March 3, 2020
COUNCIL MEETING TIME: 6:00 PM**

ITEM TITLE [Brief Statement]:

Presentation of the 2018-2019 Comprehensive Annual Financial Report (CAFR) and Auditor's Discussion and Analysis to County Council

BACKGROUND DESCRIPTION:

Mr. Grant H. Davis, CPA of Mauldin & Jenkins, CPA, the County's audit firm, will present the results of the audit of fiscal year ended June 30, 2019 and provide a financial overview of the 2018-2019 CAFR.

SPECIAL CONSIDERATIONS OR CONCERNS [only if applicable]:

N/A

FINANCIAL IMPACT [Brief Statement]:

N/A Check here if item previously approved in the Budget. No additional information required.

Approved by: N/A Finance

COMPLETE THIS PORTION FOR ALL GRANT REQUESTS:

Are Matching Funds Available: Yes / No

If yes, who is matching and how much:

Approved by: N/A Grants

ATTACHMENTS:

2018-2019 Comprehensive Annual Financial Report (CAFR) and Auditor's Discussion and Analysis

STAFF RECOMMENDATION [Brief Statement]:

Review documents in entirety.

Submitted or Prepared By:


Department Head/Elected Official

Approved for Submittal to Council:


Amanda F. Brock, County Administrator

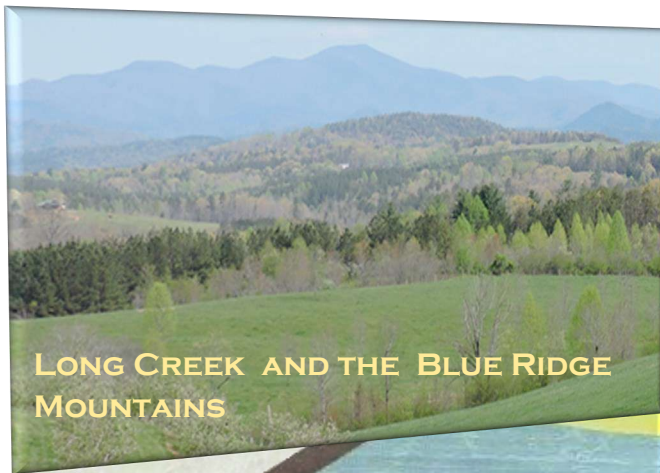
Council has directed that they receive their agenda packages a week prior to each Council meeting, therefore, Agenda Items Summaries must be submitted to the Administrator for his review/approval no later than 12 days prior to each Council meeting. It is the Department Head / Elected Officials responsibility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

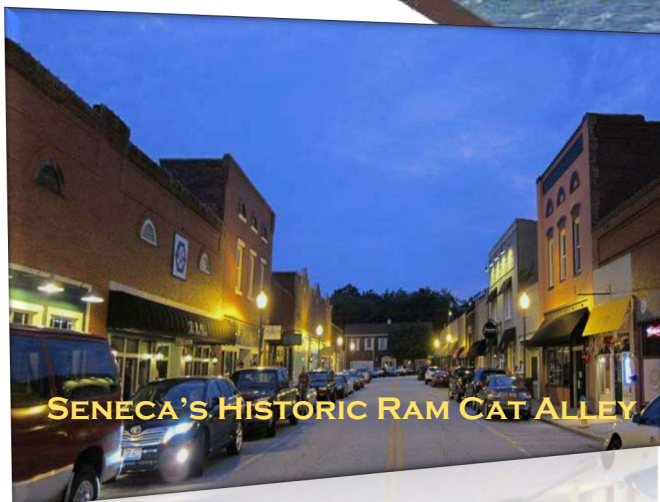
OCONEE COUNTY, SOUTH CAROLINA

COMPREHENSIVE ANNUAL FINANCIAL REPORT

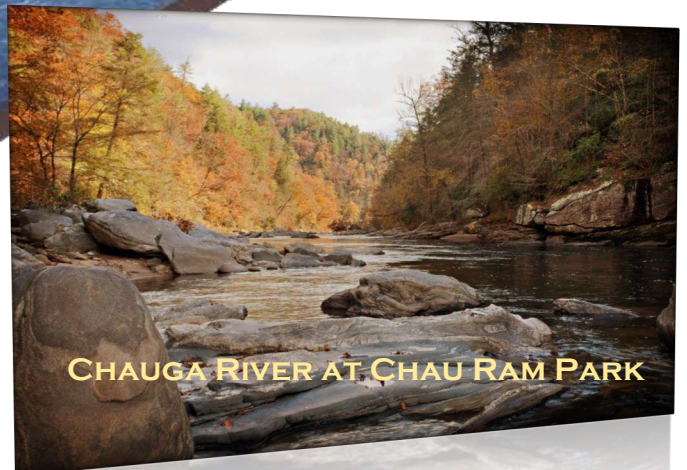
**FOR THE FISCAL YEAR
ENDED
JUNE 30, 2019**



LONG CREEK AND THE BLUE RIDGE MOUNTAINS



SENECA'S HISTORIC RAM CAT ALLEY



CHAUGA RIVER AT CHAU RAM PARK

OCONEE COUNTY, SOUTH CAROLINA
COMPREHENSIVE ANNUAL FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED JUNE 30, 2019

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INTRODUCTORY SECTION

Amanda F. Brock

County Administrator

Oconee County Administrative Offices
415 South Pine Street
Walhalla, SC 29691
(864) 638-4245



December 19, 2019

To the Members of the Oconee County Council and Citizens of Oconee County:

The Comprehensive Annual Financial Report (CAFR) for Oconee County, South Carolina, for the fiscal year ended June 30, 2019, is hereby submitted pursuant to South Carolina Code of Laws, Title 4, Chapter 9, Section 150. The CAFR is intended to present the financial activity of the County for the fiscal year and the financial condition of the County as of June 30, 2019. This CAFR provides a fair presentation of the County's financial position and changes in financial position in accordance with the standards promulgated by the Governmental Accounting Standards Board (GASB).

Management assumes full responsibility for the completeness and reliability of the information contained in this report, as well as the presentation and disclosure. Management is also responsible for establishing and maintaining a system of internal controls to safeguard assets and to provide reasonable assurance that the financial statements are free of any material misstatements. The concept of reasonable, rather than absolute, assurance recognizes that the cost of an internal control should not exceed the expected benefits. Management evaluates the costs and anticipated benefits of internal controls within this framework. We believe the County's internal accounting controls adequately safeguard assets and provide reasonable assurance of proper recording of financial transactions.

In compliance with the laws of the State of South Carolina, the County's financial statements have been audited by Mauldin & Jenkins, Certified Public Accountants. The auditors issued an unmodified ("clean") opinion on Oconee County's financial statements for the year ended June 30, 2019. The independent auditors' report is located at the front of the financial section of this report.

Management's Discussion and Analysis (MD&A) immediately follows the independent auditors' report and provides a narrative introduction, overview, and analysis of the basic financial statements. MD&A complements this letter of transmittal and should be read in conjunction with it.

Profile of the Government

Oconee County, incorporated in 1868, is located in the northwest corner of South Carolina in the scenic Blue Ridge foothills and mountains. Five incorporated municipalities exist within the 625 square miles of the County. Oconee County is empowered to levy a property tax on both real and personal property located within its boundaries in order to provide services to a population of approximately 78,374.

Oconee County has operated under the county-administrator form of government since 2000. Policy-making and legislative authority are vested in a governing council (Council) consisting of five council members. Council members are elected by district to a four-year staggered term. The Council elects a chairman, vice chairman, and chairman pro tem at the first meeting in January. The Council appoints the County Administrator who is responsible for carrying out the policies of Council and overseeing the day-to-day operations of the County.

Oconee County provides a full range of services, including police protection; emergency and fire services; judicial services; solid waste disposal and recycling; the construction and maintenance of highways, streets and other infrastructure; building inspections; licenses and permits; recreational and cultural activities; library services, and

support of local health and welfare services. Oconee County is also financially accountable for Keowee Fire Tax District, a special tax district, which is reported separately as a discretely presented component unit within the County's financial statements. The County approves the District's budget and tax levy and is obligated for the debt of the District. Additional information for Keowee Fire Tax District can be found in the notes to the financial statements (see Note 1, Reporting Entity section).

The Council is required to adopt a final budget for the subsequent year by no later than the close of the fiscal year. This annual budget serves as the foundation for Oconee County's financial planning and control. The budget is prepared by fund, function, (e.g., public safety), and department (e.g., Sheriff's Office). The County Administrator is authorized to transfer appropriations between departments within the same fund. County Council may transfer resources from any fund, department, activity or purpose to another by normal Council action, subject to all other applicable legal requirements.

Local Economy

Oconee County's economy continued to improve during the recent fiscal year. According to data, published November 2018, by the United States Department of Labor, Bureau of Labor Statistics, the County's unemployment rate was at 3.6 percent as of June 30, 2019. The number of Oconee County citizens employed increased from 33,126 to 34,715 throughout the course of the year. These positive signs are indicative of the intensive efforts to promote a strong business climate within Oconee County. The County Council has remained steadfast in their support of economic development as one of the most important long-term strategic objectives.

Long-term Financial Planning and Major Initiatives

During recent years, the County invested very heavily in economic development to provide a backbone of infrastructure to the southern areas of the County near Interstate 85 (I-85). The County entered into an intergovernmental operational agreement with the Oconee Joint Regional Sewer Authority (OJRSA) for the operation and maintenance of the sewer system located within the Golden Corner Commerce Park and along South Carolina State Highway 59, collectively referred to as the "Sewer South System – Phase 1." The County has agreed to reimburse OJRSA for reasonable costs incurred and directly associated with operating and maintaining the System, including any extension that is constructed at the direction of the County. OJRSA shall construct "Phase 2" of the System, extending the system from Golden Corner Commerce Park to Interstate 85, South Carolina Exits 1 and 2.

Oconee County continues necessary infrastructure projects to align with the overall economic development strategy by investing in a new entrance road into the Seneca Rail Park, a 111-acre park located on Shiloh Road. The project includes demolition of existing pavement, milling and resurfacing of an existing driveway and parking lot and the construction of a new 28 feet wide roadway, approximately 1,900 linear feet in length.

Further, Oconee County committed to paving an entrance road into the Oconee Industry and Technology Park. The road improvement project consists of an entrance road into the park, south of the Tri-County Technical College site to the existing entrance, creating a loop around the campus and allowing access to the remainder of the park. Classes at the new Tri-County Technical College campus began in August 2018.

The County applied for and received a \$500,000 South Carolina Rural Infrastructure Authority grant to offset costs for the waterline and sewer expansion into the Seneca Rail Park. The County committed matching funds of \$300,000 to this project from the Economic Development Capital Projects Fund, which provides for the economic vision for the future of the County. The completion of the waterline and sewer expansion project into the park is crucial for future economic development projects.

Several major economic development announcements for 2019 include a total of approximately \$27,700,000 of new capital investments within Oconee County. Horton Holding's plans to locate its new 100,000 square-foot manufacturing facility in Oconee County. The facility is expected to be operation in early 2020 and will create 125 new jobs. ACI Plastics announced plans for a \$10,000,000 expansion to its operations in Oconee County. The expansion of the thermoplastics processor and recycler company is expected to be complete in April 2020. Baxter Enterprise also plans on expanding operations, with a capital investment of \$5,700,000, that will create 22 new jobs.

In addition to manufacturing, the economy of the County has a strong agricultural sector that includes farming, livestock production and timber interests. The County attributes the cultural influence of this sector to the work ethic and character of its citizens, as well as the economic impact to the County. To encourage local art and agriculture, the County participated in the Ag + Art tour in 2018 and the Agricultural Advisory Board looks for opportunities to support and act as an economic driver for our community.

As Oconee County contains a significant amount of public lands, in addition to 1,355 miles of lake shoreline, tourism provides a considerable contribution to the local economy, and is especially important to local small businesses. To build on this, Oconee County Council moved forward with *Destination Oconee* that will continue to drive tourism in our community and create a sense of place within our municipal downtowns. As part of this initiative, 125 wayfinding signs were installed throughout the County identifying various tourism assets and destinations for tourists and residents. Additionally, the County continued its marketing efforts through the “Think Oconee!” campaign with the addition of a Think Oconee website and promotional video.

To enhance guests’ experiences within the County-operated park system, infrastructural and aesthetic upgrades to each of the County’s parks have been completed this year. Oconee County demolished the old tennis courts and paved various areas within South Cove County Park. The County also committed funds for construction of a new office and ADA compliant restrooms at Chau Ram County Park, a new park shelter and additional storage at High Falls County Park, and pickle ball court improvements at South Cove County Park. Each of the County’s parks have seen a record-number of visitors resulting from the various tourism promotions and campaigns.

One important program to emerge from the continued recognition of tourism as strong part of our local economy is the extension of the Palmetto Trail from its present terminus at Oconee Station into downtown Walhalla. The extension into Walhalla will add about 16 miles to the mountain end of the Trail providing both biking and hiking opportunities. The County has seen revenues increase with the accommodations tax and the municipalities have seen that same increase along with increased revenues with their hospitality taxes and business license fees.

As part of the Oconee County Regional Airport Capital Improvement Plan, the County worked closely with the Federal Aviation Administration and South Carolina Aeronautics Commission for the purchase of land adjacent to the airport, terminal apron expansion design services, and engineering services for the relocation Mt. Nebo Church Road. Furthermore, the County proceeded with crack sealing and pavement remarking on runway 7/25 and the taxiway. These projects will allow the airport to accommodate increased traffic and larger aircraft.

Currently, Oconee County is in the process of working on the *2020 Comprehensive Plan*. A comprehensive plan is a document designed to guide the future actions of the County. It presents a vision for the future, with long-range goals and objectives for all activities that affect the local government. This includes guidance on how to make decisions on public and private land development proposals, the expenditures of public funds, availability of tax policy, cooperative efforts and issues of pressing concern, such as farmland preservation or the rehabilitation of older neighborhood areas. The plan will provide direction for future activities over a ten to twenty-year period after adoption. This process has included community outreach, stakeholder meetings, elected and appointed officials and as many citizens of Oconee County that we can involve. The plan will be reviewed and updated, as needed, every five years.

Relevant Financial Policies

The Oconee County Council adopted Ordinance 2018-23 that established a general policy for maintaining and using the unassigned fund balance of the General Fund, subject to any superior ordinances or budget provisions. The Ordinance prescribes that the General Fund will be budgeted so as to maintain an unassigned fund balance in an amount between 25 percent and 30 percent of regular general fund expenditures, which would be equivalent to 90 to 120 days of coverage. If the unassigned fund balance is below 25 percent, the Administrator will develop and recommend to Council a plan to increase the unassigned fund balance to a minimum of 25 percent of regular general fund expenditures within a time period not to exceed five years.

If the unassigned fund balance does not reach 25 percent of the General Fund within seven years of the enactment of this Ordinance, any subsequent budgets will require a supermajority vote (two-thirds of the members present and voting) of County Council to pass until the requirement is met.

Awards and Acknowledgements

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to Oconee County for its comprehensive annual financial report for the fiscal year ended June 30, 2018. This was the eleventh consecutive year that the County has achieved this prestigious award. In order to receive the Certificate of Achievement, a government must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both U.S. generally accepted accounting principles and applicable program requirements.

A Certificate of Achievement is valid for a period of one year only. However, we believe that our current comprehensive annual financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

The preparation of this report would not have been possible without the efficient and dedicated service of the entire staff of the Finance Department. We wish to express our appreciation to all of the departments who assisted and contributed to the preparation of this report. We would especially like to thank the Treasurer and Auditor along with their staff for all of their assistance during the audit. Credit must also be given to the governing council for their unfailing support for maintaining the highest standards of professionalism in the financial management of Oconee County.

GFOA awarded Oconee County a Distinguished Budget Presentation Award for the annual budget for the fiscal year beginning July 1, 2018. This was the seventh consecutive year that the County has achieved this prestigious award. To qualify for the Distinguished Budget Presentation Award, the government's budget document had to be judged proficient as a policy document, a financial plan, an operations guide, and a communications device.

The preparation of this report would not have been possible without the skill, effort, and dedication of the entire staff of the Finance and Administrator's Department. We wish to thank all government departments for their assistance in providing the data necessary to prepare this report. Credit also is due to the County Administrator and the Council for their unfailing support for maintaining the highest standards of professionalism in the management of the Oconee County's finances.

The County is proud of this recognition and believes it demonstrates to the Citizens of Oconee County how committed County Council, administration, and staff are to achieving excellent financial results by properly planning and executing operational and capital plans in an orderly and professional manner.

Respectfully submitted,



Amanda F. Brock
County Administrator



Ladale V. Price
Director of Finance



Government Finance Officers Association

**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

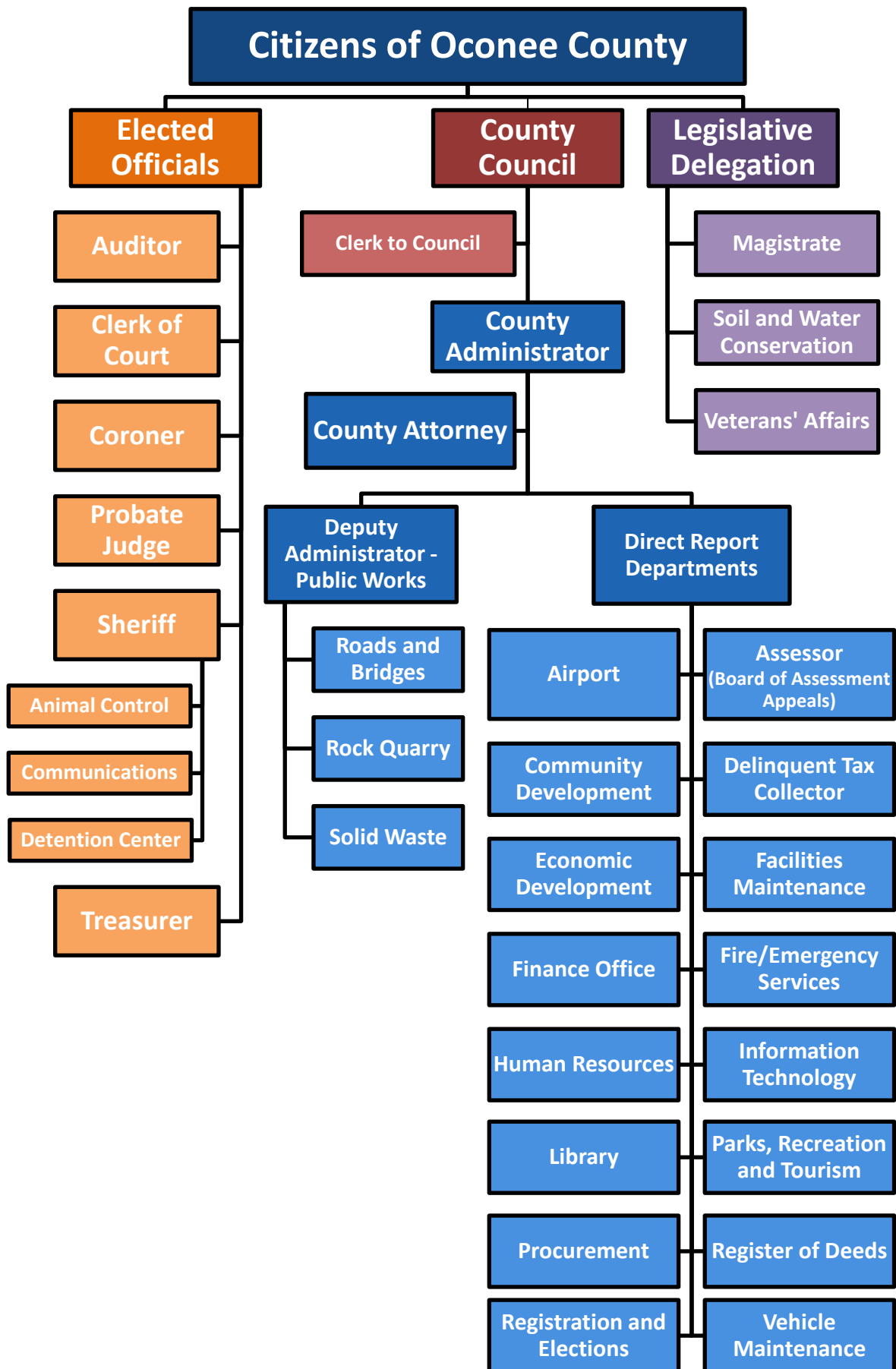
**Oconee County
South Carolina**

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

June 30, 2018

Christopher P. Morill

Executive Director/CEO



County Government

Established in 1868
County Seat- City of Walhalla
Form of Government- Council, Administrator

Governing Body

County Council: Five (5) representatives elected from single-member districts for 4-year terms. Each district is based on representation of approximately 15,500 citizens (2017 Census).

Current Elected Officials

County Council

District I	John Elliott
District II	Wayne McCall
District III	Paul A. Cain, Esq.
District IV	Julian Davis III
District V	James Glenn Hart

Other Elected County Officials

Clerk of Court	Beverly Whitfield
Coroner	Karl E. Addis
Auditor	Christy W. Hubbard
Treasurer	Gregorie W. Nowell
Probate Judge	Kenneth E. Johns, Jr.
Sheriff	Mike Crenshaw
Solicitor	David R. Wagner

County Administrator

Amanda F. Brock

County Attorney

David A. Root, Esq.

State Legislative Delegation

State Senate:	Thomas C. Alexander, District 1
State House:	William R. "Bill" Whitmire, District 1 William E. "Bill" Sandifer III, District 2

U.S. Congressional Delegation

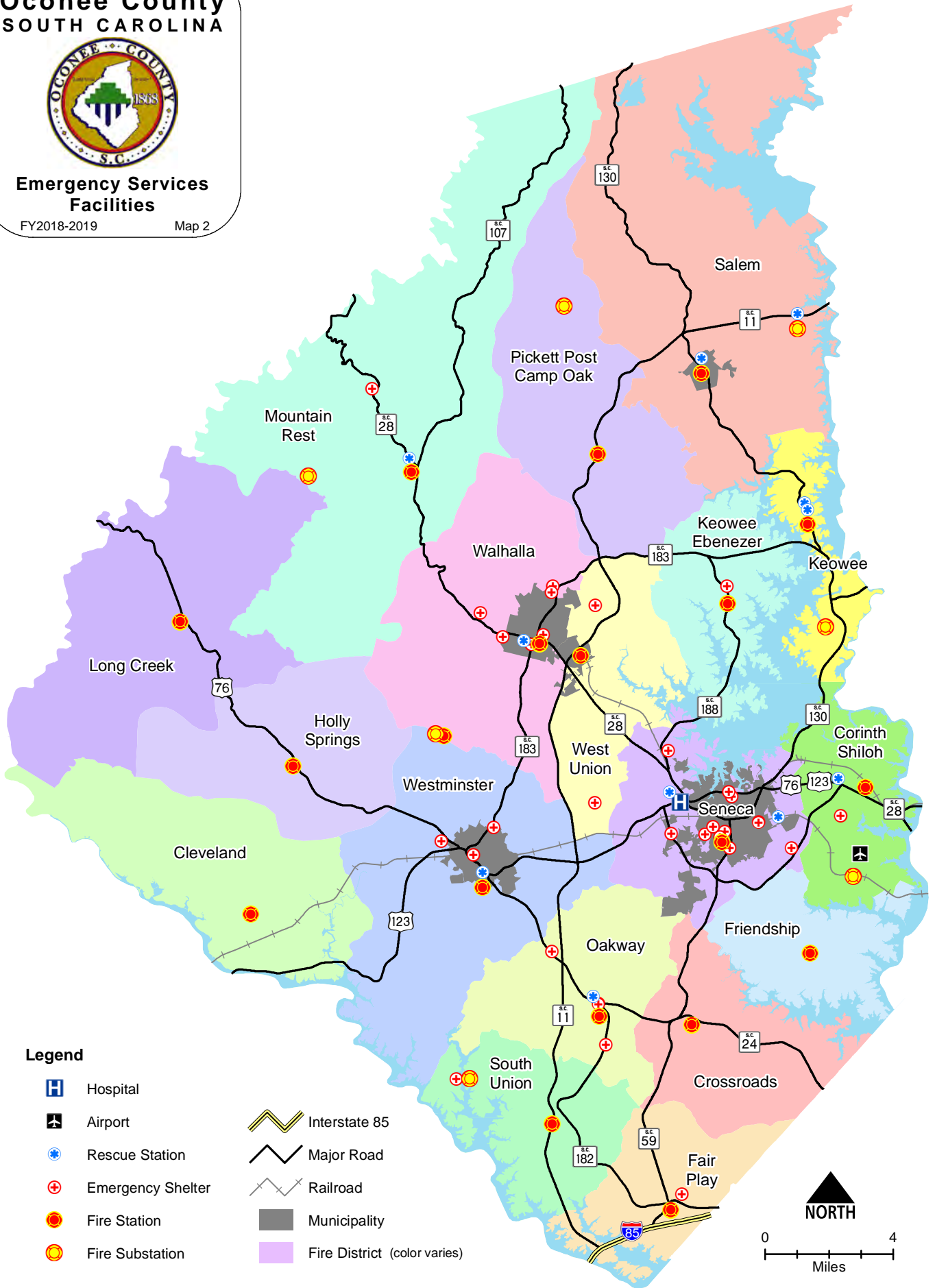
Senate:	Lindsey O. Graham Timothy E. Scott
House of Representatives:	Jeffrey D. Duncan, District 3

Oconee County
SOUTH CAROLINA



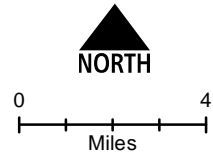
Emergency Services Facilities

FY2018-2019 Map 2



Legend

- Hospital
- Airport
- Rescue Station
- Emergency Shelter
- Fire Station
- Fire Substation
- Interstate 85
- Major Road
- Railroad
- Municipality
- Fire District (color varies)

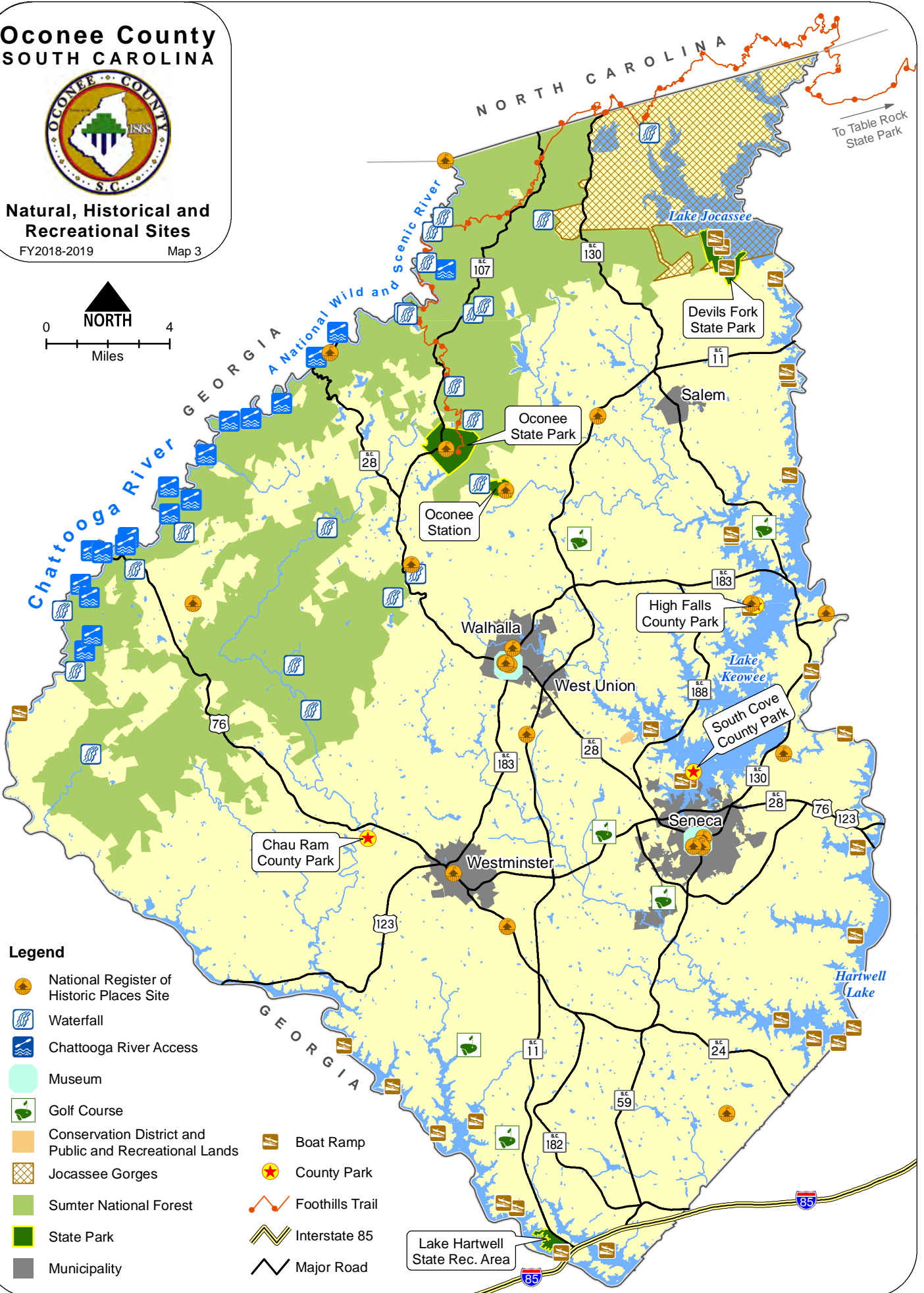
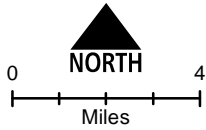


Oconee County SOUTH CAROLINA



Natural, Historical and Recreational Sites

FY2018-2019 Map 3

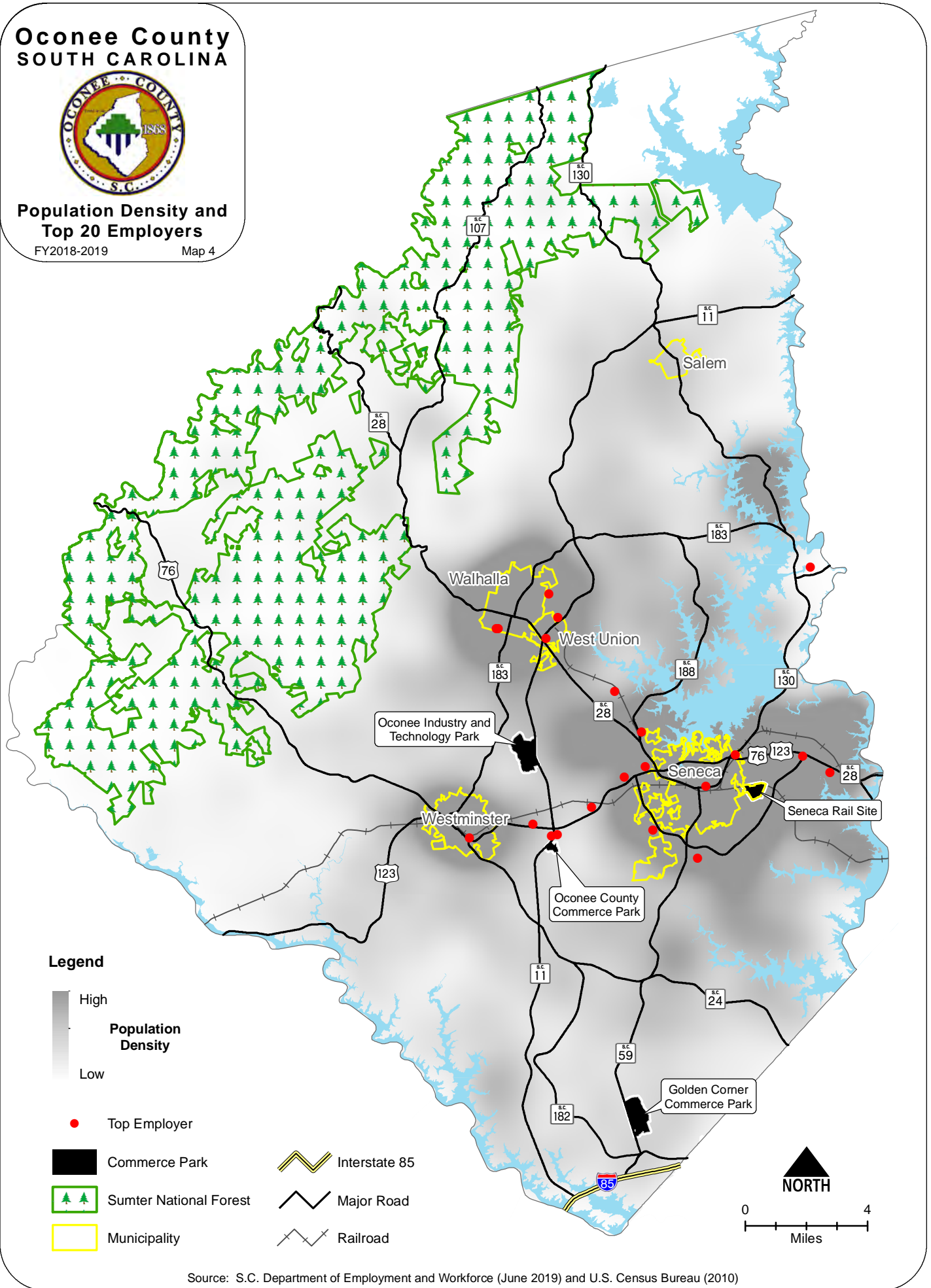


Oconee County SOUTH CAROLINA



Population Density and Top 20 Employers

FY2018-2019 Map 4



Legend

- High
Population Density
Low
- Top Employer
- Commerce Park
- Sumter National Forest
- Municipality
- Interstate 85
- Major Road
- Railroad

Source: S.C. Department of Employment and Workforce (June 2019) and U.S. Census Bureau (2010)

FINANCIAL SECTION



INDEPENDENT AUDITOR'S REPORT

Oconee County Council
Oconee County
Walhalla, South Carolina

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of **Oconee County, South Carolina** (the "County"), as of and for the year ended June 30, 2019, and the related notes to the financial statements, which collectively comprise Oconee County, South Carolina's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We did not audit the financial statements of the Keowee Fire Tax District, which represents 100% of the assets, net position and revenues of the discretely presented component unit. Those statements were audited by other auditors whose report has been furnished to us, and our opinion, insofar as it relates to the amounts included for the Keowee Fire Tax District, is based solely on the report of the other auditors. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, based on our audit and the report of the other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of Oconee County, South Carolina as of June 30, 2019, and the respective changes in financial position and, where applicable, cash flows thereof, and the budgetary comparisons for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis (on pages 4 through 16), the Schedules of the Proportionate Share of County Net Pension Liability (on page 80), and the Schedules of County Pension Contributions (on pages 81 through 82), and the Schedule of Changes in the County's Total OPEB Liability and Related Ratios (on page 83) be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

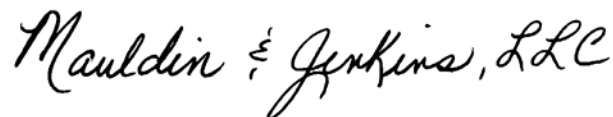
Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Oconee County, South Carolina's basic financial statements. The introductory section, combining and individual nonmajor fund financial statements, budgetary comparison schedules, and statistical section listed in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The Uniform Schedule of Court Fines, Assessments and Surcharges (per ACT 96) is presented for purposes of additional analysis as required by the State of South Carolina, and is not a required part of the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (the Uniform Guidance), and is also not a required part of the basic financial statements. The combining and individual nonmajor fund financial statements, budgetary comparison schedules, Uniform Schedule of Court Fines, Assessments and Surcharges (per ACT 96), and the schedule of expenditures of federal awards are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements, budgetary comparison schedules, Uniform Schedule of Court Fines, Assessments and Surcharges (per ACT 96), and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated December 19, 2019, on our consideration of Oconee County, South Carolina's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report solely is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the County's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Oconee County, South Carolina's internal control over financial reporting and compliance.



Columbia, South Carolina
December 19, 2019

OCONEE COUNTY, SOUTH CAROLINA MANAGEMENT'S DISCUSSION AND ANALYSIS

The Management's Discussion and Analysis of Oconee County provides an overview of the County's financial activities and performance for the fiscal year ended June 30, 2019. Please read the information presented in this document in conjunction with additional information presented with the County's financial statements.

FINANCIAL HIGHLIGHTS

- As of June 30, 2019, Oconee County's assets and deferred outflows of resources were more than its liabilities and deferred inflows of resources by \$114,981,552, which was an increase from the prior year of 6.2 percent. The County's unrestricted net position was negative \$16,893,204.
- The County's governmental activities reported an increase in net position of \$4,566,314. The net position of business-type activities increased \$2,136,909 during fiscal year 2019. Overall the County's net position increased \$6,703,223.
- The County's expenses in governmental activities were \$4,066,314 less than the \$61,859,246 in governmental activities revenues, which are comprised of the general revenues (before transfers) and the program revenues. For comparison, the prior year expenses were \$6,797,972 more than the prior year revenues (before transfers), as reflected in the Changes in Net Position Figure 2.
- At the end of fiscal year 2019, the General Fund reported total fund balances of \$22,019,733, which was an increase of \$1,834,192 from the previous fiscal year.
- In the General Fund, actual revenue sources available for appropriation were \$1,237,244 more than anticipated. This is primarily due to interest earnings, the licenses, permits and fees revenue, and intergovernmental revenue. Actual expenditures were \$832,697 less than the final budgeted expenditures. Furthermore, actual revenues were \$2,069,941 more than actual expenditures.

USING THIS ANNUAL REPORT

This Management's Discussion and Analysis is intended to serve as an introduction to Oconee County's basic financial statements. The County's basic financial statements consist of three components: 1) government-wide financial statements; 2) fund financial statements; and 3) notes to the financial statements. The basic financial statements present two different views of the County through the use of government-wide statements and fund financial statements. This report also contains supplemental information that will enhance the reader's understanding of the financial condition of the County.

OVERVIEW OF THE FINANCIAL STATEMENTS

The government-wide financial statements consist of the Statement of Net Position and the Statement of Activities. These provide information about the overall government and provide a longer-term view of the County's financial status. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenue and expenditures are taken into account regardless of when cash is received or paid.

These two statements report the County's net position and the changes compared to previous year. The difference between the assets and the liabilities can be indicative of the County's financial position. Other non-financial factors, like changes in the County's tax base and economic growth, would need to be considered in determining the overall financial health of the County.

The Statement of Net Position and the Statement of Activities is divided into two kinds of activities:

- **Governmental Activities** – Most of the County’s basic services are reported here for departments that are included in the following categories: general government, public safety, transportation, public works, culture and recreation, judicial services, education, health and welfare, and economic development.
- **Business-Type Activities** – Activity for the Rock Quarry is included in this category, as the County charges fees to cover the cost of products sold to customers. Activity for the Fiber Optics Creating Unified Solutions (FOCUS) project is also included as a business-type activity as the County has leased the bandwidth system to a private company in order to generate revenue while providing customers with broadband service.

The next statements are fund financial statements that begin on page 19. These statements focus on the activities of the individual parts of the County’s government. These statements provide detailed information on the significant funds, rather than the government as a whole. Some of the funds are required to be established by state law and by bond covenants. However, County Council and management have established many other funds to aid in controlling and managing money specified for particular purposes or to show that legal responsibilities for using certain taxes, grants, and other special funding are being met. There are three types of funds: governmental, proprietary, and fiduciary. Each fund type uses a different accounting approach.

- **Governmental Funds** – Most of the County’s services are reported in the governmental funds, which focuses on how money flows into and out of those funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called modified accrual accounting which measures cash and all other financial assets that can readily be converted into cash. The governmental fund statements provide a detailed short-term view of the County’s general government operations and the basic services that it provides. Governmental fund information helps determine whether there are more or fewer financial resources that can be spent in the near future to finance the County’s programs. The differences between the governmental activities reported in the Statement of Net Position and the Statement of Activities and the governmental funds financial statements are described following the fund financial statements in the Reconciliation of the Balance Sheet to the Statement of Net Position and the Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances to the Statement of Activities. Following the governmental fund statements is the General Fund Budgetary Comparison Schedule which includes the original, final and actual budgets, all of which are required supplementary information. In this report, the County includes a variance column which is not required.
- **Proprietary Funds** – When the County charges customers for products or services that it provides, those activities are reported in the proprietary funds. The proprietary funds reports consist of the Statement of Net Position, the Statement of Revenues, Expenses, and Changes in Net Position, and the Statement of Cash Flows. Even though a proprietary fund can consist of enterprise funds and internal services funds, the County only reports for two enterprise funds. The reporting for these enterprise funds is the same as the business-type activities reported in the government-wide statements, but contains more detail and additional information such as the Statement of Cash Flows.
- **Fiduciary Funds** – Fiduciary funds consist of four types of funds: pension trust funds, investment trust funds, private-purpose trust funds, and agency funds, of which the County only has agency funds. Because the County acts as a clearing account to distribute certain financial resources to other entities, the County must report these activities separately, in agency funds, thereby demonstrating that those resources were used for and by the specific entity for which they were collected. The report for the agency funds is the Statement of Fiduciary Net Position where the assets equal the liabilities.

Following the financial statements are the Notes to the Financial Statements, which communicate information that is not displayed on the financial statements, but is essential for fair presentation of the financial statements. Because of this, the Notes are an integral part of the basic financial statements. The Notes include disclosure information including, but not limited to, significant accounting policies, information on the County's capital assets and long-term debt, employee and postemployment health insurance plan information, and information related to the County's retirement plans.

Finally, the County is required to include additional supplementary information. The schedules for the County's proportionate share of the net pension liability; the pension contributions; and the changes in the total OPEB liability are required supplementary information that addresses the County's liability for the retirement plans and contributions and the health care benefits for retired employees, or OPEB, and its funding progress. In addition, the County must present the detailed financial statements for the individual nonmajor funds; budget variance reports for the funds with adopted budgets; the individual agency funds' statements; and various schedules for state and federal requirements. The final section relates to compliance and includes the compliance reports, schedule of expenditures of federal awards and notes, and a schedule of findings and questioned costs. The completed financial report provides information indicating the accountability of Oconee County and its resulting financial position.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net position may serve over time as one of the most useful indicators of a government's financial condition. The government-wide financial statements for the fiscal year ended June 30, 2019, display a combined net position of \$115.0 million, or 6.2 percent, more than at June 30, 2018. The largest portion of the net position, \$116.4 million, reflects the County's investment in capital assets, such as land, buildings, equipment, and infrastructure. Furthermore, the County's investment in its capital assets is reported net of the outstanding debt that is related to the acquisition of those assets. However, the resources needed to repay that debt must be provided by other sources, since the capital assets cannot be used to liquidate these liabilities. The restricted portion of the County's net position (13.5 percent) represents resources that are subject to external restrictions on how they may be used. The final portion of net position (-14.7 percent) is unrestricted net position, with a negative balance of \$16.9 million at June 30, 2019.

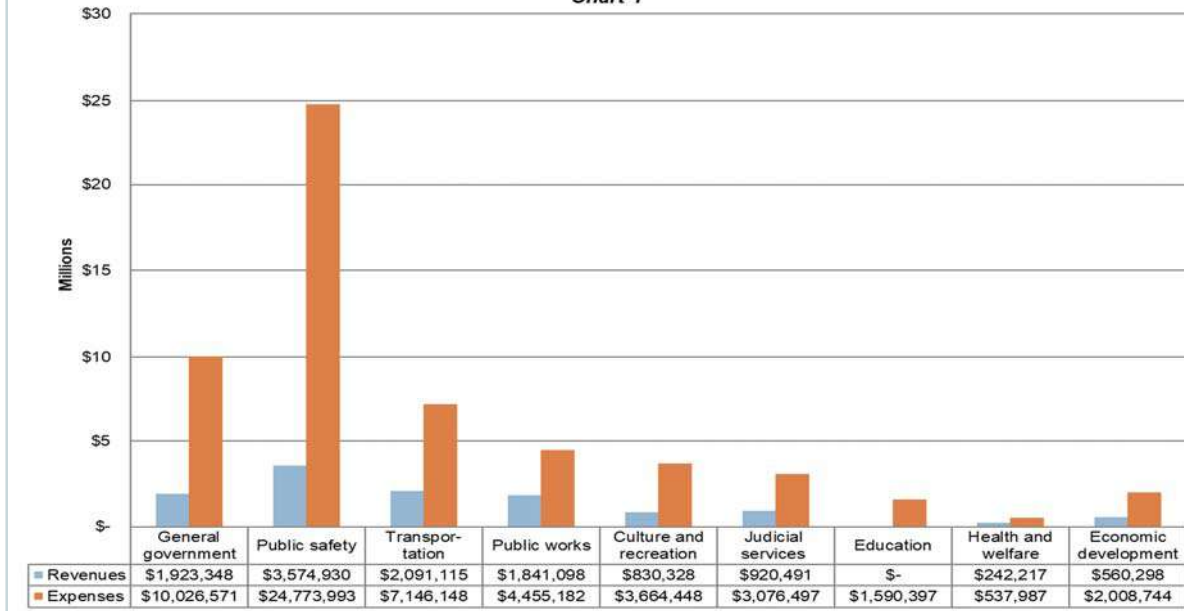
Oconee County's Net Position						
Figure 1						
	Governmental Activities		Business-type Activities		Total	
	2019	2018	2019	2018	2019	2018
Current and other assets	\$ 46,804,520	\$ 41,503,982	\$ 13,067,405	\$ 13,928,621	\$ 59,871,925	\$ 55,432,603
Capital assets	127,235,674	130,616,901	6,003,811	3,591,256	133,239,485	134,208,157
Total assets	<u>\$ 174,040,194</u>	<u>\$ 172,120,883</u>	<u>\$ 19,071,216</u>	<u>\$ 17,519,877</u>	<u>\$ 193,111,410</u>	<u>\$ 189,640,760</u>
Other postemployment benefits	\$ 352,070	\$ 408,522	\$ 24,180	\$ 27,501	\$ 376,250	\$ 436,023
Pension - South Carolina Retirement System	2,776,770	3,864,401	164,586	256,215	2,941,356	4,120,616
Pension - South Carolina Police Officers' Retirement System	3,563,337	4,264,865	-	-	3,563,337	4,264,865
Total deferred outflows of resources	<u>\$ 6,692,177</u>	<u>\$ 8,537,788</u>	<u>\$ 188,766</u>	<u>\$ 283,716</u>	<u>\$ 6,880,943</u>	<u>\$ 8,821,504</u>
Long-term liabilities	\$ 64,204,793	\$ 75,472,458	\$ 7,935,992	\$ 8,965,615	\$ 72,140,785	\$ 84,438,073
Other liabilities	4,654,323	4,332,400	124,813	147,315	4,779,136	4,479,715
Total liabilities	<u>\$ 68,859,116</u>	<u>\$ 79,804,858</u>	<u>\$ 8,060,805</u>	<u>\$ 9,112,930</u>	<u>\$ 76,919,921</u>	<u>\$ 88,917,788</u>
Other postemployment benefits	\$ 448,606	\$ 505,163	\$ 30,351	\$ 33,678	\$ 478,957	\$ 538,841
Pension - South Carolina Retirement System	5,121,439	670,986	424,519	49,587	5,545,958	720,573
Pension - South Carolina Police Officers' Retirement System	2,065,965	6,733	-	-	2,065,965	6,733
Total deferred outflows of resources	<u>\$ 7,636,010</u>	<u>\$ 1,182,882</u>	<u>\$ 454,870</u>	<u>\$ 83,265</u>	<u>\$ 8,090,880</u>	<u>\$ 1,266,147</u>
Net position:						
Net investment in capital assets	\$ 111,079,685	\$ 111,858,197	\$ 5,323,696	\$ 3,527,427	\$ 116,403,381	\$ 115,385,624
Restricted	15,434,922	11,397,155	-	-	15,434,922	11,397,155
Unrestricted	<u>(22,277,362)</u>	<u>(23,584,421)</u>	<u>5,420,611</u>	<u>5,079,971</u>	<u>(16,856,751)</u>	<u>(18,504,450)</u>
Total net position	<u>\$ 104,237,245</u>	<u>\$ 99,670,931</u>	<u>\$ 10,744,307</u>	<u>\$ 8,607,398</u>	<u>\$ 114,981,552</u>	<u>\$ 108,278,329</u>

Oconee County's Changes in Net Position

Figure 2

	Governmental Activities		Business-Type Activities		Total	
	2019	2018	2019	2018	2019	2018
Revenues						
Program revenues:						
Charges for services	\$ 6,944,670	\$ 6,749,644	\$ 6,109,579	\$ 6,105,290	\$ 13,054,249	\$ 12,854,934
Operating grants and contributions	3,780,260	2,337,922	-	-	3,780,260	2,337,922
Capital grants and contributions	1,258,895	1,263,529	-	7,660	1,258,895	1,271,189
General revenues:						
Property taxes	44,172,858	43,219,013	-	-	44,172,858	43,219,013
Other taxes and licenses	1,056,328	1,017,648	-	-	1,056,328	1,017,648
Grants and contributions not restricted for a specific purpose	2,859,287	2,831,768	-	-	2,859,287	2,831,768
Unrestricted investment earnings	1,031,888	401,360	131,285	5,211	1,163,173	406,571
Insurance recoveries	553,807	620,830	-	-	553,807	620,830
Miscellaneous	201,253	-	-	-	201,253	-
Total revenues	\$ 61,859,246	\$ 58,441,714	\$ 6,240,864	\$ 6,118,161	\$ 68,100,110	\$ 64,559,875
Program expenses						
General government	\$ 10,026,571	\$ 13,350,317	\$ -	\$ -	\$ 10,026,571	\$ 13,350,317
Public safety	24,773,993	24,291,184	-	-	24,773,993	24,291,184
Transportation	7,146,148	6,693,782	-	-	7,146,148	6,693,782
Public works	4,455,182	4,350,823	-	-	4,455,182	4,350,823
Culture and recreation	3,664,448	3,597,829	-	-	3,664,448	3,597,829
Judicial services	3,076,497	3,214,237	-	-	3,076,497	3,214,237
Education	1,590,397	1,512,498	-	-	1,590,397	1,512,498
Health and welfare	537,987	510,848	-	-	537,987	510,848
Economic development	2,008,744	7,167,155	-	-	2,008,744	7,167,155
Interest on long-term debt	512,965	551,023	-	-	512,965	551,023
FOCUS	-	-	-	-	-	-
Rock quarry	-	-	3,603,955	3,590,313	3,603,955	3,590,313
Total expenses	\$ 57,792,932	\$ 65,239,696	\$ 3,603,955	\$ 3,590,313	\$ 61,396,887	\$ 68,830,009
Excess (deficiency) before transfers	\$ 4,066,314	\$ (6,797,982)	\$ 2,636,909	\$ 2,527,848	\$ 6,703,223	\$ (4,270,134)
Transfers	500,000	(2,440,828)	(500,000)	2,440,828	-	-
Increase (decrease) in net position	4,566,314	(9,238,810)	2,136,909	4,968,676	6,703,223	(4,270,134)
Net position, beginning of year, as restated	99,670,931	108,909,741	8,607,398	3,638,722	108,278,329	112,548,463
Net position, ending of year	\$ 104,237,245	\$ 99,670,931	\$ 10,744,307	\$ 8,607,398	\$ 114,981,552	\$ 108,278,329

**Governmental Activities
Program Revenues and Expenses**
Chart 1



The Statement of Activities on page 18 shows that the County's total revenues, including charges for services, operating grants and contributions, capital grants and contributions, and general revenues (before transfers), increased to \$68.1 million, or 5.5 percent, from the prior year.

Certain County programs are authorized to charge for services provided to its constituents. For the County as a whole, the charges for services increased 1.6 percent, or \$199,315, from fiscal year 2018 to fiscal year 2019. Further, the County receives both operating and capital grants and contributions from state and federal governments, as well as other non-government individuals and businesses. The operating grants and contributions of \$3.8 million are used to fund the general operations of certain programs of the County. The operating grants increased from the prior year by \$1,442,338 (61.72 percent). This increase is due to the governmental activities general government, public safety, public works, economic development, and health and welfare programs. Capital grants and contributions fund the purchase of capital assets and improvements. During 2019, the County received \$1,258,895 in capital grants compared to the \$1,271,189 received for fiscal year 2018, a 1.0 percent decrease. The majority of this decrease pertains to the transportation program. General revenues, totaling \$50,006,706, increased by a little less than \$2.0 million (4.0 percent).

The total governmental and business-type activities program expenses decreased by \$7.4 million, or 10.8 percent. Additionally, program expense decreases in economic development (\$5,158,411), general government (\$3,323,746), judicial services (\$137,740), and interest on long-term debt (\$38,058) offset the increases in public safety (\$482,809), transportation (\$452,366), public works (\$104,359), education (\$77,899), culture and recreation (\$66,619), health and welfare (\$27,139) and Rock Quarry(13,642) , which resulted in the overall decrease of the County's government-wide expenses. The net position, for the governmental and business-type activities combined, increased by \$6,703,223 from the previous year yielding a net position of \$115.0 million at the end of fiscal year 2019. See Figure 2 for more detailed information.

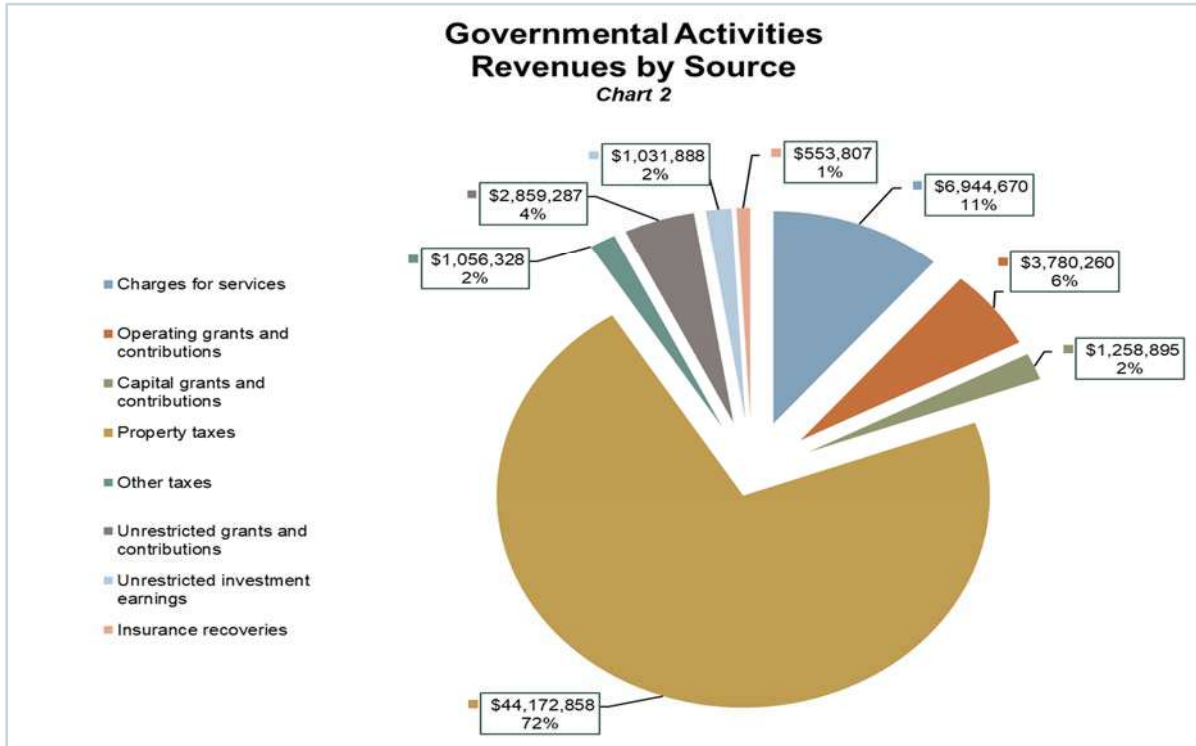
Governmental Activities

The net position of the County's governmental activities increased from 2018 to 2019 by \$4,566,314 to \$104,237,245. The total assets and deferred outflows of resources increased by \$73,700 and the total liabilities and deferred inflows of resources decreased by \$4.5 -million. The increase in total assets of \$1.9 million resulted mainly from cash and investments of \$31,084,022. The deferred outflows of resources decreased \$1.8 million due to this being the year after the implementation in 2018 of the new Governmental Accounting Standards Board's (GASB) Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions (other postemployment benefits, or OPEB)*. For Oconee County with a cost-sharing multiple-employer defined benefit pension plan, Statement No. 75 defines how the OPEB liabilities, OPEB expense, and deferred inflows of resources and deferred outflows of resources related to OPEB are to be recognized. The post-implementation of Statement 75, explains the decreases from the prior year in deferred outflows of resources (21.6 percent), and liabilities (13.7 percent). The OPEB liability added \$10.6 million to the total liabilities and \$448,606 to the deferred inflows of resources. The internal balances account for the governmental activities, which is a receivable account between the funds of the County's governmental activities and the business-type activities, increased by \$133,237. This increase is due to a temporary loan to the FOCUS fund to cover negative cash that resulted from an outstanding receivable and will be repaid after the payment on the receivable. The governmental activities unrestricted net position at June 30, 2019 totaled a negative \$22.3 million, a decrease from the prior year of \$1.3 million. Additionally, the 2019 total net position from the governmental activities operations included an increase in the restricted net position of \$4.1 million, or 35.8 percent. The net investment in capital assets decreased by \$778,512.

The cost of all governmental activities this year was \$57.8 million compared to \$65.2 million last year, predominantly due to the \$5.2 million decrease in the economic development program resulting from the lack of economic development land being transferred to industries locating in Oconee County.

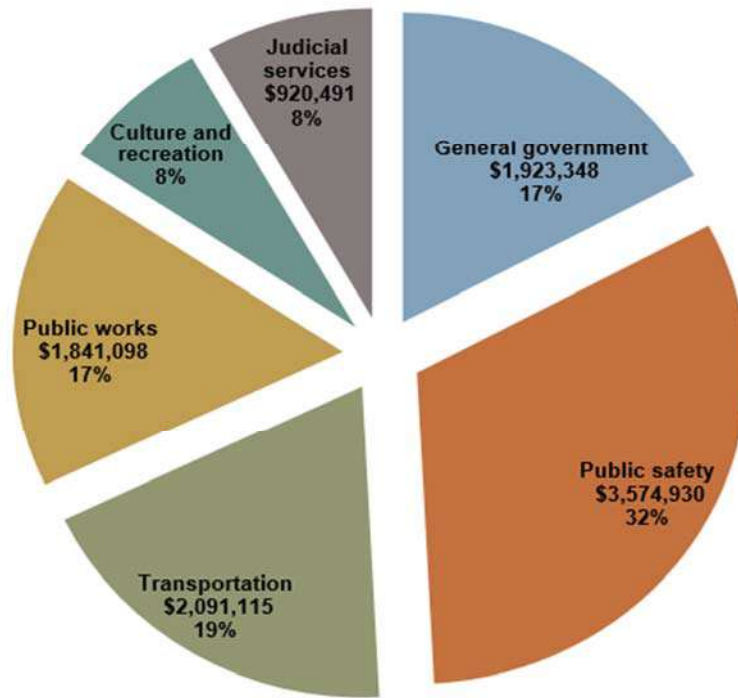
In Oconee County, taxpayers paid \$44.2 million in property taxes to finance the governmental activities. Some operating costs were paid either by those who directly benefited from the services offered (\$6.9 million) through charges for services or from other governments and organizations that subsidized certain programs with both, operating and capital grants and contributions (\$5.0 million). Overall, the County's

governmental program revenues, consisting of fees for services and intergovernmental aid, increased from \$10,351,095 in 2018 by \$1,632,730 to \$11,983,825 in 2019. The charges for services revenue increased \$195,026, or 2.9 percent, which was the result of elevated airport fuel sales. The combined capital and operating grants revenue increased by \$1,437,704, or 28.5 percent. The public safety, economic development, general government, health and welfare, and public works programs contributed an increase from 2018 of \$1,996,371 in the capital and operating grants, while transportation, culture and recreation, and judicial services reduced that by \$558,667 for a total of \$5,039,155 for 2019.



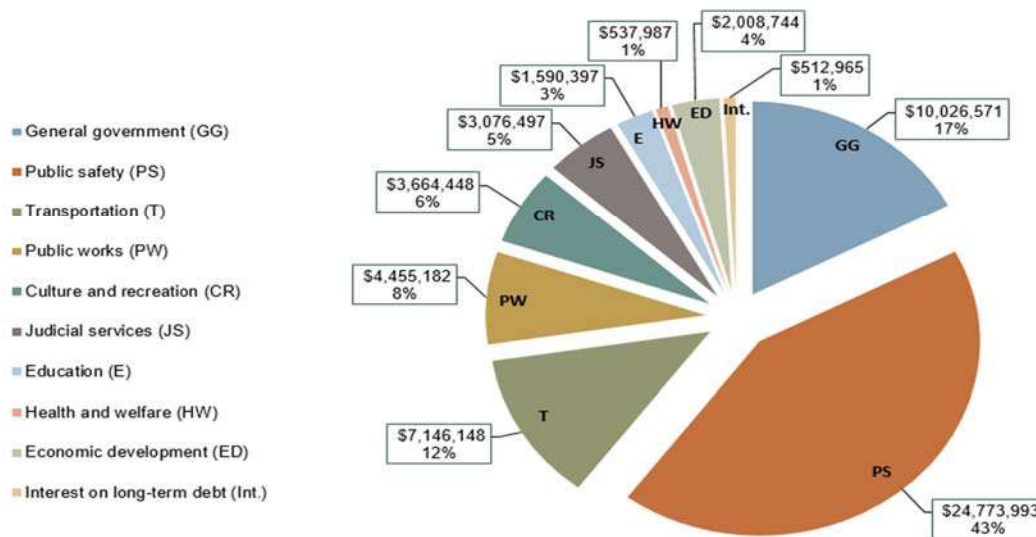
Governmental Activities Revenues by Program

Chart 3



Governmental Activities Expenses by Program

Chart 4

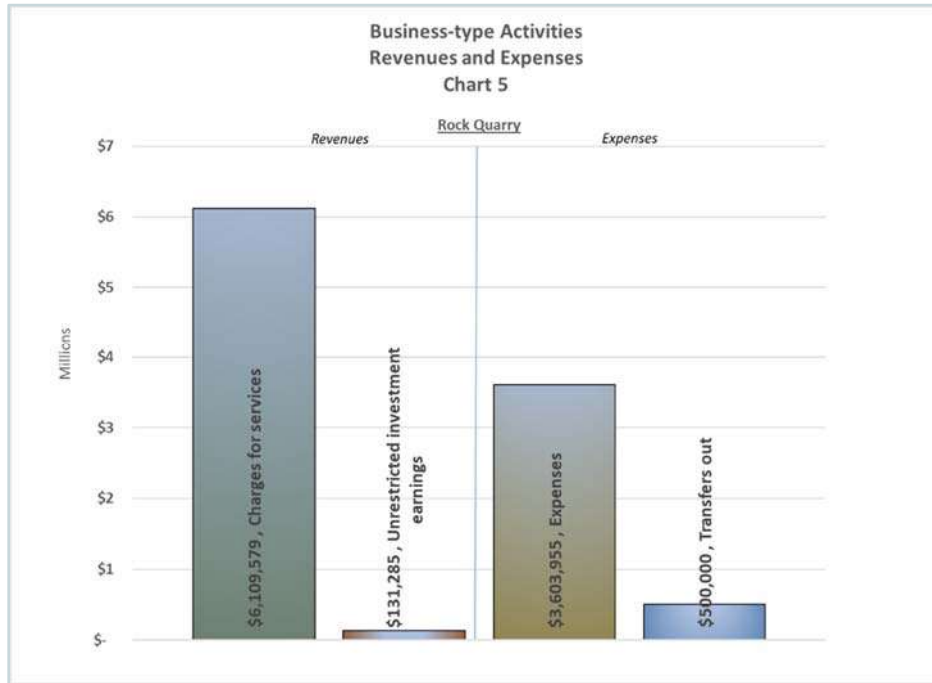


Business-type Activities

The business-type activities of the County, which consist of the Rock Quarry, have a total net position of \$10.8 million, a 24.8 percent growth from the \$8.6 million of 2018.

For fiscal year 2019, the business-type activities program revenues were down by 0.1 percent, or \$3,371 from fiscal year 2018. The business-type activities expenses increased by 0.4 percent, or \$13,682.

Further details are provided in the Proprietary Funds section on page 26.



FUND FINANCIAL ANALYSIS

The County is required to include detailed reports for its governmental and proprietary funds, including the budgetary comparison schedule for the General Fund. These statements begin on page 19.

Governmental Funds

At completion of fiscal year 2019, the County's governmental funds reported total fund balances of \$40.7 million, which was an increase from last year's total by \$6.2 million. The General Fund's total fund balances grew by 9.1 percent, or \$1.8 million, to \$22,019,733.

Total governmental revenues increased \$6,005,495, or 10.6 percent, mainly as a result of increased property tax collections (4.3 percent), other taxes (13.6 percent), intergovernmental revenues (58.0 percent), fines and forfeitures (14.1 percent), charges for services (6.9 percent), interest earnings (157.1 percent), contributions and donations (197.7 percent), and other revenues (15.5 percent). Only the license, permits and fees revenues were down 3.4 percent.

Total governmental funds expenditures decreased \$5.2 million, or 8.3 percent, from the prior year. The governmental funds expenditures decreased due to not having economic development acreage transfers to industries relocating in the County during fiscal year 2019.

The chief operating and major fund of the County is the General Fund. At the end of the fiscal year, the unassigned fund balance of the General Fund was \$7.2 million, while its total fund balance was \$22.0 million. As a measure of the General Fund's liquidity, it may be useful to compare both, unassigned fund balance and total fund balance, to its total original budgeted expenditures for the subsequent year. The unassigned fund balance represents 14.4 percent of the total 2019-2020 General Fund budgeted expenditures, while the total fund balance represents 44.3 percent of that same amount. The General Fund revenues have increased by \$3.1 million from 2018. General Fund expenditures increased 2.6 percent, which resulted from increases in salaries for the public safety program.

Oconee County's Changes in Fund Balances of the General Fund and All Governmental Funds

Figure 3

	General Fund				All Governmental Funds			
	2019	2018	Difference	Percent Change	2019	2018	Difference	Percent Change
Revenues								
Property taxes	\$36,427,878	\$34,662,698	\$1,765,180	5.1%	\$44,635,982	\$42,783,917	\$1,852,065	4.3%
Other taxes	-	-	-	-	834,276	734,169	100,107	13.6%
Intergovernmental	4,251,518	3,558,347	693,171	19.5%	8,583,227	5,432,437	3,150,790	58.0%
Licenses, permits and fees	4,287,386	4,440,449	(153,063)	-3.4%	4,298,972	4,449,954	(150,982)	-3.4%
Fines and forfeitures	228,269	234,550	(6,281)	-2.7%	378,436	331,778	46,658	14.1%
Charges for services	2,193,336	2,051,240	142,096	6.9%	2,193,336	2,051,240	142,096	6.9%
Interest revenue	982,420	358,591	623,829	174.0%	1,031,888	401,360	630,528	157.1%
Contributions and donations	-	-	-	-	299,936	100,740	199,196	197.7%
Other revenues	176,003	173,754	2,249	1.3%	260,459	225,422	35,037	15.5%
Total Revenues	48,546,810	45,479,629	3,067,181	6.7%	62,516,512	56,511,017	6,005,495	10.6%
Expenditures								
General government	10,301,017	12,234,187	(1,933,170)	-15.8%	10,312,858	12,610,766	(2,297,908)	-18.2%
Public safety	21,478,763	18,652,461	2,826,302	15.2%	23,983,321	21,332,622	2,650,699	12.4%
Transportation	4,271,113	3,626,822	644,291	17.8%	4,849,354	4,149,598	699,756	16.9%
Public works	4,196,287	4,281,306	(85,019)	-2.0%	4,302,740	4,338,179	(35,439)	-0.8%
Culture and recreation	3,015,616	2,852,357	163,259	5.7%	3,514,396	3,636,466	(122,070)	-3.4%
Judicial services	2,719,372	2,663,618	55,754	2.1%	2,878,201	2,819,197	59,004	2.1%
Education	-	-	-	-	1,590,397	1,512,498	77,899	5.2%
Health and welfare	234,305	263,819	(29,514)	-11.2%	403,852	424,825	(20,973)	-4.9%
Economic development	620,571	1,108,986	(488,415)	-44.0%	1,576,508	6,719,429	(5,142,921)	-76.5%
Capital outlay	-	-	-	-	1,702,637	2,367,763	(665,126)	-28.1%
Debt service:								
Principal	894,846	826,481	68,365	8.3%	2,279,400	2,678,490	(399,090)	-14.9%
Interest	52,648	53,485	(837)	-1.6%	580,865	606,591	(25,726)	-4.2%
Bond issuance costs	-	20,000	(20,000)	-100.0%	-	20,000	(20,000)	-100.0%
Total Expenditures	47,784,538	46,583,522	1,201,016	2.6%	57,974,529	63,216,424	(5,241,895)	-8.3%
Excess of Revenues Over (Under) Expenditures	762,272	(1,103,893)	1,866,165	169.1%	4,541,983	(6,705,407)	11,247,390	167.7%
Other Financing Sources (Uses)								
Transfer in	971,691	533,753	437,938	82.0%	1,199,847	726,003	473,844	65.3%
Transfer out	(199,216)	(3,133,078)	2,933,862	93.6%	(699,847)	(3,166,831)	2,466,984	77.9%
Issuance of general obligation bonds	-	-	-	-	511,500	-	511,500	-
Issuance of refunding bonds	-	-	-	-	-	513,595	(513,595)	-100.0%
Issuance of capital lease	-	-	-	-	-	365,000	(365,000)	-100.0%
Insurance recoveries	232,415	152,406	80,009	52.5%	553,807	620,830	(67,023)	-10.8%
Proceeds from the sale of capital assets	67,030	-	67,030	-	67,189	-	67,189	-
Total Other Financing Sources (Uses)	1,071,920	(2,446,919)	3,518,839	143.8%	1,632,496	(941,403)	2,573,899	273.4%
Net Change in Fund Balance	1,834,192	(3,550,812)	5,385,004	151.7%	6,174,479	(7,646,810)	13,821,289	180.7%
Fund balances, beginning of year	20,185,541	23,736,353	(3,550,812)	-15.0%	34,550,445	42,197,255	(7,646,810)	-18.1%
Fund balances, end of year	\$22,019,733	\$20,185,541	\$1,834,192	9.1%	\$40,724,924	\$34,550,445	\$6,174,479	17.9%

The County is required to present individual financial statements for each of the County's major funds and any funds deemed significant by management. The General Fund is always a major fund. Other governmental and enterprise funds must also be reported as a major fund, if both of the following criteria have been met.

- a) Total assets, liabilities, revenues, or expenses/expenditures of the individual governmental or enterprise fund are at least 10 percent of the corresponding total for that element (assets, liabilities, etc.) for all funds of that category or type.
- b) Total assets, liabilities, revenues, or expenditures/expenses of the individual governmental fund or enterprise fund are at least 5 percent of the corresponding total for that element (assets, liabilities, etc.) of all governmental and enterprise funds combined.

The County could decide to include any governmental or enterprise fund's individual financial statements as a major fund, even if they do not meet the criteria for major fund reporting. The remaining funds do not meet the criteria for major funds and are combined into a single column. The nonmajor funds include the following:

- Special Revenue Funds:
 - Emergency Services Protection District
 - 911 Communications
 - Sheriff's Victims Assistance
 - Clerk of Court Federal Child Support
 - Road Maintenance
 - State Accommodations Tax
 - Library State Aid
 - Solicitor's Victims Assistance
 - Tri-County Technical College
 - Local Accommodations Tax
 - Duke Energy Fixed Nuclear Facility
 - Miscellaneous Special Revenue
- Debt Service Fund
- Capital Projects Funds:
 - Bridge and Culvert Capital Projects
 - Capital Projects
 - Economic Development Capital Projects

Proprietary Funds

The County reports two enterprise funds. Those funds are the Rock Quarry Fund and the FOCUS Fund. The total net position for both proprietary funds at June 30, 2019 was \$10.7 million all of which is related to the Rock Quarry. The FOCUS fund has receivables from customers and a capital lease that with the advances from the General Fund net to a zero fund net position.

The Rock Quarry produces and sells mined blue granite for use in construction and landscaping projects. At the end of fiscal year 2019, the Rock Quarry's operating income of \$2.8 million increased from the previous year by 17.9 percent as a result of lean management and increased rock sales.

Due to the capital lease agreement with The FOCUS Fund's lease receivable balance at the end of the fiscal year was \$6.1 million. The next scheduled payment on the lease by OneTone Telecom, Inc. will be in December 2019.

General Fund Budgetary Highlights

On June 29, 2018, the 2018-2019 General Fund Budget was adopted with Ordinance 2018-01. The original budgeted expenditures totaled \$47,608,784 including transfers out. Encumbrances for purchase orders involving capital expenditures with an outstanding balance at fiscal year-end 2018 did not lapse and were allowed to roll forward to the 2019 budget year as allowed in the budget provisions. The 2018 fiscal year-end's encumbrances rolled forward adding \$525,181 in expenditures to the 2019 budget variance.

By the end of the year, General Fund actual revenues totaled \$48,546,810, which was \$1,237,244 more than the original and final budgets and resulted from increased collections in the intergovernmental, licenses, permits and fees, fines and forfeitures, charges for services and interest revenue categories. During the year, expenditure budget amendments increased the original budgeted expenditures by \$1,163,376, which included the purchase order encumbrances from June 30, 2018. Actual expenditures totaled \$47,784,538, thus creating a variance with the final 2019 budget of \$832,697. This difference, between the actual expenditures and the final budgeted expenditures, was accomplished by actual expenditures being less than the final budget in the public safety, transportation, culture and recreation, judicial services, health and welfare and economic development functions of the General Fund. Equally important to note, the actual expenditures were more than the original budget by \$330,679.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

The County's capital assets, net of accumulated depreciation and depletion for the governmental and business-type activities, as of June 30, 2019, totaled \$133.2 million. These assets include land, construction in progress, infrastructure land rights, buildings and improvements, vehicles and equipment, infrastructure, permits and mineral interests. The total net decrease is \$968,672, or 0.7 percent, below last year.

Oconee County's Capital Assets						
Net of Accumulated Depreciation and Depletion						
Figure 4						
	Governmental Activities		Business-Type Activities		Total	
	2019	2018	2019	2018	2019	2018
Land	\$ 4,493,956	\$ 4,493,756	\$ 2,279,858	\$ 1,422,355	\$ 6,773,814	\$ 5,916,111
Other costs	36,970,428	36,942,306	-	-	36,970,428	36,942,306
Construction in progress	5,510,710	5,440,351	580,228	-	6,090,938	5,440,351
Buildings and improvements	47,028,828	48,896,861	120,903	147,218	47,149,731	49,044,079
Equipment and vehicles	9,809,098	10,493,110	2,768,232	1,760,211	12,577,330	12,253,321
Infrastructure	23,388,088	24,313,482	-	-	23,388,088	24,313,482
Other	34,566	37,035	-	-	34,566	37,035
Mineral interests	-	-	254,590	261,472	254,590	261,472
Total capital assets, net of accumulated depreciation and depletion	\$ 127,235,674	\$ 130,616,901	\$ 6,003,811	\$ 3,591,256	\$ 133,239,485	\$ 134,208,157

Major capital asset transactions during the year include:

- Construction in progress for:
 - Airport improvement projects (AIP) #24 runway approach, land acquisition, and design of the terminal apron expansion, \$491,637;
 - High Falls Park ADA Project, \$19,554;
 - Chau Ram Park ADA Project, \$5,171;
 - Rock crusher plant equipment down payment, \$580,228;
 - Golden Corner Commerce Center entrance road, \$7,131;
 - Seneca Rail Park road, \$29,335;
 - Bridge/culvert construction for two roads, \$16,962; and
 - Paving on thirteen public roads, \$484,936.

- Asset additions for:
 - Heritage Farm entrance road, \$321,775;
 - Village Creek emergency substation, \$161,450;
 - Oconee Industrial and Technology Park Utility System, \$759,555;
 - Five tractors, \$869,926;
 - One fire engine, \$350,000;
 - Twenty-one vehicles, \$670,768;
 - Eight roads paved, \$194,802;
 - A mobile rock screening plant, \$199,750; and
 - 14.71 acres for the Rock Quarry, \$857,503.

Additional information on the County's capital assets can be found in Note 6 on pages 49 - 51 of the basic financial statements.

Long-term Debt

As of June 30, 2019, the County had outstanding a total general obligation bonded debt of approximately \$13.5 million, all of which is backed by the full faith and credit of the County.

Oconee County's Outstanding Debt						
Figure 4						
	Governmental Activities		Business-Type Activities		Total	
	2019	2018	2019	2018	2019	2018
General obligation (GO) bonds						
<u>Applicable to the debt margin:</u>						
GO bonds	\$ 12,851,500	\$ 13,363,000	\$ -	\$ -	\$ 12,851,500	\$ 13,363,000
Plus unamortized premium	348,800	401,491	-	-	348,800	401,491
GO refunding bonds	-	-	-	-	-	-
Plus unamortized premium	-	-	-	-	-	-
Total GO bonds applicable to the debt margin	13,200,300	13,764,491	-	-	13,200,300	13,764,491
<u>Not applicable to the debt margin:</u>						
GO bonds for special tax districts	310,032	409,586	-	-	310,032	409,586
Total GO bonds no applicable to the debt margin	310,032	409,586	-	-	310,032	409,586
Total GO bonds	13,510,332	14,174,077	-	-	13,510,332	14,174,077
Capital lease obligations	2,028,776	2,923,622	6,110,894	6,552,500	8,139,670	9,476,122
Special source refunding revenue bonds	1,749,000	2,011,000	-	-	1,749,000	2,011,000
Total outstanding debt	\$ 17,288,108	\$ 19,108,699	\$ 6,110,894	\$ 6,552,500	\$ 23,399,002	\$ 25,661,199

At June 30, 2019, the County's total outstanding general obligation (GO) debt in the governmental funds was \$13,510,332. The outstanding balance consists of the series 2019, GO bond for Keowee Fire Tax District, 2017 GO refunding bond for Keowee Fire Tax District, 2011 Detention Center, 2013 Echo Hills Commerce Park and 2016B Workforce Development Center GO bonds.

As a part of the process of issuing new debt, credit rating assessments are reviewed by credit rating agencies. The two main credit rating agencies are Moody's Investors Service and Standard & Poor's. Each rating agency interprets the County's data slightly different resulting in possibly different ratings. On

July 3, 2014, Standard & Poor's upgraded the County's ratings from "AA-" to "AA" while the County's rating remains at "Aa2" with Moody's Investors Service. These stable bond ratings are a clear indication of the continued sound financial condition of the County and are a primary factor in keeping interest costs low on the County's outstanding debt.

The State of South Carolina limits the amount of general obligation debt that a unit of government can issue to 8 percent of the total assessed value of taxable property located within that government's boundaries. The legal debt margin, (amount of general obligation debt that the County could borrow without a referendum), for the County is approximately \$34.9 million, which is a 6.3 percent increase from the prior year. The legal debt margin calculation does not apply to GO debt issued for special tax districts.

The outstanding balance of the series 2014 special source refunding revenue bond is \$1,749,000. Since special source refunding revenue bonds are repaid with special revenues and not with property taxes, they are not included in the calculations of the above stated debt limits.

The governmental activities entered into a capital lease agreement with BB&T bank for a total of \$365,000 for the purchase of a heating and air conditioning system for the courthouse. This 2018 lease agreement's first payment, which was this year, was \$56,622 leaving an outstanding balance of \$308,378 with scheduled payments that end in 2024. The 2015 capital lease purchase's outstanding balance was \$1,719,083 at the end of fiscal year 2019.

For the first time in the business-type activities, the Rock Quarry entered into an equipment acquisition and use agreement in 2018 with Hancock Whitney Bank. This \$6,552,500 lease will be used to acquire various rock excavating and crushing equipment. Repayment began this year with a payment of \$441,606 in 2019. The final payment is scheduled for June 2030.

Additionally, the County maintains two closed municipal solid waste (MSW) landfills and one open construction and demolition (C&D) waste landfills. A portion of the long-term liabilities includes an estimate for the closure and post-closure care cost of these landfills. During 2019, the estimated liability was decreased by \$45,274 with the current year's portion. The balance of the estimated liability for closure and post closure care costs at June 30, 2019 is \$2.8 million.

Included in the long-term liabilities are the compensated absences, which consist of accrued accumulated unpaid vacation time, earned by County employees. The estimated long-term liability for annual leave is \$1.6 million for the governmental activities and \$90,459 for the business-type activities.

The net pension liability, also a long-term liability, for the governmental activities was \$41.5 million at the end of 2018 and decreased by \$9.6 million to a total of \$31.9 million for June 30, 2019. The business-type activities decreased \$583,107 to \$1,021,322 for the close of 2019.

Finally, the long-term liabilities include the total other postemployment benefit obligation. Oconee County does not administer the OPEB plan through a trust. The ending balance of the governmental activities for June 30, 2019 was \$10,614,456. Furthermore, the business-type activities net postemployment benefit obligation had an ending balance of \$713,317.

Additional information regarding the County's long-term liabilities can be found in Note 7 on pages 51 – 56 of this report.\

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

Oconee County's economic outlook continues to improve as indicated with lowest unemployment rate in 20 years. The County's unemployment rate, as of June 2019, was 3.6 percent. This was lower than the June 2018 rate of 3.7 percent. South Carolina's unemployment rates for the same periods were 3.6 percent and 3.7 percent, respectively.

The County's partnership with the School District of Oconee County and Tri-County Technical College in the construction of a workforce development campus reflects the County's goal to create a more diverse employment foundation to draw businesses and industries into the County. Also, providing sewer infrastructure to the southern portion of the County is expected to bring more business and industry to the County. This and other economic development initiatives place the County in an excellent position for future growth.

Oconee County Ordinance 2019-01 established the 2019-2020 adopted budget and provides for the levy of taxes for ordinary County purposes for fiscal year beginning July 1, 2019 and ending June 30, 2020. The 2019-2020 adopted budget provides appropriations for the following funds as indicated:

- **Governmental funds:**
 - General Fund, \$49,714,477
 - Special revenues funds for:
 - Emergency Services Protection, \$1,500,000
 - Victims Services – Sheriff's Office, \$152,541
 - Victims Services – Solicitor's Office, \$70,698
 - 911 Communications, \$1,003,000
 - Tri-County Technical College Operations, \$1,585,200
 - Road Maintenance, \$1,470,000
 - Capital projects funds for:
 - Economic Development, \$1,827,873
 - Bridge and Culvert, \$550,000
 - Capital Equipment and Vehicle, \$1,096,728
 - Debt service fund, \$1,966,700
- **Proprietary fund:**
 - Rock Quarry, \$5,103,579

The combined budget for these funds is \$66,040,796. The General Fund's adopted budget for fiscal year ending June 30, 2020, totals \$49.7 million, which is more than the prior year's budget by \$2.1 million, or 4.4 percent. An amount set aside for salary increases accounts for \$1.1 million, or 52.2 percent, of the total increase in the General Fund budget from the 2018-2019. The increase in the budgeted property tax revenues of \$1.1 million will be the primary offset of the increased expenditures. The deficiency of the General Fund's budgeted revenues over expenditures is \$988,043 and will be negated by other financing sources and a use of the unassigned fund balance as approved by County Council.

The total millage levied the unincorporated areas of the County for fiscal year end 2020 is 80.4 mills, which is a 3.2 mill, or \$1.8 million, increase from 2019.

REQUESTS FOR INFORMATION

This report is designed to provide an overview of the County's finances for those with an interest in this area. Questions concerning any of the information found in this report or requests for additional information should be directed to:

Director of Finance
Oconee County Finance Department
415 South Pine Street
Walhalla, South Carolina 29691

Or on the web at: www.OconeeSC.com.

OCONEE COUNTY, SOUTH CAROLINA

STATEMENT OF NET POSITION JUNE 30, 2019

ASSETS	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	Keowee Fire Tax District
Cash and cash equivalents	\$ 22,315,899	\$ 12,256,499	\$ 34,572,398	\$ 674,968
Investments	8,768,123	243,060	9,011,183	-
Receivables:				
Taxes	1,243,770	-	1,243,770	6,989
Accounts	360,568	254,828	615,396	15,000
Due from other governments	1,606,459	8,881	1,615,340	-
Other	75,827	-	75,827	-
Internal balances	6,307,176	(6,307,176)	-	-
Due from component unit	813,833	-	813,833	-
Inventories	175,316	511,312	686,628	-
Prepaid expenses	114,529	-	114,529	-
Seized assets	234,750	-	234,750	-
Lease receivable	-	6,100,001	6,100,001	-
Assets held for resale	131,678	-	131,678	-
Assets held for economic development	4,656,592	-	4,656,592	-
Capital assets:				
Nondepreciable	46,975,094	2,860,086	49,835,180	-
Depreciable, net	80,260,580	3,143,725	83,404,305	1,815,270
Total assets	174,040,194	19,071,216	193,111,410	2,512,227
DEFERRED OUTFLOWS OF RESOURCES				
Other postemployment benefits	352,070	24,180	376,250	-
Pension - South Carolina Retirement System	2,776,770	164,586	2,941,356	-
Pension - South Carolina Police Officers Retirement System	3,563,337	-	3,563,337	153,633
Total deferred outflows of resources	6,692,177	188,766	6,880,943	153,633
LIABILITIES				
Accounts payable	3,066,265	45,045	3,111,310	-
Accrued liabilities	1,305,107	79,768	1,384,875	4,453
Unearned revenues	282,951	-	282,951	-
Noncurrent liabilities:				
Due within one year	3,041,361	482,068	3,523,429	158,725
Due in more than one year	18,626,063	5,719,285	24,345,348	720,058
Total other postemployment benefits liability	10,614,456	713,317	11,327,773	-
Net Pension Liability:				
South Carolina Retirement System	19,006,673	1,021,322	20,027,995	-
South Carolina Police Officers Retirement System	12,916,240	-	12,916,240	782,231
Total liabilities	68,859,116	8,060,805	76,919,921	1,665,467
DEFERRED INFLOWS OF RESOURCES				
Other postemployment benefits	448,606	30,351	478,957	-
Pension - South Carolina Retirement System	5,121,439	424,519	5,545,958	-
Pension - South Carolina Police Officers Retirement System	2,065,965	-	2,065,965	29,945
Total deferred inflows of resources	7,636,010	454,870	8,090,880	29,945
NET POSITION				
Net investment in capital assets	111,079,685	5,323,696	116,403,381	953,844
Restricted for capital projects	6,873,880	-	6,873,880	-
Restricted for debt service	2,236,893	-	2,236,893	-
Restricted for general government	7,588	-	7,588	-
Restricted for judicial services	147,124	-	147,124	-
Restricted for education	869,837	-	869,837	-
Restricted for public works	36,453	-	36,453	-
Restricted for economic development	7,178	-	7,178	-
Restricted for culture and recreation	273,224	-	273,224	-
Restricted for public safety	1,897,201	-	1,897,201	-
Restricted for health and welfare	2,156	-	2,156	-
Restricted for transportation	3,119,841	-	3,119,841	-
Unrestricted	(22,313,815)	5,420,611	(16,893,204)	16,604
Total net position	\$ 104,237,245	\$ 10,744,307	\$ 114,981,552	\$ 970,448

The accompanying notes are an integral part of these financial statements.

OCONEE COUNTY, SOUTH CAROLINA

**STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED JUNE 30, 2019**

Functions/Programs	Expenses	Program Revenues			Net (Expenses) Revenues and Changes in Net Position			Keowee Fire Tax District
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total	
Primary government:								
Governmental activities:								
General government	\$ 10,026,571	\$ 1,364,494	\$ 558,041	\$ 813	\$ (8,103,223)	\$ -	\$ (8,103,223)	\$ -
Public safety	24,773,993	1,278,747	2,295,433	750	(21,199,063)	-	(21,199,063)	-
Transportation	7,146,148	1,331,871	2,210	757,034	(5,055,033)	-	(5,055,033)	-
Public works	4,455,182	1,648,864	192,234	-	(2,614,084)	-	(2,614,084)	-
Culture and recreation	3,664,448	589,759	240,569	-	(2,834,120)	-	(2,834,120)	-
Judicial services	3,076,497	730,935	189,556	-	(2,156,006)	-	(2,156,006)	-
Education	1,590,397	-	-	-	(1,590,397)	-	(1,590,397)	-
Health and welfare	537,987	-	242,217	-	(295,770)	-	(295,770)	-
Economic development	2,008,744	-	60,000	500,298	(1,448,446)	-	(1,448,446)	-
Interest on long-term debt	512,965	-	-	-	(512,965)	-	(512,965)	-
Total governmental activities	<u>57,792,932</u>	<u>6,944,670</u>	<u>3,780,260</u>	<u>1,258,895</u>	<u>(45,809,107)</u>	<u>-</u>	<u>(45,809,107)</u>	<u>-</u>
Business-type activities:								
FOCUS	-	-	-	-	-	-	-	-
Rock quarry	3,603,955	6,109,579	-	-	-	2,505,624	2,505,624	-
Total business-type activities	<u>3,603,955</u>	<u>6,109,579</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,505,624</u>	<u>2,505,624</u>	<u>-</u>
Total primary government	<u>\$ 61,396,887</u>	<u>\$ 13,054,249</u>	<u>\$ 3,780,260</u>	<u>\$ 1,258,895</u>	<u>(45,809,107)</u>	<u>2,505,624</u>	<u>(43,303,483)</u>	<u>-</u>
Component unit:								
Keowee Fire Tax District	<u>\$ 755,965</u>	<u>\$ 55,000</u>	<u>\$ -</u>	<u>\$ 15,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(685,965)</u>
General revenues:								
Property taxes levied for:								
General purposes					37,168,318	-	37,168,318	-
Public safety					1,510,207	-	1,510,207	727,233
Debt service					2,138,388	-	2,138,388	-
Capital projects					575,004	-	575,004	-
Economic development					1,049,793	-	1,049,793	-
Education					1,731,148	-	1,731,148	-
Other taxes and licenses					1,056,328	-	1,056,328	-
Grants and contributions not restricted for a specific purpose					2,859,287	-	2,859,287	45,000
Unrestricted investment earnings					1,031,888	131,285	1,163,173	7,783
Insurance recovery					553,807	-	553,807	-
Miscellaneous					201,253	-	201,253	17,375
Transfers					500,000	(500,000)	-	-
Total general revenues and transfers					<u>50,375,421</u>	<u>(368,715)</u>	<u>50,006,706</u>	<u>797,391</u>
Change in net position					4,566,314	2,136,909	6,703,223	111,426
Net position, beginning of year					99,670,931	8,607,398	108,278,329	859,022
Net position, end of year					<u>\$ 104,237,245</u>	<u>\$ 10,744,307</u>	<u>\$ 114,981,552</u>	<u>\$ 970,448</u>

The accompanying notes are an integral part of these financial statements.

OCONEE COUNTY, SOUTH CAROLINA

**BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2019**

	General	Nonmajor Governmental Funds	Total Governmental Funds
ASSETS			
Cash and cash equivalents	\$ 7,075,760	\$ 15,240,139	\$ 22,315,899
Investments	8,318,123	450,000	8,768,123
Taxes receivable, net	1,028,619	215,151	1,243,770
Accounts receivable, net	307,965	52,603	360,568
Due from other governments	922,314	684,145	1,606,459
Due from other funds	161,254	-	161,254
Due from component unit	-	813,833	813,833
Other receivables	75,827	-	75,827
Advances to other funds	6,173,939	-	6,173,939
Prepaid expenditures	12,054	102,475	114,529
Inventories	175,316	-	175,316
Seized assets	-	234,750	234,750
Assets held for resale	131,678	-	131,678
Assets held for economic development	2,254,220	2,402,372	4,656,592
Total assets	<u>\$ 26,637,069</u>	<u>\$ 20,195,468</u>	<u>\$ 46,832,537</u>
LIABILITIES			
Accounts payable	\$ 2,465,910	\$ 600,355	\$ 3,066,265
Due to other funds	-	28,017	28,017
Accrued liabilities	1,146,419	14,432	1,160,851
Unearned revenue	-	282,951	282,951
Total liabilities	<u>3,612,329</u>	<u>925,755</u>	<u>4,538,084</u>
DEFERRED INFLOWS OF RESOURCES			
Unavailable revenue - property taxes	859,380	180,525	1,039,905
Unavailable revenue - seized property	-	234,750	234,750
Unavailable revenue - intergovernmental	13,949	149,247	163,196
Unavailable revenue - forfeited land commission	131,678	-	131,678
Total deferred inflows of resources	<u>1,005,007</u>	<u>564,522</u>	<u>1,569,529</u>
FUND BALANCES			
Nonspendable:			
Prepaid expenditures	12,054	102,475	114,529
Inventories	175,316	-	175,316
Assets held for resale	131,678	-	131,678
Assets held for economic development	2,254,220	2,402,372	4,656,592
Seized assets	-	234,750	234,750
Advances to other funds	6,173,939	-	6,173,939
Restricted for:			
General government	-	7,588	7,588
Public safety	-	1,897,201	1,897,201
Transportation	-	3,119,841	3,119,841
Culture and recreation	-	273,224	273,224
Judicial services	-	147,124	147,124
Education	-	869,837	869,837
Public works	-	36,453	36,453
Health and welfare	-	2,156	2,156
Economic development	-	7,178	7,178
Capital projects	-	6,873,880	6,873,880
Debt service	-	2,236,893	2,236,893
Assigned:			
Solid waste reserve	912,806	-	912,806
Health care reserve	2,000,000	-	2,000,000
Courthouse grant	-	500,000	500,000
Transportation grant	300,000	-	300,000
OPEB reserve	1,207,715	-	1,207,715
Subsequent year's budget	1,679,482	-	1,679,482
Unassigned	7,172,523	(5,781)	7,166,742
Total fund balances	<u>22,019,733</u>	<u>18,705,191</u>	<u>40,724,924</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 26,637,069</u>	<u>\$ 20,195,468</u>	<u>\$ 46,832,537</u>

The accompanying notes are an integral part of these financial statements.

OCONEE COUNTY, SOUTH CAROLINA
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE
SHEET TO THE STATEMENT OF NET POSITION
JUNE 30, 2019

Total fund balances for governmental funds:		\$ 40,724,924
Amounts reported for governmental activities in the Statement of Net Position are different because		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.		127,235,674
Other long-term assets are not available to pay for current period expenditures and, therefore, are deferred in the funds.		1,569,529
Certain long-term liabilities are not due and payable in the current period and are therefore not reported in the funds. All liabilities, both current and long-term, are reported in the Statement of Net Position net of issuance premiums, discounts, and refunding deferral amounts.		
General obligation bonds	\$ (13,510,332)	
Capital lease obligations	(2,028,776)	
Special source revenue bonds	(1,749,000)	
Other post-employment benefits, net of related deferred outflows and deferred inflows of resources	(10,710,992)	
Post-closure care liabilities	(2,816,222)	
Compensated absences payable	(1,563,094)	
Net pension liability, net of related deferred outflows and deferred inflows of resources	<u>(32,770,210)</u>	
Total long-term liabilities		(65,148,626)
Interest on long-term debt is not accrued in governmental funds, but rather is recognized as an expenditure when due.		<u>(144,256)</u>
Net position of governmental activities		<u>\$ 104,237,245</u>

The accompanying notes are an integral part of these financial statements.

OCONEE COUNTY, SOUTH CAROLINA
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2019

	<u>General</u>	<u>Nonmajor Governmental Funds</u>	<u>Total Governmental Funds</u>
REVENUES			
Property taxes	\$ 36,427,878	\$ 8,208,104	\$ 44,635,982
Other taxes	-	834,276	834,276
Intergovernmental	4,251,518	4,331,709	8,583,227
Licenses, permits and fees	4,287,386	11,586	4,298,972
Fines and forfeitures	228,269	150,167	378,436
Charges for services	2,193,336	-	2,193,336
Interest revenue	982,420	49,468	1,031,888
Contributions and donations	-	299,936	299,936
Other revenues	176,003	84,456	260,459
Total revenues	<u>48,546,810</u>	<u>13,969,702</u>	<u>62,516,512</u>
EXPENDITURES			
Current:			
General government	10,301,017	11,841	10,312,858
Public safety	21,478,763	2,504,558	23,983,321
Transportation	4,271,113	578,241	4,849,354
Public works	4,196,287	106,453	4,302,740
Culture and recreation	3,015,616	498,780	3,514,396
Judicial services	2,719,372	158,829	2,878,201
Education	-	1,590,397	1,590,397
Health and welfare	234,305	169,547	403,852
Economic development	620,571	955,937	1,576,508
Capital outlay	-	1,702,637	1,702,637
Debt service:			
Principal	894,846	1,384,554	2,279,400
Interest	52,648	528,217	580,865
Total expenditures	<u>47,784,538</u>	<u>10,189,991</u>	<u>57,974,529</u>
Excess of revenues over expenditures	<u>762,272</u>	<u>3,779,711</u>	<u>4,541,983</u>
OTHER FINANCING SOURCES (USES)			
Transfers in	971,691	228,156	1,199,847
Transfers out	(199,216)	(500,631)	(699,847)
Issuance of general obligation bonds	-	511,500	511,500
Insurance recoveries	232,415	321,392	553,807
Proceeds from the sale of capital assets	67,030	159	67,189
Total other financing sources, net	<u>1,071,920</u>	<u>560,576</u>	<u>1,632,496</u>
Net change in fund balances	1,834,192	4,340,287	6,174,479
Fund balances, beginning of year	<u>20,185,541</u>	<u>14,364,904</u>	<u>34,550,445</u>
Fund balances, end of year	<u>\$ 22,019,733</u>	<u>\$ 18,705,191</u>	<u>\$ 40,724,924</u>

The accompanying notes are an integral part of these financial statements.

OCONEE COUNTY, SOUTH CAROLINA

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED JUNE 30, 2019**

Net change in fund balances - total governmental funds \$ 6,174,479

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.

Capital outlay	\$ 3,655,871	
Depreciation expense	<u>(6,953,348)</u>	(3,297,477)

The net effect of various miscellaneous transactions (i.e., sales and donations) is to decrease net position. (83,750)

Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds. (1,211,073)

The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. Also, the refunding deferral amount, which is the difference in the amount that is sent to the paying agent to be escrowed for payment of refunded debt and the principal amount of debt refunded, is amortized as an adjustment of interest expense in the statement of activities. The effects of these items are as follows:

Repayment of the principal of long-term debt	\$ 2,279,400	
Issuance of long-term debt	(511,500)	
Amortization of premium on long-term debt	<u>52,691</u>	1,820,591

Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds. In addition, interest on long-term debt is not recognized under the modified accrual basis of accounting until due, rather than as it accrues. The following amounts represent the net liability changes using the full accrual method of accounting:

Pension liability	\$ 1,306,923	
Landfill post-closure liability	45,274	
Compensated absences	(124,855)	
Accrued interest on long-term debt	15,209	
Other postemployment benefits liability	<u>(79,007)</u>	1,163,544
		<u>\$ 4,566,314</u>

The accompanying notes are an integral part of these financial statements.

OCONEE COUNTY, SOUTH CAROLINA

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -
BUDGET (GAAP BASIS) AND ACTUAL
GENERAL FUND
FOR THE FISCAL YEAR ENDED JUNE 30, 2019**

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
REVENUES:				
Taxes	\$ 36,706,314	\$ 36,899,584	\$ 36,427,878	\$ (471,706)
Intergovernmental	3,825,493	3,925,493	4,251,518	326,025
Licenses, permits and fees	3,563,700	3,613,700	4,287,386	673,686
Fines and forfeitures	201,600	201,600	228,269	26,669
Charges for services	1,975,300	2,155,300	2,193,336	38,036
Interest revenue	275,000	285,000	982,420	697,420
Other revenues	198,889	228,889	176,003	(52,886)
Total revenues	<u>46,746,296</u>	<u>47,309,566</u>	<u>48,546,810</u>	<u>1,237,244</u>
EXPENDITURES:				
Current:				
General government:				
County council	273,234	303,434	302,343	1,091
Legislative delegation	89,868	89,868	89,148	720
Finance department	506,789	652,760	652,751	9
Non-departmental expenditures	1,191,000	1,147,229	1,507,117	(359,888)
Human resources	299,038	305,038	304,392	646
Information technology	934,264	887,329	884,292	3,037
Planning commission	-	101,276	101,158	118
Procurement	164,030	166,255	151,349	14,906
Facilities maintenance	1,285,963	1,226,977	1,224,613	2,364
Registration and elections	194,587	236,009	266,005	(29,996)
Soil and water conservation	74,858	73,858	73,032	826
Administrator's office	573,845	347,596	345,526	2,070
Vehicle maintenance	868,752	870,952	870,837	115
Register of deeds	312,817	307,317	298,634	8,683
Assessor	1,029,561	1,000,061	954,778	45,283
Auditor	442,351	455,051	454,221	830
Board of assessment appeals	4,894	4,894	2,214	2,680
Tax collector	431,415	380,415	373,471	6,944
Treasurer	483,519	484,519	484,228	291
Direct aid	635,984	630,041	630,041	-
County attorney	393,596	360,596	330,867	29,729
Total general government	<u>10,190,365</u>	<u>10,031,475</u>	<u>10,301,017</u>	<u>(269,542)</u>
Public safety:				
Sheriff's department	8,814,567	9,347,567	9,344,793	2,774
Law enforcement center	4,108,622	4,081,603	4,073,558	8,045
Communications	1,540,183	1,620,183	1,610,388	9,795
Animal control	568,213	621,213	616,322	4,891
Coroner	232,872	226,872	224,111	2,761
Building codes	754,201	811,135	810,206	929
Emergency management	5,258,029	5,720,017	4,799,385	920,632
Total public safety	<u>21,276,687</u>	<u>22,428,590</u>	<u>21,478,763</u>	<u>949,827</u>
Transportation:				
County airport	1,016,434	1,281,114	1,280,752	362
Roads department	3,006,635	2,991,086	2,990,361	725
Total transportation	<u>4,023,069</u>	<u>4,272,200</u>	<u>4,271,113</u>	<u>1,087</u>
Public works:				
Solid waste	3,840,235	4,088,590	4,196,287	(107,697)

(Continued)

OCONEE COUNTY, SOUTH CAROLINA

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -
BUDGET (GAAP BASIS) AND ACTUAL
GENERAL FUND
FOR THE FISCAL YEAR ENDED JUNE 30, 2019**

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
EXPENDITURES: (CONTINUED)				
Culture and recreation:				
Library	\$ 1,363,058	\$ 1,372,977	\$ 1,371,889	\$ 1,088
Parks, recreation and tourism	646,193	509,643	482,349	27,294
High Falls Park	655,429	631,429	370,784	260,645
South Cove Park	502,739	508,239	507,405	834
Chau Ram Park	293,057	283,672	283,189	483
Total culture and recreation	<u>3,460,476</u>	<u>3,305,960</u>	<u>3,015,616</u>	<u>290,344</u>
Judicial services:				
Clerk of court	671,110	649,110	643,694	5,416
Probate judge	339,053	363,053	362,847	206
Solicitor	883,837	730,405	710,099	20,306
Public defender	200,000	200,000	200,000	-
Magistrate office	825,000	805,000	802,732	2,268
Total judicial	<u>2,919,000</u>	<u>2,747,568</u>	<u>2,719,372</u>	<u>28,196</u>
Health and welfare:				
Department of social services	20,200	21,200	19,867	1,333
Health department	39,009	32,009	28,815	3,194
Veteran's affairs	201,975	188,800	185,623	3,177
Total health and welfare	<u>261,184</u>	<u>242,009</u>	<u>234,305</u>	<u>7,704</u>
Economic development:				
Economic development	<u>602,876</u>	<u>620,876</u>	<u>620,571</u>	<u>305</u>
Debt service				
	<u>879,967</u>	<u>879,967</u>	<u>947,494</u>	<u>(67,527)</u>
Total expenditures	<u>47,453,859</u>	<u>48,617,235</u>	<u>47,784,538</u>	<u>832,697</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(707,563)</u>	<u>(1,307,669)</u>	<u>762,272</u>	<u>2,069,941</u>
OTHER FINANCING SOURCES (USES)				
Transfers in	747,488	747,488	971,691	224,203
Transfers out	(105,000)	(105,000)	(199,216)	(94,216)
Insurance recoveries	90,000	90,000	232,415	142,415
Proceeds from the sale of capital assets	-	-	67,030	67,030
Total other financing sources, net	<u>732,488</u>	<u>732,488</u>	<u>1,071,920</u>	<u>339,432</u>
Net change in fund balances	24,925	(575,181)	1,834,192	2,409,373
Fund balances, beginning of year	<u>20,185,541</u>	<u>20,185,541</u>	<u>20,185,541</u>	<u>-</u>
Fund balances, end of year	<u>\$ 20,210,466</u>	<u>\$ 19,610,360</u>	<u>\$ 22,019,733</u>	<u>\$ 2,409,373</u>

The accompanying notes are an integral part of these financial statements.

OCONEE COUNTY, SOUTH CAROLINA

STATEMENT OF NET POSITION PROPRIETARY FUNDS JUNE 30, 2019

ASSETS	Rock Quarry	FOCUS	Totals
CURRENT ASSETS			
Cash	\$ 12,256,499	\$ -	\$ 12,256,499
Investments	243,060	-	243,060
Accounts receivable, net of allowance	47,653	207,175	254,828
Interest receivable	8,881	-	8,881
Due from other funds	-	-	-
Prepaid expenses	-	-	-
Inventories	511,312	-	511,312
Total current assets	13,067,405	207,175	13,274,580
NONCURRENT ASSETS			
Lease receivable	-	6,100,001	6,100,001
Capital assets:			
Nondepreciable	2,860,086	-	2,860,086
Depreciable, net of accumulated depreciation	3,143,725	-	3,143,725
Total noncurrent assets	6,003,811	6,100,001	12,103,812
Total assets	19,071,216	6,307,176	25,378,392
DEFERRED OUTFLOWS OF RESOURCES			
Other postemployment benefits	24,180	-	24,180
Pension - South Carolina Retirement System	164,586	-	164,586
Total deferred outflows of resources	188,766	-	188,766
LIABILITIES			
CURRENT LIABILITIES			
Accounts payable	45,045	-	45,045
Accrued liabilities	79,768	-	79,768
Current portion - compensated absences	31,996	-	31,996
Due to other funds	-	133,237	133,237
Current portion - capital lease payable	450,072	-	450,072
Total current liabilities	606,881	133,237	740,118
NONCURRENT LIABILITIES			
Compensated absences, net of current portion	58,463	-	58,463
Advances from other funds	-	6,173,939	6,173,939
Capital lease payable, net of current portion	5,660,822	-	5,660,822
Total other postemployment benefits liability	713,317	-	713,317
Net pension liability - South Carolina Retirement System	1,021,322	-	1,021,322
Total noncurrent liabilities	7,453,924	6,173,939	13,627,863
Total liabilities	8,060,805	6,307,176	14,367,981
DEFERRED INFLOWS OF RESOURCES			
Other postemployment benefits	30,351	-	30,351
Pension - South Carolina Retirement System	424,519	-	424,519
Total deferred inflows of resources	454,870	-	454,870
NET POSITION			
Net investment in capital assets	5,323,696	-	5,323,696
Unrestricted	5,420,611	-	5,420,611
Total net position	\$ 10,744,307	\$ -	\$ 10,744,307

The accompanying notes are an integral part of these financial statements.

OCONEE COUNTY, SOUTH CAROLINA
STATEMENT OF REVENUES, EXPENSES AND
CHANGES IN NET POSITION
PROPRIETARY FUNDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2019

	<u>Rock Quarry</u>	<u>FOCUS</u>	<u>Totals</u>
OPERATING REVENUES			
Charges for services:			
Outside customer sales	\$ 6,103,707	\$ -	\$ 6,103,707
Miscellaneous operating revenues	5,872	-	5,872
Total operating revenues	<u>6,109,579</u>	<u>-</u>	<u>6,109,579</u>
OPERATING EXPENSES			
Salaries and fringe benefits	1,282,225	-	1,282,225
Supplies	41,280	-	41,280
Electricity and natural gas	126,811	-	126,811
Petroleum, oil and lubricants	236,212	-	236,212
Machinery, equipment repairs and maintenance	498,144	-	498,144
Professional services	626,666	-	626,666
Miscellaneous	124,430	-	124,430
Depreciation and depletion	397,178	-	397,178
Total operating expenses	<u>3,332,946</u>	<u>-</u>	<u>3,332,946</u>
Operating income	<u>2,776,633</u>	<u>-</u>	<u>2,776,633</u>
NON-OPERATING INCOME (EXPENSE)			
Interest income	131,285	-	131,285
Interest expense	(271,009)	-	(271,009)
Total non-operating expense, net	<u>(139,724)</u>	<u>-</u>	<u>(139,724)</u>
Income before transfers	<u>2,636,909</u>	<u>-</u>	<u>2,636,909</u>
TRANSFERS			
Transfers out	(500,000)	-	(500,000)
Total transfers	<u>(500,000)</u>	<u>-</u>	<u>(500,000)</u>
Change in net position	2,136,909	-	2,136,909
Net position, beginning of year	<u>8,607,398</u>	<u>-</u>	<u>8,607,398</u>
Net position, end of year	<u>\$ 10,744,307</u>	<u>\$ -</u>	<u>\$ 10,744,307</u>

The accompanying notes are an integral part of these financial statements.

OCONEE COUNTY, SOUTH CAROLINA

**STATEMENT OF CASH FLOWS
 PROPRIETARY FUNDS
 FOR THE FISCAL YEAR ENDED JUNE 30, 2019**

	<u>Rock Quarry</u>	<u>FOCUS</u>	<u>Totals</u>
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers and users	\$ 6,265,106	\$ -	\$ 6,265,106
Payments to suppliers	(1,806,951)	-	(1,806,951)
Payments to employees	(1,292,433)	-	(1,292,433)
Net cash provided by operating activities	<u>3,165,722</u>	<u>-</u>	<u>3,165,722</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES			
Transfers out	(500,000)	-	(500,000)
Net cash used in noncapital financing activities	<u>(500,000)</u>	<u>-</u>	<u>(500,000)</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Acquisition and construction of capital assets	(2,809,733)	-	(2,809,733)
Principal paid on capital leases	(441,606)	-	(441,606)
Interest paid	(260,846)	-	(260,846)
Net cash used in capital and related financing activities	<u>(3,512,185)</u>	<u>-</u>	<u>(3,512,185)</u>
CASH FLOWS FROM INVESTING ACTIVITIES			
Purchase of investments	(9,548)	-	(9,548)
Interest received	122,404	-	122,404
Net cash provided by investing activities	<u>112,856</u>	<u>-</u>	<u>112,856</u>
Net change in cash and cash equivalents	(733,607)	-	(733,607)
Cash and cash equivalents:			
Beginning of year	<u>12,990,106</u>	<u>-</u>	<u>12,990,106</u>
End of year	<u>\$ 12,256,499</u>	<u>\$ -</u>	<u>\$ 12,256,499</u>

(Continued)

OCONEE COUNTY, SOUTH CAROLINA
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2019

	<u>Rock Quarry</u>	<u>FOCUS</u>	<u>Totals</u>
Reconciliation of operating income to net cash provided by operating activities:			
Operating income	\$ 2,776,633	\$ -	\$ 2,776,633
Adjustments to reconcile operating income to net cash provided by operating activities:			
Depreciation and depletion	397,178	-	397,178
Changes in assets and liabilities:			
(Increase) decrease in accounts receivable	155,527	(133,237)	22,290
Increase in inventories	(9,489)	-	(9,489)
Decrease in deferred outflows of resources	94,950	-	94,950
Decrease in accounts payable	(32,021)	-	(32,021)
Decrease in accrued liabilities	(644)	-	(644)
Increase in total other postemployment benefits liability	4,654	-	4,654
Decrease in compensated absences	(9,564)	-	(9,564)
Increase in due to other funds	-	133,237	133,237
Decrease in net pension liability	(583,107)	-	(583,107)
Increase in deferred inflows of resources	371,605	-	371,605
Net cash provided by operating activities	<u>\$ 3,165,722</u>	<u>\$ -</u>	<u>\$ 3,165,722</u>

The accompanying notes are an integral part of these financial statements.

OCONEE COUNTY, SOUTH CAROLINA
STATEMENT OF FIDUCIARY NET POSITION
FIDUCIARY FUNDS
JUNE 30, 2019

	<u>Agency Funds</u>
ASSETS	
Cash and cash equivalents	\$ 13,081,430
Taxes receivable	2,586,424
Total assets	<u>\$ 15,667,854</u>
LIABILITIES	
Due to other taxing districts and agencies	\$ 15,667,854
Total liabilities	<u>\$ 15,667,854</u>

The accompanying notes are an integral part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS

OCONEE COUNTY, SOUTH CAROLINA

NOTES TO THE FINANCIAL STATEMENTS JUNE 30, 2019

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Nature of Operations

Oconee County (the "County") operates under a council-administrator form of government. For financial statement purposes, the County has divided its operations into the functions of the general government, public safety, transportation, public works, culture and recreation, judicial services, education, health and welfare and economic development.

The primary government financial statements of Oconee County have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the government's accounting policies are described below.

Reporting Entity

Oconee County, South Carolina - the primary government - is a political subdivision of the State of South Carolina. A five-member council elected from single-member districts governs it. These financial statements present all the fund types of the County. Component units may be presented by two different methods. Blended component units, although legally separate entities, are, in substance, part of the County's operations. Discretely presented component units are reported in a separate column in the combined financial statements to emphasize that they are legally separate from the County. The component unit discussed below is included in the County's reporting entity because of the significance of their operational or financial relationship with the County.

The Keowee Fire Tax District (the "District") is a discretely presented component unit, which was established by Oconee County Ordinance 2003-12 in August 2003. The District is governed by five elected commissioners that serve staggered terms. The District is fiscally dependent upon the primary government in that the County approves the District's budget and the District's tax levy. Additionally, a financial benefit/burden relationship exists between the County and the District in that the County is obligated for the debts of the District. The District has a June 30 year-end. Separate financial statements for the District can be obtained from the District's administrative office at 115 Maintenance Road, Salem, SC 29676.

The County has no blended component units.

Basis of Presentation

The County's basic financial statements consist of government-wide statements, including a Statement of Net Position and a Statement of Activities and fund financial statements, which provide a more detailed level of financial information.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Basis of Presentation (Continued)

Government-wide Financial Statements

The Statement of Net Position and the Statement of Activities display information about the County as a primary government. These statements include the financial activities of the primary government, except for fiduciary funds and component units that are fiduciary in nature. For the most part, the effect of interfund activity has been removed from the statements. The statements distinguish between those activities of the County that are governmental and those that are considered business-type activities.

The Statement of Net Position presents the financial condition of the governmental and business-type activities for the County at year-end. The Statement of Activities presents a comparison between direct expenses and program revenues for each program or function of the County's governmental activities and for the business-type activities of the County. Direct expenses are those that are specifically associated with a service, program or department and, therefore, clearly identifiable to a particular function. Program revenues include charges paid by the recipient for the goods or services offered by the program, grants and contributions that are restricted to meeting the operational or capital requirements of a particular program and interest earned on grants that is required to be used to support a particular program. Revenues, which are not classified as program revenues, are presented as general revenues of the County, with certain limited exceptions. The comparison of direct expenses with program revenues identifies the extent to which each business segment or governmental function is self-financing or draws from the general revenues of the County.

Fund Financial Statements

During the year, the County segregates transactions related to certain County functions or activities in separate funds in order to aid financial management and to demonstrate legal compliance. Fund financial statements are designed to present financial information of the County at this more detailed level. The focus of governmental and enterprise fund financial statements is on major funds. Each major fund is presented in a separate column. Nonmajor funds are aggregated and presented in a single column. Fiduciary funds are reported by type.

The County reports the following governmental fund types:

General Fund - The General Fund is the government's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Basis of Presentation (Continued)

Fund Financial Statements (Continued)

Special Revenue Funds - The special revenue funds are used to account for and report the proceeds of specific revenue sources that are restricted, committed or assigned to expenditures for specified purposes other than capital projects or debt service.

Capital Projects Funds - The capital projects funds are used to account for and report financial resources that are restricted, committed or assigned for the acquisition of capital assets or construction of major capital facilities.

Debt Service Fund - The debt service fund is used to account for and report financial resources that are restricted, committed or assigned for the payment of general long-term debt principal and interest and related costs.

Enterprise Funds - The enterprise funds are used to account for those operations that are financed and operated in a manner similar to private business or where the Council has decided that the determination of revenues earned, costs incurred and/or net income is necessary for management accountability.

The County reports the following major enterprise funds:

The **Rock Quarry Fund** accounts for the activities of the County's rock quarry operations.

The **FOCUS Fund** accounts for the activities of the County's broadband operations.

Additionally, the County reports the following fund type:

Fiduciary Fund - Fiduciary fund reporting focuses on net position and changes in net position. The agency fund, a fiduciary fund type, is custodial in nature (assets equal liabilities) and does not involve measurement of results of operations. The County's fiduciary fund category includes agency funds for education, clerk of court, family court, property taxes, magistrates and others.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus and Basis of Accounting

Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources management focus and the accrual basis of accounting, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met. All assets and liabilities associated with the operation of the County are included on the statement of net position.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the government's enterprise funds functions and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as *program revenues* include: (1) charges to customers or applicants for goods, services, or privileges provided, (2) operating grants and contributions, and (3) capital grants and contributions. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

Fund Financial Statements

All governmental funds are accounted for using a flow of current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized when they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded when payment is due.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus and Basis of Accounting (Continued)

Fund Financial Statements (Continued)

With this measurement focus, only current assets and current liabilities generally are included on the balance sheet. The statement of revenues, expenditures and changes in fund balances reports on the sources (i.e., revenues and other financing sources) and uses (i.e., expenditures and other financing uses) of current financial resources. This approach differs from the manner in which the governmental activities of the government-wide financial statements are prepared.

Governmental fund financial statements, therefore, include a reconciliation with brief explanations to better identify funds.

Like the government-wide statements, all proprietary fund types are accounted for on a flow of economic resources measurement focus. All assets and all liabilities associated with the operation of these funds are included on the statement of net position. The statement of changes in net position presents increases (i.e., revenues) and decreases (i.e., expenses) in total net position. The statement of cash flows provides information about how the County finances and meets the cash flow needs of its proprietary activities.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the County enterprise funds are charges to customers for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation of capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Agency funds have no measurement focus, but rather are custodial in nature (assets equal liabilities).

Basis of accounting determines when transactions are recorded in the financial records and reported on the financial statements. Government-wide financial statements are prepared using the accrual basis of accounting. Governmental funds use the modified accrual basis of accounting. Proprietary and fiduciary funds use the accrual basis of accounting. Differences in the accrual and the modified accrual basis of accounting arise in the recognition of revenue, the recording of unearned revenue and in the presentation of expenses versus expenditures.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus and Basis of Accounting (Continued)

Revenue - Exchange and Non-exchange Transactions

Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is recorded on the accrual basis when the exchange takes place. On a modified accrual basis, revenue is recorded in the fiscal year in which the resources are measurable and become available. Available means that the resources will be collected within the current fiscal year or are expected to be collected soon enough thereafter to be used to pay liabilities of the current fiscal year. For the County, available means expected to be received within 60 days of fiscal year-end.

Non-exchange transactions, in which the County receives value without directly giving equal value in return, include property taxes, grants, entitlements and donations. On an accrual basis, revenue from property taxes is recognized in the fiscal year for which the taxes are levied. Revenue from grants, entitlement and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the year when use is first permitted, matching requirements, in which the County must provide local resources to be used for a specified purpose and expenditure requirements, in which the resources are provided to the County on a reimbursement basis. On a modified accrual basis, revenue from non-exchange transactions must also be available before it can be recognized.

Under the modified accrual basis, the following revenue sources are considered to be both measurable and available at year-end: delinquent taxes, sales tax, grants, interest, and fees and charges for services.

Unearned Revenue

The County reports unearned revenue on its statement of net position and governmental funds balance sheet. In both the government-wide and governmental fund statements, resources received that are "intended to finance" a future period are reported as unearned revenue. In subsequent periods, the liability for unearned revenue is removed from the statement of net position and governmental funds balance sheet and revenue is recognized.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus and Basis of Accounting (Continued)

Expenses/Expenditures

On the accrual basis of accounting, expenses are recognized at the time they are incurred. The measurement focus of governmental fund accounting is on decreases in net financial resources (expenditures) rather than expenses. Expenditures are generally recognized in the accounting period in which the related fund liability is incurred, if measurable. Allocations of cost, such as depreciation and amortization, are not recognized in the governmental funds.

Encumbrances

Encumbrance accounting, under which purchase orders, contracts and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation, is employed as an extension of formal budgetary integration in the General Fund. Encumbrances outstanding at year-end are reported as assigned fund balances and do not constitute expenditures or liabilities because the commitments will be reappropriated and honored during the subsequent year. The assigned fund balance for subsequent year's budget totaled \$1,679,482 for the year ended June 30, 2019.

Assets, Liabilities and Net Position or Equity

Cash and Investments

Cash includes demand deposits as well as cash equivalents and short-term investments with a maturity date within three months of the date acquired by the County.

Investments with a readily determined fair value are stated at fair value, which approximates cost. State statutes authorize the County to invest in obligations of the United States and its agencies, general obligations (not revenue obligations) of the State of South Carolina and its political subdivisions, savings and loan associations to the extent of federal insurance, certificates of deposits collaterally secured, repurchase agreements secured by the foregoing obligations, and the State Treasurer's Local Government Investment Pool (LGIP). The LGIP is an investment mechanism authorized by the South Carolina State Legislature and is not registered with the SEC as an investment company. There is no regulatory oversight of the pool. The pool's primary objective is to acquire maximum returns on investments by pooling available funds with funds from other political subdivisions. The total fair value of the investment pool is apportioned to the entities with funds invested on an equal basis for each share owned, which are acquired at a cost of \$1. Investments in the pool are stated at fair value, which approximates cost. The County's investments in mutual funds are reported at fair value based on quoted market prices. The remaining investments of the County are reported at fair value.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (Continued)

Receivables

All trade and property taxes receivable are shown net of an allowance for uncollectibles.

Intergovernmental Receivable

Amounts due from federal grants represent reimbursable costs, which have been incurred by the County but have not been reimbursed by the grantor agency. Costs under grant programs are recognized as expenditures in the period in which they are incurred by the County.

Inventories and Prepaid Assets

The County's inventories consist of consumable supplies and processed rock. The inventory valuation methods used approximate cost based on the average cost method. The costs of inventories are recorded as expenditures when consumed rather than when purchased or produced.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items. Prepaid items are accounted for using the consumption method.

Capital Assets

Capital assets, which include property, equipment, and infrastructure assets (e.g., roads, bridges and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the County as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years.

Such assets are recorded at historical cost or estimated historical cost, if purchased or constructed. Donated capital assets are recorded at acquisition value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as the projects are constructed. Interest incurred during the construction phase of proprietary capital assets is included as part of the capitalized value of the assets constructed.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

All reported capital assets except land and site preparation are depreciated. Improvements are depreciated over the remaining useful lives of the related capital assets. Depreciation is computed using the straight-line method over the following useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure	25 - 45
Buildings and improvements	15 - 40
Equipment and vehicles	2 - 25

Compensated Absences

It is the County's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. No liability is reported for unpaid accumulated sick leave. Vacation pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in the governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

Deferred Inflows/Outflows of Resources

In addition to assets, the Statement of Net Position reports a separate section for *deferred outflows of resources*. This separate financial statement element represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The County has six (6) items that qualify for reporting in this category. These six (6) items relate to the County's pension and other postemployment benefits (OPEB) plans and are reported in the government-wide and proprietary fund Statements of Net Position. (1) Experience gains result from periodic studies by the County's actuary, which adjust the net pension liability for actual experience for certain trend information that was previously assumed, for example the assumed dates of retirement of plan members. These experience gains are recorded as deferred outflows of resources and are amortized into pension expense over the expected remaining service lives of the plan members. (2) Changes in actuarial assumptions adjust the net pension liabilities and are amortized into pension expense over the expected remaining service lives of plan members. (3) The differences between projected investment return on pension investments and actual return on those investments are deferred and amortized against pension expense over a five-year period.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (Continued)

Deferred Inflows/Outflows of Resources (Continued)

(4) The changes in the County's proportionate share of the collective net pension liability and differences between actual employer contributions and proportionate share of the total plan employer contributions are specific to cost-sharing multiple employer defined benefit pension plans and represent the current period amortized portions of these deferred outflows. (5) Any contributions made by the County to the pension plan before year-end but subsequent to the measurement date of the County's net pension liability are reported as deferred outflows of resources. (6) Any contributions made by the County to the OPEB plan before year-end but subsequent to the measurement date of the County's total OPEB liability are reported as deferred outflows of resources.

In addition to liabilities, the Statement of Net Position and the Governmental Funds Balance Sheet reports a separate section for *deferred inflows of resources*. This separate financial statement element represents an acquisition of fund balance or net position that applies to future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The County has seven (7) types of items that qualify for reporting in this category, four of which arise only under a modified accrual basis of accounting. Accordingly, the items, *unavailable revenue*, are reported only in the Governmental Funds Balance Sheet. The governmental funds report unavailable revenues from (1) property taxes, (2) seized property, (3) intergovernmental grant revenues, and (4) forfeited land commission and these amounts are deferred and will be recognized as an inflow of resources in the period in which the amounts become available. The other items relate to the County's pension and OPEB plans and are reported in the government-wide and proprietary fund Statements of Net Position. (5) Certain experience losses (discussed on the previous page) are deferred and amortized against expense over a five-year period, resulting in recognition as deferred inflows of resources. (6) Additionally, the changes in the County's proportionate share of the collective net pension liability and differences between actual employer contributions and proportionate share of the total plan employer contributions (discussed in the previous paragraph) are specific to cost-sharing multiple employer defined benefit pension plans and represent the current period amortized portions of these deferred inflows. (7) Finally, changes in actuarial assumptions (discussed in the previous paragraph) adjust the total OPEB liability and are amortized against pension expense over the expected remaining service lives of plan members.

Interfund Transactions

Transactions among the County's funds that would be treated as revenues and expenditures or expenses if they involved organizations external to County government are accounted for as revenues and expenditures or expenses in the funds involved.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (Continued)

Interfund Transactions (Continued)

Transactions, which constitute reimbursements to a fund for expenditures initially made from it, which are properly applicable to another fund, are recorded as expenditures in the reimbursing fund and as reductions of expenditures in the reimbursed fund.

Transactions, which constitute the transfer of resources from a fund receiving revenues to a fund through which the revenues are to be expended, are separately reported in the respective fund's operating statements.

Activities between funds that are representative of lending/borrowing arrangements at the end of the fiscal year are referred to as "due to/from other funds" in the fund financial statements. Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances".

Noncurrent portions of long-term interfund loan receivables are reported as advances within the governmental and proprietary funds and are reported as nonspendable fund balance in the governmental funds.

Long-term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the lives of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are expensed when incurred. In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses.

Fund Equity

The governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the County is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity (Continued)

Nonspendable - This classification includes amounts that cannot be spent because they are either a) not in spendable form or b) are legally or contractually required to be maintained intact. The County has classified assets held for development, inventories, prepaid items, and long-term portions of receivables and advances as being nonspendable as these items are not expected to be converted to cash or are not expected to be converted to cash within the next current fiscal year.

Restricted - This classification includes amounts for which constraints have been placed on the use of the resources through being either a) externally imposed by creditors (such as through a debt covenant), grantors, contributors, or laws or regulations of other governments or b) imposed by law through constitutional provisions or enabling legislation.

Committed - This classification includes amounts that can only be used for specific purposes pursuant to constraints determined by a formal action of the government's highest level of decision-making authority, the County Council, through passage of an ordinance. These amounts cannot be used for any other purpose unless the County Council removes or changes the specified use by taking the same type of action that was employed when the funds were initially committed. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements.

Assigned - This classification includes amounts that are constrained by the County's intent to be used for a specific purpose but are neither restricted nor committed. Through resolution, this intent can be expressed by the County Council or by an official or body to which the County Council delegates authority. This classification also includes the remaining positive fund balance for all governmental funds except for the General Fund.

Unassigned - This classification includes the residual fund balance for the General Fund. The unassigned classification also includes negative residual fund balances of any other governmental fund that cannot be eliminated by the offsetting of assigned fund balance amounts.

The County would typically use restricted fund balances first, followed by committed resources and the assigned resources, as appropriate opportunities arise, but reserves the right to selectively spend unassigned resources first and to defer the use of these other classified funds.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity (Continued)

County Council has established a policy to maintain a General Fund unassigned fund balance between 25% and 30% of regular budgeted General Fund expenditures for the subsequent year. At June 30, 2019, the County did not attain the minimum fund balance due to the fiscal years 2012 through 2018 shortfall attributable to the long-term advances to the FOCUS fund and amounts assigned for the subsequent year's budget.

Proprietary fund equity is classified the same as in the government-wide statements.

Net Position

Net position represents the difference between assets and liabilities. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvements of those assets. Net position is reported as restricted when there are limitations imposed on its use either through the enabling legislation adopted by the County or through external restrictions imposed by creditors, grantors, laws, or regulations of other governments.

Restricted Resources

When both restricted and unrestricted resources are available for use, it is the County's policy to use restricted resources first, and then unrestricted resources as needed, but County Council reserves the right to selectively spend unrestricted resources first and to defer the use of the restricted funds.

Use of Estimates

The financial statements include estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities, and the reported amounts of revenues and expenditures/expenses. Actual results could differ from these estimates.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 2. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Information

County Council adopts annual budgets for General Fund, Economic Development, Emergency Services Protection District, Road Maintenance, 911 Communications, Sheriff's Victims' Assistance, Solicitor's Victims' Assistance, Library State Aid, Tri-County Tech, Debt Service, and Bridges and Culverts Capital Project Funds revenue and expenditures prior to the beginning of each fiscal year. The adopted budgets specify expenditure limits appropriated to each County department. The County Administrator can approve transfers within departments. County Council must approve transfers between departments or funds. The budgets are prepared on a consistent basis of accounting with actual financial statement results, including significant accruals, to provide meaningful comparisons. The other special revenue funds are budgeted as grants are awarded and are budgeted on a project basis; therefore, some grants span several years. The other capital projects funds are budgeted on a project basis and some projects span several years.

Excess of Expenditures Over Appropriations

For the year ended June 30, 2019, expenditures exceeded appropriations as follows:

Fund	Excess
General Fund	
Nondepartmental	\$ 359,888
Registration and elections	29,996
Solid waste	107,697
Debt service	67,527
Sheriff's Victims' Assistance Fund	
Public safety	5,932
Library State Aid Fund	
Capital outlay	5,000
Debt Service Fund	
Interest	11,637

NOTES TO THE FINANCIAL STATEMENTS

NOTE 3. CASH AND INVESTMENTS

Total deposits and investments at June 30, 2019, are summarized below:

As reported in the *Statement of Net Position*:

Primary government	
Cash and cash equivalents	\$ 34,572,398
Investments	9,011,183
Agency Fund - cash and cash equivalents	13,081,430
	\$ 56,665,011
Cash deposited with financial institutions	\$ 19,730,875
SC State Investment Pool	27,922,953
Certificates of deposit	6,660,406
U.S. Agency securities	2,350,777
	\$ 56,665,011

Custodial credit risk – Cash. This is the risk that in the event of bank failure, the County's deposits may not be returned to it. The County's policy regarding cash custodial credit risk is to require the banks with which the County maintains deposits to collateralize or insure the County's funds. As of June 30, 2019, the carrying amount of the County's deposits was \$56,655,571 and the bank balance was \$57,763,482. All of the County's deposits at year-end were covered by federal depository insurance or by collateral held in the pledging financial institutions' trust departments in the County's name. Petty cash funds of \$9,440 are reflected as cash.

As of June 30, 2019, the County has the following investments:

Investment Type	Fair Value	Investment Maturities (in years)			
		Less than 1	1-5	6-10	11-15
SC State Investment Pool	\$ 27,922,953	\$ 27,922,953	\$ -	\$ -	\$ -
Certificates of deposit	6,660,406	-	5,709,609	950,797	-
U.S. Agency securities	2,350,777	-	2,000,000	-	350,777
	\$ 36,934,136	\$ 27,922,953	\$ 7,709,609	\$ 950,797	\$ 350,777

Fair Value Measurements. The County categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 3. CASH AND INVESTMENTS (CONTINUED)

The County has the following recurring fair value measurements as of June 30, 2019.

Investment	Level 1	Level 2	Level 3	Fair Value
Investments by Fair Value Level				
U.S. Agency securities	\$2,000,000	\$ 350,777	\$ -	\$2,350,777
Total investments by fair value level	<u>\$2,000,000</u>	<u>\$ 350,777</u>	<u>\$ -</u>	<u>\$2,350,777</u>

The U.S. Agencies investments classified in Level 1 of the fair value hierarchy are valued using prices quoted in active markets for those investments.

The investment in U.S. Agencies classified as Level 2 of the fair value hierarchy are valued using a matrix pricing technique. Matrix pricing is used to value securities based on the securities' relationship to benchmark quoted prices. The County has no investments classified in Level 3 of the fair value hierarchy.

The South Carolina Local Government Investment Pool (LGIP) is an investment pool, which does not meet the criteria of GASB Statement No. 79 and is thus valued at fair value in accordance with GASB Statement No. 31. As a result, the County does not disclose investment in the LGIP within the fair value hierarchy.

Credit risk. This is the risk that an issuer of an investment will not fulfill its obligations to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. The County's policy is to invest in only those securities allowed by state statutes and that are highly rated. The County's investments in the U.S. Government Agencies, including the Federal Home Loan Mortgage Corporation (FHLMC), and Federal National Mortgage Association (FNMA) were rated AA+ by Standard & Poor's and AAA by Moody's Investor Services. As of June 30, 2019, the County owned \$2,350,777 of government sponsored entity (GSE) debt securities. These bonds are the direct obligation of the FHLMC, which are rated AA+ or equivalent by all rating agencies. The investments are either directly or indirectly guaranteed by the U.S. Treasury. The County is invested in certificates of deposit with varying maturity dates and the LGIP. The County's certificates of deposit are properly collateralized for those deposits that are in excess of federal depository insurance.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 3. CASH AND INVESTMENTS (CONTINUED)

Credit risk (Continued). The LGIP is not rated, but generally, investments in this pool are collateralized by debt securities in corporate obligations, state or political subdivision obligations of investment grade or higher quality and in federal agency securities.

Interest Rate Risk. This is the risk that the fair value of securities in the portfolio will fall due to changes in the market interest rates. The County's policy is to minimize interest rate risk by investing operating funds in primarily shorter-term securities, money market funds or similar investment pools and limiting the average maturity in accordance with the County's cash requirements.

Concentration of credit risk. This is the risk of loss attributable to the magnitude of the County's investment in a single issuer. The County's policy is to minimize the concentration of credit risk by diversifying the investment portfolio so that the impact of potential losses from any one type of security or issuer will be minimized, although there is no formal limit on the amount the County may invest in any one issuer.

Custodial credit risk. This is the risk that, in the event of a failure of the counterparty, the County may not be able to recover the value of investments or collateral securities that are in possession of an outside party. The County's policy is to minimize custodial credit risk by limiting investments to the types of securities allowed by law and pre-qualifying the financial institutions, broker/dealer, intermediaries and advisors with which the County will do business.

NOTE 4. RECEIVABLES AND PROPERTY TAXES

Property taxes are levied on the assessed value of real and personal property, excluding automobiles, as of December 31 of the calendar year preceding the fiscal year. The levy date for automobiles is the first day of the month in which the vehicle license expires and the tax is due by the end of the same month. Liens attach to the property at the time taxes are levied. Taxes are due without penalty, for real and personal property excluding automobiles, through January 15. After that time, penalties are added depending on the date paid as follows:

January 16 through February 1	3% of tax
February 2 through March 16	10% of tax
March 17 and thereafter	15% of tax plus cost

NOTES TO THE FINANCIAL STATEMENTS

NOTE 4. RECEIVABLES AND PROPERTY TAXES

Property tax revenues are recognized when due or past due and collectible within the current period or soon enough thereafter (defined as 60 days) to pay liabilities of the current period. The County bills and collects its own property taxes, and collects taxes for the Keowee Key Fire District and the Oconee County School District. Collections of the County taxes and remittance of them to the Districts are accounted for in the agency funds. Also, the County collects taxes for surrounding municipalities. Unavailable property tax revenue represents that portion of property taxes which is deemed not available to pay current expenditures.

Receivables as of June 30, 2019, including the applicable allowances for uncollectible accounts, are as follows:

	General	Nonmajor Governmental	Rock Quarry	FOCUS	Total
Taxes receivable	\$ 1,049,612	\$ 219,528	\$ -	\$ -	\$ 1,269,140
Accounts receivable	397,497	52,603	47,653	207,175	704,928
Due from other governments	922,314	684,145	-	-	1,606,459
Less: Allowance	(110,525)	(4,377)	-	-	(114,902)
Net receivables	\$ 2,258,898	\$ 951,899	\$ 47,653	\$ 207,175	\$ 3,465,625

NOTES TO THE FINANCIAL STATEMENTS

NOTE 5. LEASE RECEIVABLE

During 2017, the County entered into a lease agreement as lessor to lease the assets of the FOCUS Fund, including infrastructure and equipment. This agreement qualifies as a capital lease for accounting purposes and, therefore has been recorded at the present value of the future minimum lease payments as of the date of inception. Further, this lease qualifies as a sales-type capital lease. Annual installments are to be made through the County's fiscal year ended 2036. The agreement does not include a provision for interest. The agreement resulted in no unguaranteed residual value accruing to the County. Additionally, there is no related liability to the County as a result of the agreement and no contingent rentals for the year ended June 30, 2019.

The following is a schedule of the future minimum lease payments under the capital lease, and the present value of the net minimum lease payments at June 30, 2019.

Year Ending June 30,	<u>Total Minimum Lease Payments</u>
2020	\$ 316,000
2021	316,000
2022	316,000
2023	316,000
2024	316,000
2025 - 2029	4,450,000
2030 - 2034	50,000
2035 and 2036	20,001
	<u>\$ 6,100,001</u>

NOTES TO THE FINANCIAL STATEMENTS

NOTE 6. CAPITAL ASSETS

Capital asset activity for the County's governmental activities for the year ended June 30, 2019, was as follows:

Governmental activities	Balance June 30, 2018	Additions	Deletions	Transfers	Balance June 30, 2019
Capital assets not being depreciated					
Land	\$ 4,493,756	\$ 200	\$ -	\$ -	\$ 4,493,956
Other costs	36,942,306	4,317	-	23,805	36,970,428
Construction in progress	5,440,351	1,531,796	-	(1,461,437)	5,510,710
Total capital assets not being depreciated	<u>46,876,413</u>	<u>1,536,313</u>	<u>-</u>	<u>(1,437,632)</u>	<u>46,975,094</u>
Capital assets being depreciated					
Buildings and improvements	74,341,232	-	(44,750)	161,500	74,457,982
Equipment and vehicles	48,297,740	2,119,558	(1,354,815)	95,562	49,158,045
Infrastructure	83,338,453	-	(92,588)	1,276,132	84,521,997
Other	93,595	-	-	-	93,595
Total capital assets being depreciated	<u>206,071,020</u>	<u>2,119,558</u>	<u>(1,492,153)</u>	<u>1,533,194</u>	<u>208,231,619</u>
Less accumulated depreciation					
Buildings and improvements	(25,444,371)	(2,002,972)	18,189	-	(27,429,154)
Equipment and vehicles	(37,804,630)	(2,776,645)	1,327,890	(95,562)	(39,348,947)
Infrastructure	(59,024,971)	(2,171,262)	62,324	-	(61,133,909)
Other	(56,560)	(2,469)	-	-	(59,029)
Total accumulated depreciation	<u>(122,330,532)</u>	<u>(6,953,348)</u>	<u>1,408,403</u>	<u>(95,562)</u>	<u>(127,971,039)</u>
Total capital assets being depreciated, net	<u>83,740,488</u>	<u>(4,833,790)</u>	<u>(83,750)</u>	<u>1,437,632</u>	<u>80,260,580</u>
Governmental activities capital assets, net	<u>\$ 130,616,901</u>	<u>\$ (3,297,477)</u>	<u>\$ (83,750)</u>	<u>\$ -</u>	<u>\$ 127,235,674</u>

NOTES TO THE FINANCIAL STATEMENTS

NOTE 6. CAPITAL ASSETS (CONTINUED)

Depreciation expense was charged to functions as follows:

General Government	\$ 519,279
Public Safety	2,102,729
Transportation	2,814,425
Public Works	328,554
Culture and Recreation	288,169
Judicial Services	316,400
Health and Welfare	133,090
Economic Development	450,702
	<u>\$ 6,953,348</u>
Total Governmental Activities Depreciation Expense	<u>\$ 6,953,348</u>

Capital asset activity for the County's business-type activities for the year ended June 30, 2019, was as follows:

	Balance June 30, 2018	Additions	Deletions	Transfers	Balance June 30, 2019
Business-type activities					
Capital assets not being depreciated					
Land	\$ 1,422,355	\$ 857,503	\$ -	\$ -	\$ 2,279,858
Construction in progress	-	580,228	-	-	580,228
Total capital assets not being depreciated	1,422,355	1,437,731	-	-	2,860,086
Capital assets being depreciated					
Buildings and improvements	544,786	-	-	-	544,786
Equipment and vehicles	7,200,101	1,372,430	-	(95,562)	8,476,969
Mineral interests	529,934	-	-	-	529,934
Total capital assets being depreciated	8,274,821	1,372,430	-	(95,562)	9,551,689
Less accumulated depreciation					
Buildings and improvements	(397,568)	(26,315)	-	-	(423,883)
Equipment and vehicles	(5,439,890)	(363,981)	-	95,134	(5,708,737)
Mineral interests	(268,462)	(6,882)	-	-	(275,344)
Total accumulated depreciation	(6,105,920)	(397,178)	-	95,134	(6,407,964)
Total capital assets being depreciated, net	2,168,901	975,252	-	(428)	3,143,725
Business-type activities capital assets, net	\$ 3,591,256	\$ 2,412,983	\$ -	\$ (428)	\$ 6,003,811

NOTES TO THE FINANCIAL STATEMENTS

NOTE 6. CAPITAL ASSETS (CONTINUED)

Depreciation expense was charged to programs of the business-type activities as follows:

Rock Quarry Fund	\$	397,178
Total Business-type Activities Depreciation Expense	<u>\$</u>	<u>397,178</u>

NOTE 7. LONG-TERM LIABILITIES

	Balance June 30, 2018	Additions	Reductions	Balance June 30, 2019	Due Within One Year
Governmental activities					
General obligation bonds	\$ 13,772,586	\$ 511,500	\$ (1,122,554)	\$ 13,161,532	\$ 1,192,983
General obligation bond premiums	401,491	-	(52,691)	348,800	-
Total general obligation bonds	<u>14,174,077</u>	<u>511,500</u>	<u>(1,175,245)</u>	<u>13,510,332</u>	<u>1,192,983</u>
Capital lease obligations	2,923,622	-	(894,846)	2,028,776	910,773
Special source refunding revenue bonds	2,011,000	-	(262,000)	1,749,000	273,000
Post-closure care costs	2,861,496	424,202	(469,476)	2,816,222	140,811
Annual leave	1,438,239	493,932	(369,077)	1,563,094	523,794
Net pension liability	41,528,680	2,160,303	(11,766,070)	31,922,913	-
Total other postemployment benefit liability	<u>10,535,344</u>	<u>577,454</u>	<u>(498,342)</u>	<u>10,614,456</u>	<u>-</u>
	<u>\$ 75,472,458</u>	<u>\$ 4,167,391</u>	<u>\$ (15,435,056)</u>	<u>\$ 64,204,793</u>	<u>\$ 3,041,361</u>
	Balance June 30, 2018	Additions	Reductions	Balance June 30, 2019	Due Within One Year
Business-type activities					
Annual leave	\$ 100,023	\$ 13,381	\$ (22,945)	\$ 90,459	\$ 31,996
Capital lease obligations	6,552,500	-	(441,606)	6,110,894	450,072
Net pension liability	1,604,429	28,093	(611,200)	1,021,322	-
Total other postemployment benefit liability	<u>708,663</u>	<u>33,968</u>	<u>(29,314)</u>	<u>713,317</u>	<u>-</u>
	<u>\$ 8,965,615</u>	<u>\$ 75,442</u>	<u>\$ (1,105,065)</u>	<u>\$ 7,935,992</u>	<u>\$ 482,068</u>

The General Fund has typically been used in prior years to liquidate the liability for compensated absences and the total other postemployment benefit liability for all governmental funds.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 7. LONG-TERM LIABILITIES (CONTINUED)

General Obligation Bonds: During the year ended June 30, 2019, the County issued series 2019 general obligation bonds in the amount of \$511,500. The bond proceeds were used to: (1) defray the costs of acquisition of a rescue pumper fire truck for the Keowee Fire Tax District and (2) pay the costs of issuance of the 2019 bonds. General obligation bonds outstanding at June 30, 2019, are as follows:

Purpose	Interest Rate	Term	Due Date	Original Amount	Outstanding Amount
2019 General Obligation Bonds	2.51%	10 years	2029	\$ 511,500	\$ 511,500

During the year ended June 30, 2018, the County issued series 2017 general obligation-refunding bonds in the amount of \$513,595. The bond proceeds were used to: (1) refund outstanding principal of the series 2007 Keowee Fire bonds and (2) pay the costs of issuance of the 2017 bonds. The refunding transaction resulted in a decrease in total debt service payments over the next 5 years by approximately \$20,000 and resulted in an economic gain of approximately \$19,000. General obligation refunding bonds outstanding at June 30, 2019, are as follows:

Purpose	Interest Rate	Term	Due Date	Original Amount	Outstanding Amount
2017 General Obligation Refunding Bonds	1.88%	5 years	2022	\$ 513,595	\$ 310,032

During the year ended June 30, 2011, the County issued series 2011 general obligation bonds in the amount of \$17,000,000. The bond proceeds were used to: (1) defray the costs of designing, constructing, and equipping a new detention center in the County and (2) pay the costs to issue the 2011 series general obligation bonds. General obligation bonds outstanding at June 30, 2019, are as follows:

Purpose	Interest Rate	Term	Due Date	Original Amount	Outstanding Amount
2011 General Obligation Bonds	2 - 5 %	20 years	2031	\$ 17,000,000	\$ 8,030,000
		Plus unamortized premium			333,130
					<u>\$ 8,363,130</u>

NOTES TO THE FINANCIAL STATEMENTS

NOTE 7. LONG-TERM LIABILITIES (CONTINUED)

General Obligation Bonds (Continued)

During the year ended June 30, 2013, the County issued taxable series 2013 general obligation bonds in the amount of \$2,600,000. The bond proceeds were used to: (1) defray all or a portion of the costs of design, acquisition, construction, and installation, as applicable, of improvements and infrastructure serving the Echo Hills Commerce Park and (2) pay the costs to issue the 2013 series general obligation bonds. General obligation bonds outstanding at June 30, 2019, are as follows:

<u>Purpose</u>	<u>Interest Rate</u>	<u>Term</u>	<u>Due Date</u>	<u>Original Amount</u>	<u>Outstanding Amount</u>
2013 General Obligation Bonds	3 - 3.6 %	15 years	2028	<u>\$ 2,600,000</u>	\$ 1,700,000
		Plus unamortized premium			<u>15,670</u>
					<u>\$ 1,715,670</u>

During the year ended June 30, 2017, the County issued series 2016B general obligation bonds in the amount of \$3,300,000. The bond proceeds were used to defray the costs of land preparation (including grading), infrastructure costs (including roads, curbs, drainage and storm water facilities, intersection improvements, and internal utilities), civil design, and site work relating to the Oconee County Workforce Development Center. General obligation bonds outstanding at June 30, 2019, are as follows:

<u>Purpose</u>	<u>Interest Rate</u>	<u>Term</u>	<u>Due Date</u>	<u>Original Amount</u>	<u>Outstanding Amount</u>
2016B General Obligation Bonds	1.7%	10 years	2026	<u>\$ 3,300,000</u>	<u>\$ 2,610,000</u>

NOTES TO THE FINANCIAL STATEMENTS

NOTE 7. LONG-TERM LIABILITIES (CONTINUED)

General Obligation Bonds (Continued)

The annual requirements to amortize all general obligation bonds as of June 30, 2019, including interest payments, are as follows:

Year Ending June 30,	General Obligation Bonds		
	Principal	Interest	Total
2020	\$ 1,192,983	\$ 447,870	\$ 1,640,853
2021	1,223,379	416,607	1,639,986
2022	1,262,966	385,450	1,648,416
2023	1,201,395	341,794	1,543,189
2024	1,244,162	297,927	1,542,089
2025-2029	5,411,647	886,123	6,297,770
2030-2031	1,625,000	98,200	1,723,200
	<u>\$ 13,161,532</u>	<u>\$ 2,873,971</u>	<u>\$ 16,035,503</u>

Debt service funds of \$1,414,846 are available to service the general obligation bonds.

The general obligation bonds are secured by a pledge of the full faith, credit and taxing power of the County.

There are a number of limitations and restrictions contained in the various debt instruments. The County is in compliance with all significant limitations and restrictions including the legal debt limit imposed by Article X, Section 15 of the Constitution of the State of South Carolina, 1895, as amended.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 7. LONG-TERM LIABILITIES (CONTINUED)

Capital Leases

The County has entered into lease agreements as lessee for financing the acquisition of equipment. These lease agreements qualify as capital leases for accounting purposes and, therefore, have been recorded at the present value of the future minimum lease payments as of the date of their inception.

Governmental Activities

The following is an analysis of equipment leased under capital leases as of June 30, 2019:

Machinery and Equipment and Construction in Progress	\$ 4,114,397
Less: Accumulated Depreciation	(2,008,857)
	\$ 2,105,540

The County recognized depreciation expense on assets under capital lease in the amount of \$633,211 for the year ended June 30, 2019.

The following is a schedule of the future minimum lease payments under these capital leases, and the present value of the net minimum lease payments at June 30, 2019:

Fiscal Year Ending June 30,	Governmental Funds
2020	\$ 947,494
2021	947,494
2022	67,528
2023	67,528
2024	67,528
Total Minimum Lease Payments	2,097,572
Less: Amount Representing Interest	(68,796)
	\$ 2,028,776

Business-type Activities

The following is an analysis of equipment leased under capital leases as of June 30, 2019:

Machinery and Equipment and Construction in Progress	\$ 588,400
Less: Accumulated Depreciation	(8,705)
	\$ 579,695

The County recognized depreciation expense on assets under capital lease in the amount of \$8,705 for the year ended June 30, 2019.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 7. LONG-TERM LIABILITIES (CONTINUED)

Capital Leases (Continued)

Business-type Activities (Continued)

The following is a schedule of the future minimum lease payments under these capital leases, and the present value of the net minimum lease payments at June 30, 2019:

Fiscal Year Ending June 30,	Business-type Activities
2020	\$ 702,452
2021	702,452
2022	702,452
2023	702,452
2024	702,452
2025-2029	3,512,260
Thereafter	702,452
Total Minimum Lease Payments	7,726,972
Less: Amount Representing Interest	(1,616,078)
	\$ 6,110,894

Special Source Refunding Revenue Bonds

During 2014, the County issued special source refunding revenue bonds in the amount of \$2,933,000 to redeem the 2010 series special source revenue bonds, which were issued to finance the Pointe West project. These bonds are limited obligations of the County and are payable solely from the fee in lieu of tax revenues. The bonds are payable in annual installments through 2025 and have an annual interest rate of 2.85%. The refunding transaction resulted in an economic gain of \$223,847 and a difference in debt service required between the refunded bonds and the refunding bonds of \$263,876.

Annual debt service requirements to maturity for the special source revenue bonds are as follows:

Year Ending June 30,	Special Source Refunding Revenue Bonds		
	Principal	Interest	Total
2020	\$ 273,000	\$ 49,847	\$ 322,847
2021	278,000	42,066	320,066
2022	289,000	34,143	323,143
2023	294,000	25,907	319,907
2024	303,000	17,528	320,528
2025	312,000	8,892	320,892
	\$ 1,749,000	\$ 178,383	\$ 1,927,383

NOTES TO THE FINANCIAL STATEMENTS

NOTE 8. LANDFILL CLOSURE AND POST-CLOSURE CARE COSTS

Federal and state laws require the County to place a final cover on their landfills when closed and perform certain maintenance and monitoring functions at the landfill site for 30 years after closure. The County has recorded a liability in the government-wide statement of net position for the total estimated closure and post-closure care costs for the portion of the landfills filled at June 30, 2019, calculated as follows:

	MSW	C&D I	C&D II	Total
Total estimated current closure and post-closure care cost	\$ 1,793,446	\$ 608,630	\$ 687,610	
Percentage of landfill capacity used to date	100%	98%	62%	
Reported liability for closure and post-closure care cost	\$ 1,793,446	\$ 596,457	\$ 426,319	\$ 2,816,222
Total estimated current closure and post-closure care cost remaining to be recognized	\$ -	\$ 12,173	\$ 261,291	
Landfill's approximate remaining life in years	-	1	6	

The County will recognize the remaining estimated cost of closure and post-closure care costs as the remaining capacity is filled.

The estimated total current cost of the landfill closure and post-closure care is based on the amount that would be paid if all equipment, facilities, and services required to close, monitor, and maintain the landfills were acquired as of June 30, 2019. However, the actual cost of closure and post-closure care may be higher due to inflation, changes in technology, or changes in landfill laws and regulations.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 9. RETIREMENT PLAN

Overview:

The South Carolina Public Employee Benefit Authority (PEBA), which was created July 1, 2012, administers the various retirement systems and retirement programs managed by its Retirement Division. PEBA has an 11-member Board of Directors, appointed by the Governor and General Assembly leadership, which serves as co-trustee and co-fiduciary of the systems and the trust funds. By law, the State Fiscal Accountability Authority (SFAA), which consists of five elected officials, also reviews certain PEBA Board decisions regarding the funding of the Systems and serves as a co-trustee of the Systems in conducting that review. Effective July 1, 2017, the Retirement System Funding and Administration Act of 2017 assigned the PEBA Board of Directors as the Custodian of the Retirement Trust Funds and assigned SC PEBA and the Retirement Systems Investment Commission (RSIC) as co-trustees of the Retirement Trust Funds. PEBA issues a Comprehensive Annual Financial Report (CAFR) containing financial statements and required supplementary information for the South Carolina Retirement Systems' Pension Trust Funds. The CAFR is publicly available on the Retirement Benefits' link on PEBA's website at www.peba.sc.gov, or a copy may be obtained by submitting a request to PEBA, PO Box 11960, Columbia, SC 29211-1960. PEBA is considered a division of the primary government of the State of South Carolina, and, therefore, retirement trust fund financial information is also included in the comprehensive annual financial report of the state.

Plan Description:

The County contributes to the South Carolina Retirement System (SCRS), a cost-sharing multiple-employer defined benefit pension plan that was established effective July 1, 1945, pursuant to the provisions of Section 9-1-20 of the South Carolina Code of Laws for the purpose of providing retirement allowances and other benefits for employees of the state, its public school districts and political subdivisions.

In addition to the SCRS pension plan, the County also contributes to the South Carolina Police Officers Retirement System (PORS), a cost-sharing multiple-employer defined benefit pension plan that was established effective July 1, 1962, pursuant to the provisions of Section 9-11-20 of the South Carolina Code of Laws for the purpose of providing retirement allowances and other benefits for police officers and firemen of the state and its political subdivisions. The Keowee Fire Tax District, a discretely present component unit of the County, also contributes to the PORS plan.

Membership:

Membership requirements are prescribed in Title 9 of the South Carolina Code of Laws. A brief summary of the requirements under each system is described below.

South Carolina Retirement System. Generally, all employees of covered employers are required to participate in and contribute to the SCRS as a condition of employment. This plan covers general employees, teachers and individuals newly elected to the South Carolina General Assembly beginning with the November 2012 general election.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 9. RETIREMENT PLAN (CONTINUED)

Membership (Continued):

South Carolina Retirement System (Continued). An employee member of the SCRS with an effective date of membership prior to July 1, 2012, is a Class Two member. An employee member of the SCRS with an effective date of membership on or after July 1, 2012, is a Class Three member.

South Carolina Police Officers Retirement System. To be eligible for PORS membership, an employee must be required by the terms of his employment, by election or appointment, to preserve public order, protect life and property, and detect crimes in the state; to prevent and control property destruction by fire; or to serve as a peace officer employed by the Department of Corrections, the Department of Juvenile Justice, or the Department of Mental Health. Probate judges and coroners may elect membership in PORS. Magistrates are required to participate in PORS for service as a magistrate. PORS members, other than magistrates and probate judges, must also earn at least \$2,000 per year and devote at least 1,600 hours per year to this work, unless exempted by statute. An employee member of the system with an effective date of membership prior to July 1, 2012, is a Class Two member. An employee member of the system with an effective date of membership on or after July 1, 2012, is a Class Three member.

Benefits:

Benefit terms are prescribed in Title 9 of the South Carolina Code of Laws. PEBA does not have the authority to establish or amend benefit terms without a legislative change in the code of laws. Key elements of the benefit calculation include the benefit multiplier, years of service, and average final compensation. A brief summary of benefit terms for each system is presented below.

South Carolina Retirement System. A Class Two member who has separated from service with at least five or more years of earned service is eligible for a monthly pension at age 65 or with 28 years credited service regardless of age. A member may elect early retirement with reduced pension benefits payable at age 55 with 25 years of service credit. A Class Three member who has separated from service with at least 8 or more years of earned service is eligible for a monthly pension upon satisfying the Rule of 90 requirement that the total of the member's age and the member's creditable service equals at least 90 years. Both Class Two and Class Three members are eligible to receive a reduced deferred annuity at age 60 if they satisfy the five or eight-year earned service requirement, respectively. An incidental death benefit is also available to beneficiaries of active and retired members of employers who participate in the death benefit program.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 9. RETIREMENT PLAN (CONTINUED)

Benefits (Continued):

South Carolina Retirement System (Continued). The annual retirement allowance of eligible retirees or their surviving annuitants is increased by the lesser of one percent or five hundred dollars every July 1. Only those annuitants in receipt of a benefit on July 1 of the preceding year are eligible to receive the increase. Members who retire under the early retirement provisions at age 55 with 25 years of service are not eligible for the benefit adjustment until the second July 1 after reaching age 60 or the second July 1 after the date they would have had 28 years of service credit had they not retired.

South Carolina Police Officers Retirement System. A Class Two member who has separated from service with at least five or more years of earned service is eligible for a monthly pension at age 55 or with 25 years of service regardless of age. A Class Three member who has separated from service with at least eight or more years of earned service is eligible for a monthly pension at age 55 or with 27 years of service regardless of age. Both Class Two and Class Three members are eligible to receive a deferred annuity at age 55 with five or eight years of earned service, respectively. An incidental death benefit is also available to beneficiaries of active and retired members of employers who participate in the death benefit program. Accidental death benefits are also provided upon the death of an active member working for a covered employer whose death was a natural and proximate result of an injury incurred while in the performance of duty.

The retirement allowance of eligible retirees or their surviving annuitants is increased by the lesser of one percent or five hundred dollars every July 1. Only those annuitants in receipt of a benefit on July 1 of the preceding year are eligible to receive the increase.

Contributions:

Contributions are prescribed in Title 9 of the South Carolina Code of Laws. If the scheduled employee and employer contributions provided in statute, or the rates last adopted by the board, are insufficient to maintain the amortization period set in statute, the board shall increase employer contribution rates as necessary.

After June 30, 2027, if the most recent annual actuarial valuation of the systems for funding purposes shows a ratio of the actuarial value of system assets to the actuarial accrued liability of the system (the funded ratio) that is equal to or greater than eighty-five percent, then the board, effective on the following July 1, may decrease the then current contribution rates upon making a finding that the decrease will not result in a funded ratio of less than eighty-five percent. If contribution rates are decreased pursuant to this provision, and the most recent annual actuarial valuation of the system shows a funded ratio of less than eighty-five percent, then effective on the following July 1, and annually thereafter as necessary, the board shall increase the then current contribution rates until a subsequent annual actuarial valuation of the system shows a funded ratio that is equal to or greater than eighty-five percent.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 9. RETIREMENT PLAN (CONTINUED)

Contributions (Continued):

The Retirement System Funding and Administration Act establishes a ceiling on employee contribution rates at 9 percent and 9.75 percent for SCRS and PORS, respectively. The employer contribution rates will continue to increase annually by 1 percent through July 1, 2022. The legislation's ultimate scheduled employer rate is 18.56 percent for SCRS and 21.24 percent for PORS. The amortization period is scheduled to be reduced one year for each of the next ten years to a twenty year amortization period. For the year ended June 30, 2019, the County contributed \$1,792,460 to the SCRS plan and \$1,491,501 to the PORS plan.

Required employee contribution rates for the year ended June 30, 2019, are as follows:

South Carolina Retirement System

Employee Class Two	9.00% of earnable compensation
Employee Class Three	9.00% of earnable compensation

South Carolina Police Officers Retirement System

Employee Class Two	9.75% of earnable compensation
Employee Class Three	9.75% of earnable compensation

Required employer contribution rates for the year ended June 30, 2019, are as follows:

South Carolina Retirement System

Employee Class Two	14.41% of earnable compensation
Employee Class Three	14.41% of earnable compensation
Employer incidental death benefit	0.20% of earnable compensation

South Carolina Police Officers Retirement System

Employee Class Two	16.84% of earnable compensation
Employee Class Three	16.84% of earnable compensation
Employer incidental death benefit	0.20% of earnable compensation
Employer accidental death program	0.20% of earnable compensation

NOTES TO THE FINANCIAL STATEMENTS

NOTE 9. RETIREMENT PLAN (CONTINUED)

Net Pension Liability:

The June 30, 2018 (the measurement date) total pension liability, net pension liability, and sensitivity information were determined by the consulting actuary, Gabriel, Roeder, Smith and Company (GRS) and are based on the July 1, 2017, actuarial valuations, as adopted by the PEBA Board and Budget and Control Board, which utilized membership data as of July 1, 2017. The total pension liability was rolled-forward from the valuation date to the plan's fiscal year ended June 30, 2018, using generally accepted actuarial principles. Information included in the following schedules is based on the certification provided by GRS.

The net pension liability is calculated separately for each system and represents that particular system's total pension liability determined in accordance with GASB No. 67, less that system's fiduciary net position. As of June 30, 2019 (measurement date of June 30, 2018), the net pension liability amounts for the County's proportionate share of the collective net pension liabilities associated with the SCRS and PORS plans are as follows:

<u>System</u>	<u>Total Pension Liability</u>	<u>Plan Fiduciary Net Position</u>	<u>Employer's Net Pension Liability</u>	<u>Plan Fiduciary Net Position as a percentage of the Total Pension Liability</u>	<u>County's Proportionate Share of the Collective Net Pension Liability</u>
SCRS	\$ 43,638,327	\$ 23,610,332	\$ 20,027,995	54.1%	0.089383%
PORS	\$ 33,749,825	\$ 20,833,585	\$ 12,916,240	61.7%	0.455834%

Actuarial Assumptions and Methods:

Actuarial valuations involve estimates of the reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality, and future salary increases. Amounts determined during the valuation process are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. South Carolina state statute requires that an actuarial experience study be completed at least once in each five-year period. The last experience study was performed on data through June 30, 2015, and the next experience study is scheduled to be conducted after the June 30, 2020, annual valuation is complete.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 9. RETIREMENT PLAN (CONTINUED)

Actuarial Assumptions and Methods (Continued):

The following table provides a summary of the actuarial assumptions and methods used in the July 1, 2017 valuations for SCRS and PORS.

	SCRS	PORS
Actuarial cost method	Entry Age Normal	Entry Age Normal
Actuarial assumptions:		
Investment rate of return	7.25%	7.25%
Projected salary increases	3.0% to 12.5% (varies by service)	3.5% to 9.5% (varies by service)
Includes inflation at	2.25%	2.25%
Benefit adjustments	lesser of 1% or \$500 annually	lesser of 1% or \$500 annually

The post-retiree mortality assumption is dependent upon the member's job category and gender. The base mortality assumption, the 2016 Public Retirees of South Carolina Mortality table (2016 PRSC), was developed using the Systems' mortality experience. These base rates are adjusted for future improvement in mortality using published Scale AA projected from the year 2016.

Former Job Class	Males	Females
General Employees and Members of the General Assembly	2016 PRSC Males multiplied by 100%	2016 PRSC Females multiplied by 111%
Public Safety and Firefighters	2016 PRSC Males multiplied by 125%	2016 PRSC Females multiplied by 111%

The long-term expected rate of return on pension plan investments for actuarial purposes is based upon the 30-year capital market assumptions. The actuarial long-term expected rates of return represent assumptions developed using an arithmetic building block approach primarily based on consensus expectations and market based inputs. Expected returns are net of investment fees. The expected real rates of investment return, along with the expected inflation rate, form the basis for the target asset allocation adopted at the beginning of the 2018 fiscal year of the Systems. For actuarial purposes, the long-term expected rate of return is calculated by weighting the expected future real rates of return by the target allocation percentage and then adding the actuarial expected inflation, which is summarized in the table on the following page.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 9. RETIREMENT PLAN (CONTINUED)

Actuarial Assumptions and Methods (Continued):

For actuarial purposes, the 7.25 percent assumed annual investment rate of return used in the calculation of the total pension liability includes a 5.00 percent real rate of return and a 2.25 percent inflation component.

<u>Asset Class</u>	<u>Target Asset Allocation</u>	<u>Expected Arithmetic Real Rate of Return</u>	<u>Long-Term Expected Portfolio Real Rate of Return</u>
Global Equity	47.0%		
Global Public Equity	33.0%	6.99%	2.31%
Private Equity	9.0%	8.73%	0.79%
Equity Options Strategies	5.0%	5.52%	0.28%
Real Assets	10.0%		
Real Estate (Private)	6.0%	3.54%	0.21%
Real Estate (REITs)	2.0%	5.46%	0.11%
Infrastructure	2.0%	5.09%	0.10%
Opportunistic	13.0%		
GTAA/Risk Parity	8.0%	3.75%	0.30%
Hedge Funds (non-PA)	2.0%	3.45%	0.07%
Other Opportunistic Strategies	3.0%	3.75%	0.11%
Diversified Credit	18.0%		
Mixed Credit	6.0%	3.05%	0.18%
Emerging Markets Debt	5.0%	3.94%	0.20%
Private Debt	7.0%	3.89%	0.27%
Conservative Fixed Income	12.0%		
Core Fixed Income	10.0%	0.94%	0.09%
Cash and Short Duration (Net)	2.0%	0.34%	0.01%
			<hr/>
		Total expected real return	5.03%
		Inflation for actuarial purposes	2.25%
		Total expected nominal return	<hr/> <hr/> 7.28%

NOTES TO THE FINANCIAL STATEMENTS

NOTE 9. RETIREMENT PLAN (CONTINUED)

Discount Rate:

The discount rate used to measure the total pension liability was 7.25 percent. The projection of cash flows used to determine the discount rate assumed that contributions from participating employers in SCRS and PORS will be made based on the actuarially determined rates based on provisions in the South Carolina State Code of Laws. Based on those assumptions, the County's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The following table presents the sensitivity of the net pension liabilities to changes in the discount rate.

Sensitivity of the Net Position Liability to Changes in the Discount Rate

	1% Decrease (6.25%)	Current Discount Rate (7.25%)	1% Increase (8.25%)
County's portion - SCRS	\$ 25,591,914	\$ 20,027,995	\$ 16,050,132
County's portion - PORS	\$ 17,412,719	\$ 12,916,240	\$ 9,233,264

Pension Expense:

For the year ended June 30, 2019, the County recognized its proportionate share of collective pension expense of \$1,949,694 and recognition of deferred amounts from changes in proportionate share and differences between employer contributions and the proportionate share of total plan employer contributions of (\$2,018,741) for a total of (\$69,047) for the SCRS plan. Additionally, for the year ended June 30, 2019, the County recognized its proportionate share of collective pension expense of \$1,687,304 and recognition of deferred amounts from changes in proportionate share and differences between employer contributions and the proportionate share of total plan employer contributions of (\$351,354) for a total of \$1,335,950 for the PORS plan. Total pension expense for both plans amounted to \$1,266,903 for the year ended June 30, 2019.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 9. RETIREMENT PLAN (CONTINUED)

Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions:

At June 30, 2019, the County reported deferred outflows of resources and deferred inflows of resources related to the SCRS and PORS pension plans, respectively, from the following sources:

SCRS	Deferred Outflows of Resources	Deferred Inflows of Resources
	<u> </u>	<u> </u>
Differences between expected and actual experience	\$ 36,153	\$ 117,859
Changes of assumptions	794,598	-
Net difference between projected and actual earnings on pension plan investments	318,145	-
Changes in proportionate share and differences between employer contributions and proportionate share of total plan employer contributions	-	5,428,099
Employer contributions subsequent to the measurement date	<u>1,792,460</u>	<u>-</u>
Total	<u>\$ 2,941,356</u>	<u>\$ 5,545,958</u>
PORS	Deferred Outflows of Resources	Deferred Inflows of Resources
	<u> </u>	<u> </u>
Differences between expected and actual experience	\$ 397,970	\$ -
Changes of assumptions	851,631	-
Net difference between projected and actual earnings on pension plan investments	258,294	-
Changes in proportionate share and differences between employer contributions and proportionate share of total plan employer contributions	563,941	2,065,965
Employer contributions subsequent to the measurement date	<u>1,491,501</u>	<u>-</u>
Total	<u>\$ 3,563,337</u>	<u>\$ 2,065,965</u>

NOTES TO THE FINANCIAL STATEMENTS

NOTE 9. RETIREMENT PLAN (CONTINUED)

*Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions
(Continued):*

County contributions subsequent to the measurement date of \$1,792,460 and \$1,491,501 for the SCRS plan and the PORS plan, respectively, are deferred outflows of resources and will be recognized as a reduction of the net pension liability in the year ended June 30, 2020. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended June 30:	SCRS	PORS
2020	\$ (1,058,558)	\$ 446,940
2021	(1,287,432)	178,584
2022	(1,885,720)	(421,851)
2023	(165,352)	(197,802)

Pension Plan Fiduciary Net Position:

Detailed information regarding the fiduciary net position of the plans administered by PEBA is available in the separately issued CAFR containing financial statements and required supplementary information for SCRS and PORS. The CAFR of the Pension Trust Funds is publicly available on PEBA's Retirement Benefits' website at www.retirement.sc.gov, or a copy may be obtained by submitting a request to PEBA, P.O. Box 11960, Columbia, SC 29211-1960.

Deferred Compensation Plan

The County offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457, which is administered and controlled by the State of South Carolina. The plan, available to all government employees, permits them to defer a portion of their salary until future years. Participation in the plan is optional. The deferred compensation is not available to employees until termination, retirement, death or unforeseeable emergency.

Great-West Retirement Services, P.O. Box 173764, Denver, CO 80217-3764, (under state contract) is the program administrator of the 457 plan and 457 Roth plan as well as the 401(k) plan and 401(k) Roth plan which are also available to County employees at their option.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 10. OTHER POSTEMPLOYEMENT BENEFITS

Plan Description. In addition to providing pension benefits through the South Carolina Retirement System, the County, authorized by its County Council, provides certain healthcare benefits for employees hired before July 1, 2005, who retire from service or who terminate with at least 20 consecutive years of service who meet one or more of the eligibility requirements for retirement with the SCRS or PORS plans. Employees hired after June 30, 2005, are not eligible to participate in the Oconee County Retiree Health Care Plan, a single-employer defined benefit plan, upon their retirement. Benefits are effective at date of retirement or when the employee is eligible for retirement benefits.

SCRS and PORS retirement eligibility requirements are described in the following tables.

Normal (unreduced) Retirement Requirements

	Class Two Employees
SCRS	Any age with 28 years of service; or at age 65 with at least 5 years of service
PORS	Any age with 25 years of service; or at age 55 with at least 5 years of service

Early (reduced) Retirement Requirements

	Class Two Employees
SCRS	Age 60 with at least 5 years of service; or at age 55 with at least 25 years of service

Class Two employees are those employees hired prior to July 1, 2012.

Employees terminating before meeting the retirement eligibility conditions are not eligible for retiree health care benefits. Grandfathered employees are defined as employees of Oconee County who had at least twenty consecutive years of full-time employment for Oconee County as of December 31, 2013. Eligible non-Medicare retirees may elect health insurance coverage through the Oconee County Employee Health Plan at a reduced cost to the retiree. County health insurance coverage for retirees shall cease when the covered retiree or spouse, respectively, becomes Medicare eligible.

For grandfathered employees, the County will provide a subsidy towards the purchase of a Medicare Supplement insurance plan through the County. Non-grandfathered employees will not receive this subsidy when they become Medicare eligible.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 10. OTHER POSTEMPLOYMENT BENEFITS (CONTINUED)

Plan Description (Continued). Dental and vision coverage are provided to retirees. The premiums for non-Medicare retirees include dental and vision coverage. Medicare retirees are required to pay separate dental and vision premiums. Life insurance coverage is not provided.

Surviving dependents of deceased active employees are not eligible for retiree health care benefits. Spouses of grandfathered retirees are eligible for the same retiree health care benefits as the retiree provided the spouse is on the employee's plan at retirement. Spouses of deceased grandfathered retirees may continue to receive retiree health care benefits, including the County's Medicare subsidy.

Should coverage on the spouse be terminated at any time after the date of retirement of the retired employee, the spouse will not be eligible for re-enrollment; however, COBRA continuation coverage may be available. Spouses of non-grandfathered retirees are not eligible for retiree health coverage.

Retirees may choose to decline coverage under the Plan at any time, but they will not be allowed to re-enroll in the Plan in the future (with the exception of two prior grandfathered employees with special circumstances).

Retirees may not convert the benefit into an in-lieu payment to secure coverage under independent plans. The cost of these benefits is recognized as an expenditure of the General Fund and the Rock Quarry Fund on a pay-as-you-go basis as provided for in the annual budget ordinance. These benefits will cease if funds are not available for appropriation.

The subsidy the County provides to grandfathered employees toward the purchase of a Medicare Supplement insurance plan will increase annually by the lower of the CPI-U (Consumer Price Index All Urban Consumers) on a September over September comparison basis or 3.0% per year.

Plan Membership. The Plan has 223 covered members for the year ended June 30, 2019; 84 members are retirees receiving benefits and 139 are active participants and dependents.

Funding Policy and Contributions. The County currently pays for other post-employment benefits on a pay-as-you-go basis. For the year ended June 30, 2019, the County paid \$436,023 toward the cost of retiree health insurance for eligible retired employees. The County's obligation to contribute to the Plan was established and may be amended by the County Council. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75 and a separate report was not issued for the plan.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 10. OTHER POSTEMPLOYMENT BENEFITS (CONTINUED)

Total OPEB Liability. The County's total OPEB liability was measured as of June 30, 2018, and was determined by an actuarial valuation as of July 1, 2017, with the actuary using standard techniques to roll forward the liability to the measurement date.

Actuarial assumptions. The total OPEB liability in the June 30, 2018 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Discount rate:	3.62% as of June 30, 2018
Healthcare cost trend rate:	7.50% - 5.25%, Ultimate Trend after 11 years
Inflation rate:	2.25%
Salary increase:	3.50% - 9.50% for PORS eligible employees and 3.00% - 7.00% for SCRS eligible employees per annum
Participation rate:	85.00% of all eligible employees

For healthy retirees, the 2016 Public Retirees of South Carolina Mortality Table for Males and the 2016 Public Retirees of South Carolina Mortality Table for Females are used with fully generational mortality projections based on Scale AA from the year 2016. The following multipliers are applied to the base tables: 100% for male SCRS members, 111% for female SCRS members, 125% for male PORS members, and 111% for female PORS members.

Discount rate. The discount rate used to measure the total OPEB liability was 3.62% as of June 30, 2018. This rate was determined using an index rate of 20-year, tax-exempt general obligation municipal bonds with an average rating of AA or higher – which was 3.62% as determined by the Bond Buyer 20-Bond GO Index Rate as of June 30, 2018.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 10. OTHER POSTEMPLOYMENT BENEFITS (CONTINUED)

Changes in the Total OPEB Liability. The changes in the total OPEB liability of the County for the years ended June 30, 2019 were as follows:

	Total OPEB Liability
Balances beginning of year	\$ 11,244,007
Changes for the year:	
Service cost	215,068
Interest	396,354
Difference between actual and expected experience	(32,716)
Assumption changes	(58,917)
Benefit payments and implicit subsidy	(436,023)
Net changes	83,766
Balances end of year	\$ 11,327,773

The required schedule of changes in the County's total OPEB liability and related ratios immediately following the notes to the financial statements presents multiyear trend information about the total OPEB liability.

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate. The following presents the total OPEB liability of the County as of June 30, 2019 (June 30, 2018 measurement date), as well as what the County's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (2.62%) or 1-percentage-point higher (4.62%) than the current discount rate:

<u>Oconee County Health Care Plan</u>		
<u>Sensitivity of the Total OPEB Liability to Changes in the Discount Rate</u>		
	Current	
1% Decrease (2.62%)	Discount Rate (3.62%)	1% Increase (4.62%)
\$ 12,364,589	\$ 11,327,773	\$ 10,403,251

NOTES TO THE FINANCIAL STATEMENTS

NOTE 10. OTHER POSTEMPLOYMENT BENEFITS (CONTINUED)

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rates. The following presents the total OPEB liability of the County as of June 30, 2019 (June 30, 2018 measurement date), as well as what the County's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower (6.50% decreasing to 4.25%) or 1-percentage-point higher (8.50% decreasing to 6.25%) than the current healthcare cost trend rates:

<u>Oconee County Health Care Plan</u>		
<u>Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rate</u>		
	Current Healthcare Cost Trend Rates	
1% Decrease (6.50% decreasing to 4.25%)	(7.50% decreasing to 5.25%)	1% Increase (8.50% decreasing to 6.25%)
\$ 10,177,650	\$ 11,327,773	\$ 12,659,042

Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of events far into the future, and actuarially determined amounts are subject to continual revisions as results are compared to past expectations and new estimates are made about the future. Actuarial calculations reflect a long-term perspective. Calculations are based on the substantive plan in effect as of June 30, 2019, and the current sharing pattern of costs between employer and inactive employees.

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB. For the year ended June 30, 2019, the County recognized OPEB expense as follows:

Description	
Service cost	\$ 215,068
Interest on the total OPEB liability	396,354
Recognition of outflow (inflow) of resources due to liabilities	(18,177)
Amortization of prior year outflow (inflow) of resources due to liabilities	(133,340)
	(133,340)
Total OPEB expense	\$ 459,905

NOTES TO THE FINANCIAL STATEMENTS

NOTE 10. OTHER POSTEMPLOYMENT BENEFITS (CONTINUED)

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB (Continued). At June 30, 2019, the County reported deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ -	\$ 26,226
Changes of assumptions	-	452,731
Employer contributions subsequent to the measurement date	376,250	-
Total	\$ 376,250	\$ 478,957

County contributions subsequent to the measurement date of \$376,250 are deferred outflows of resources and will be recognized as a reduction of the total OPEB liability in the year ended June 30, 2020. Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Oconee County Health Care Plan

Year ended June 30:	
2020	\$ (151,517)
2021	(151,517)
2022	(151,517)
2023	(23,658)
2024	(748)

NOTES TO THE FINANCIAL STATEMENTS

NOTE 11. SELF-INSURED HEALTH INSURANCE

The County is self-insured for health and dental claims incurred by employees and/or their dependents and retirees, if they are enrolled in the plan. The plan establishes a "Stop Loss" of \$85,000 per person per contract year through April 30, 2020. The estimated maximum annual cost to the County is \$6,778,410. At June 30, 2019, claims due and payable total approximately \$593,663 and are recorded as a liability in the respective funds with employees receiving this benefit. The following amounts were recorded as liabilities of the respective funds as of June 30, 2019: General Fund - \$572,498; and Proprietary Fund - Rock Quarry \$21,165.

Effective January 1, 2013, the County revised the retiree health benefits for individuals who are qualified for Medicare. As a result, retirees eligible for health care began receiving a defined contribution towards the purchase of a Medicare Supplement Plan through Hartford Life. This resulted in 71 retirees no longer participating in the County's Self Insured Health Insurance Plan. As outlined in the plan document, all employees hired before July 1, 2010, are eligible for plan benefits given they meet the 20 years of continuous service requirement and ultimately retire from the County. As of June 30, 2019, approximately 192 employees were hired prior to July 1, 2010, and could ultimately benefit from the health insurance plan.

Active retirees as of December 31, 2013, who had not yet attained the age of 65 or otherwise qualified for Medicare, are eligible for plan benefits if they meet the service requirements as outlined in the plan document. Once eligible for Medicare, these individuals will be automatically enrolled into the Medicare Supplement Plan through Hartford Life.

Active employees, who had attained 20 years of service on December 31, 2013, will be eligible for participation in the self-insured health plan until becoming eligible for Medicare. Once eligible for Medicare, these individuals will be removed from the self-insured health plan and automatically enrolled in the Medicare Health Plan through Hartford Life. Employees in the category who become retirees will receive the same stipend as active retirees in each category (pre-Medicare and Medicare eligible). All contributions are accounted for in the County's Retiree Health Reimbursement account. Contributions can only be used in accordance with the plan document.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 11. SELF-INSURED HEALTH INSURANCE (CONTINUED)

The following indicates claims versus premiums for the past five fiscal years:

For the Year Ended June 30	Beginning Liability	Current Year Claims and Changes in Estimate	Claim Payments	Ending Liability
2019	\$ 547,644	\$ 4,787,456	\$ 4,741,437	\$ 593,663
2018	439,202	6,717,547	6,609,105	547,644
2017	385,457	5,169,297	5,115,552	439,202
2016	298,630	4,478,433	4,391,606	385,457
2015	330,851	3,674,377	3,706,598	298,630

NOTE 12. INTERFUND ASSETS AND LIABILITIES

The balances of the interfund receivables and payables at June 30, 2019, were as follows:

Receivable Fund	Payable Fund	Amount
General Fund	Nonmajor Governmental Funds	\$ 28,017
General Fund	FOCUS	133,237
		<u>\$ 161,254</u>

The outstanding balances between funds result mainly from the time lag between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system, and (3) payments between funds are made. These balances normally clear within one to two months.

The balances of the interfund advances to/from at June 30, 2019, were as follows:

Receivable Fund	Payable Fund	Amount
General Fund	FOCUS Fund	\$ 6,173,939

Advances are used for long-term interfund loans. The General Fund had one outstanding advance at June 30, 2019. The advance to the FOCUS Fund was to finance construction and operations. This is expected to be repaid in the coming years in accordance with scheduled payments from proceeds receivable from a capital lease.

Any transactions to transfer revenues from the fund budgeted to receive them to the fund budgeted to expend them are reported as transfers from and to other funds.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 12. INTERFUND ASSETS AND LIABILITIES (CONTINUED)

Total transfers during the year ended June 30, 2019, consisted of the following individual amounts:

Transfer in Fund	Transfer Out Fund	Amount
General Fund	Rock Quarry Fund	\$ 500,000
General Fund	Nonmajor Governmental Funds	471,691
Nonmajor Governmental Funds	General Fund	199,216
Nonmajor Governmental Funds	Nonmajor Governmental Funds	28,940
		\$ 1,199,847

The transfers noted above were used to: (1) provide operational funds, (2) provide salary subsidies, and/or (3) provide funds for the construction costs associated with infrastructure for economic development for the Golden Corner Commerce Park. All were made in accordance with budgetary authorizations.

NOTE 13. RISK MANAGEMENT

The County is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the County carries insurance through the State Fiscal Accountability Authority Office - Insurance Reserve Fund. The County pays premiums to the Fund for its general insurance coverage. The agreement for formation of the Fund provides that the Fund will be self-sustaining through member premiums and will reinsure through commercial companies for each insured event. Additionally, the County participates in a self-funded program to provide workers' compensation insurance through the South Carolina Association of Counties, which works in a similar way as the Insurance Reserve Fund. The County continues to carry commercial insurance for all other risks of loss. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three years.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 14. OTHER COMMITMENTS

The County leases copiers, postage meters and office space under operating leases. Future minimum lease payments required under the operating leases are as follows:

Year Ending June 30,	<u>Total Minimum Lease Payments</u>
2020	\$ 90,869
2021	58,363
2022	56,363
2023	36,048
2024	11,909
	<u>\$ 253,552</u>

Construction commitments at June 30, 2019, totaled approximately \$2,371,000.

NOTE 15. ECONOMIC DEPENDENCY

Duke Energy Corporation provides a major source of property tax revenues. During the year ended June 30, 2019, the company paid property taxes in the amount of \$35.3 million based on assessed property values of \$159.1 million. This represents approximately 29.0% of the 2018 levy. Approximately \$25.3 million of the amount collected was appropriated for the School District of Oconee County and Tri-County Technical College.

NOTE 16. CONTINGENT LIABILITIES

The County participates in a number of federal and state assisted grant programs. These programs are subject to audits by grantors or their representatives. The audits of these programs for or including the year ended June 30, 2019, have not yet been conducted. Therefore, the County's compliance with applicable grant requirements will be established at some future date. The amount, if any, of expenditures, which may be disallowed, cannot be determined at this time although the County expects such amounts, if any, to be immaterial.

NOTE 17. LITIGATION

The County is party to a number of lawsuits arising in the course of operations. It is the opinion of management, in consultation with legal counsel, that it cannot be determined whether resolution of the other pending cases will have a material adverse effect on the financial condition of the County.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 18. TAX ABATEMENTS

The County, acting through its County Council, negotiates property tax abatement agreements on an individual basis under several programs in accordance with the provisions of Chapter 44 of Title 12, Code of Laws of South Carolina 1976, as amended. Local governments may enter into tax abatement agreements in accordance with South Carolina state law as follows:

1. *Fee in lieu of tax for economic development properties* – any industry or business whereby the industry or business would pay fees in lieu of taxes with respect to certain properties which constitute “economic development properties” through which powers the industrial development of the State of South Carolina will be promoted and trade developed by inducing manufacturing and commercial enterprises to locate or remain in the State and thus utilize and employ the manpower, products, and resources of the State and benefit the general public welfare of the County by providing services, employment, recreation, or other public benefits not otherwise provided locally. At the time of termination, the sponsor shall pay to the County an additional fee equal to the difference between the total amount of property taxes that would have been paid by the sponsor had the project been taxable, taking into account exemptions from property taxes that would have been available to the sponsor, and the amount of fee payments actually made by the sponsor. Abatement agreements under the Economic Development Program equal a 100% reduction in property taxes during the exemption period as outlined in the agreement. A fee in lieu of tax (FILOT) is to be paid within the following parameters: the sponsor shall pay to the County an annual fee payment in connection with the economic development property which has been placed in service, in an amount not less than that the property taxes that would be due on the economic development property if it were taxable but using (1) an assessment ratio of not less than 6%; (2) a millage rate this is either fixed for the life of the fee or is allowed to increase or decrease every fifth year in step with the average cumulative actual millage rate applicable to the project based upon the preceding five-year period; or (3) a fair market value for the economic development property.
2. *Special Source Revenue and Infrastructure Tax Credits* – In addition to the program defined in item one above, the County, in accordance with South Carolina state law, may issue special source and infrastructure tax credits to effectively reduce the assessed value of certain qualifying properties. Such credits are approved via the State of South Carolina Department of Revenue and the Oconee County Auditor provided that the project sponsor expands its operations to levels outlined in state law. Provisions for recapturing abated tax revenues are specific to each agreement.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 18. TAX ABATEMENTS (CONTINUED)

3. *Fee in lieu of tax for residential properties* – Similar to the previously noted programs, property taxes are abated under this program by the County, in accordance with state law, to effectively reduce the assessment of qualifying properties. In order to qualify for this program, project sponsors developing residential or multi-use properties must meet a minimum investment threshold. Unlike the previous programs, this program does not provide for a provision for recapturing abated tax revenues.

For the year ended June 30, 2019, the County abated taxes totaling \$1,581,400 under the programs previously noted, including the following individual tax abatement agreement that exceeded 10% of the total amount abated under the programs:

- An approximate 16% property tax abatement to a manufacturing company for expanding its operations and facilities for which the abated amount was \$257,554

Commitments made by the County and other governments are negotiated individually for each agreement. Various commitments have been made by the County and the State of South Carolina as a part of the agreements; however, no commitments were made by either the County or other governments relative to the three individual agreements noted above.

REQUIRED SUPPLEMENTARY INFORMATION

OCONEE COUNTY, SOUTH CAROLINA

REQUIRED SUPPLEMENTARY INFORMATION SCHEDULES OF COUNTY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY FOR THE YEARS ENDED JUNE 30

South Carolina Retirement System

Plan Year Ended June 30,	County's proportion of the net pension liability	County's proportionate share of the net pension liability	County's covered payroll	County's share of the net pension liability as a percentage of its covered payroll	Plan fiduciary net position as a percentage of the total pension liability
2018	0.089383%	\$ 20,027,995	\$ 12,062,316	166.0%	54.1%
2017	0.122304%	27,532,598	12,331,937	223.3%	53.3%
2016	0.125177%	26,737,622	11,666,400	229.2%	52.9%
2015	0.125554%	23,811,921	11,703,378	203.5%	57.0%
2014	0.130397%	22,450,040	9,694,783	231.6%	59.9%

South Carolina Police Officers Retirement System

Plan Year Ended June 30,	County's proportion of the net pension liability	County's proportionate share of the net pension liability	County's covered payroll	County's share of the net pension liability as a percentage of its covered payroll	Plan fiduciary net position as a percentage of the total pension liability
2018	0.45583%	\$ 12,916,240	\$ 8,134,393	158.8%	61.7%
2017	0.56945%	15,600,511	7,676,731	203.2%	50.9%
2016	0.54232%	13,755,759	6,334,764	217.1%	60.4%
2015	0.51203%	11,159,654	6,207,981	179.8%	64.6%
2014	0.51281%	9,817,433	5,298,295	185.3%	67.5%

Notes to the schedule:

The above schedules will present 10 years of information once it is accumulated.

OCONEE COUNTY, SOUTH CAROLINA

REQUIRED SUPPLEMENTARY INFORMATION SCHEDULES OF COUNTY PENSION CONTRIBUTIONS FOR THE FISCAL YEARS ENDED JUNE 30

South Carolina Retirement System

Fiscal Year Ended June 30,	Statutorily required contribution	Contributions in relation to the statutorily required contribution	Contribution deficiency (excess)	County's covered payroll	Contributions as a percentage of covered payroll
2019	\$ 1,792,460	\$ 1,792,460	\$ -	\$ 12,439,001	14.41%
2018	1,617,557	1,617,557	-	12,062,316	13.41%
2017	1,425,571	1,425,571	-	12,331,937	11.56%
2016	1,322,885	1,322,885	-	11,666,400	11.34%
2015	1,280,951	1,280,951	-	11,703,378	10.95%

South Carolina Police Officers Retirement System

Fiscal Year Ended June 30,	Statutorily required contribution	Contributions in relation to the statutorily required contribution	Contribution deficiency (excess)	County's covered payroll	Contributions as a percentage of covered payroll
2019	\$ 1,491,501	\$ 1,491,501	\$ -	\$ 8,856,894	16.84%
2018	1,256,691	1,256,691	-	8,134,393	15.45%
2017	1,093,181	1,093,181	-	7,676,831	14.24%
2016	921,831	921,831	-	6,334,764	14.55%
2015	850,224	850,224	-	6,207,981	13.70%

OCONEE COUNTY, SOUTH CAROLINA

REQUIRED SUPPLEMENTARY INFORMATION

SCHEDULES OF COUNTY PENSION CONTRIBUTIONS

Notes to the schedule:

The above schedules will present 10 years of information once it is accumulated.

Actuarial assumptions used in determining the statutorily required contribution are as follows.

System	SCRS	PORS
Calculation date	July 1, 2016	July 1, 2016
Actuarial cost method	Entry Age Normal	Entry Age Normal
Asset valuation method	5-year smootherd	5-year smootherd
Amortization method	Level % of pay	Level % of pay
Amortization period	30 years variable, but not to exceed 30 years	27 years variable, but not to exceed 30 years
Investment return	7.50%	7.50%
Inflation	2.25%	2.25%
Salary increases	3.00% plus step-rate increases for members with less than 21 years of service	3.50% plus step-rate increases for members with less than 15 years of service
Mortality	The 2016 Public Retirees of South Carolina Mortality Tables for Males and Females, both projected at Scale AA from the year 2016. Males rates multiplied by 100% for non-educators and 92% for educators. Female rates multiplied by 111% for non-educators and 98% for educators.	The 2016 Public Retirees of South Carolina Mortality Tables for Males and Females, both projected at Scale AA from the year 2016. Males rates multiplied by 125% and female rates are multiplied by 111%.

OCONEE COUNTY, SOUTH CAROLINA

REQUIRED SUPPLEMENTARY INFORMATION SCHEDULE OF CHANGES IN THE COUNTY'S TOTAL OPEB LIABILITY AND RELATED RATIOS FOR THE FISCAL YEARS ENDED JUNE 30,

	2019	2018
Total OPEB liability		
Service cost	\$ 215,068	\$ 248,022
Interest on the total OPEB liability	396,354	341,632
Difference between actual and expected experience	(32,716)	-
Assumption changes	(58,917)	(672,181)
Benefit payments	(436,023)	(498,359)
Net change in total OPEB liability	83,766	(580,886)
Total OPEB liability - beginning	11,244,007	11,824,893
Total OPEB liability - ending	\$ 11,327,773	\$ 11,244,007
Covered-employee payroll	\$ 6,579,189	\$ 6,579,189
Total OPEB liability as a percentage of covered-employee payroll	172.18%	170.90%

The above schedule will present 10 years of information once it is accumulated.

The County is not accumulating assets in a trust fund that meets the criteria in paragraph 4 of GASB Statement No. 75 for payment of future OPEB benefits.

The discount rate changed from 3.56% as of June 30, 2018, to 3.62% as of June 30, 2019.

The assumptions used in the preparation of the above schedule are disclosed in Note 10 to the financial statements.

COMBINING STATEMENTS AND SCHEDULES

OCONEE COUNTY, SOUTH CAROLINA

NONMAJOR GOVERNMENTAL FUNDS

SPECIAL REVENUE FUNDS

Special Revenue Funds are used to account for the proceeds of specific revenue sources that are restricted to expenditures for specified purposes.

The **Emergency Services Protection District Fund** accounts for tax monies collected for the County special tax district for emergency services protection. Such monies are restricted for public safety expenditures.

The **Road Maintenance Fund** accounts for the tax levied to provide funding for maintenance of County roads.

The **911 Communications Fund** accounts for 911 communication fees that are received from the State of South Carolina, various wireless carriers, and AT&T. Such monies are restricted for improvements and expansion of the County's emergency 911 system.

The **State Accommodations Tax Fund** accounts for accommodation tax monies received from the State. The first \$25,000 and 5% is transferred to the General Fund. The remainder is restricted for culture and recreation.

The **Local Accommodations Tax Fund** accounts for the 3% local accommodation tax monies collected on behalf of the County. These monies are restricted for culture and recreation.

The **Miscellaneous Special Revenue Fund** accounts for monies collected from various sources. Such monies are restricted for their specific purpose.

The **Sheriffs' Victims' Assistance Fund** accounts for monies collected by the Magistrates' Office through summary assessments and surcharges. Such monies are restricted for public safety expenditures.

The **Solicitors' Victims' Assistance Fund** accounts for monies collected by the Clerk of Court's office through general sessions, assessments and surcharges. Such monies are restricted for public safety expenditures.

The **Duke Energy Fixed Nuclear Facility Fund** accounts for the grant revenues from Duke Energy Corporation. These funds aid in offsetting the cost of the preparation and evaluation of radiological response plans and preparedness in support of the Duke Energy power plant located in the County as required by the Nuclear Regulatory Commission.

The **Clerk of Court Federal Child Support Fund** accounts for federal grant funds received by the Clerk of Court from the State restricted to child support enforcement expenditures.

The **Library State Aid Fund** accounts for State aid monies received that provide additional funding for the County's public libraries allowing them to provide basic levels of service to citizens of South Carolina. These monies are restricted for culture and recreation expenditures.

OCONEE COUNTY, SOUTH CAROLINA

NONMAJOR GOVERNMENTAL FUNDS

SPECIAL REVENUE FUNDS (CONTINUED)

The **Tri-County Tech Fund** accounts for tax revenues collected for support of the Tri-County Technical College. These monies are restricted for education expenditures.

DEBT SERVICE FUND

The **Debt Service Fund** accounts for the resources used for the payment of the County's principal and interest on various debt obligations.

CAPITAL PROJECTS FUNDS

Capital Projects Funds are used to account for financial resources to be used for the acquisition or construction of major capital facilities for the County's governmental funds.

The **Capital Projects Fund** is used to account for funds to be used for the acquisition of capital equipment or construction of major capital facilities.

The **Economic Development Fund** is used to account for the acquisition and construction of facilities or infrastructure for the promotion of economic development within the County.

The **Bridge and Culvert Capital Projects Fund** accounts for the taxes levied specifically to fund repairs and construction of the County's bridge and culvert infrastructure. These monies are restricted for capital projects.

OCONEE COUNTY, SOUTH CAROLINA

**COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
JUNE 30, 2019**

	Special Revenue Funds						
	Emergency Services Protection District	Road Maintenance	911 Communications	State Accommodations Tax	Local Accommodations Tax	Miscellaneous Special Revenue	Sheriff's Victims' Assistance
ASSETS							
Cash and cash equivalents	\$ 587,004	\$ 3,123,197	\$ 1,023,437	\$ -	\$ 109,377	\$ 326,677	\$ 16,211
Investments	-	-	450,000	-	-	-	-
Taxes receivable, net	38,196	27,074	-	-	-	-	-
Accounts receivable, net	-	-	14,790	-	37,813	-	-
Due from other governments	-	-	76,619	101,552	6,980	430,374	-
Due from component unit	-	-	-	-	-	-	-
Prepaid expenditures	-	-	-	100,000	-	975	-
Seized Assets	-	-	-	-	-	234,750	-
Assets held for economic development	-	-	-	-	-	-	-
Total assets	<u>625,200</u>	<u>3,150,271</u>	<u>1,564,846</u>	<u>201,552</u>	<u>154,170</u>	<u>992,776</u>	<u>16,211</u>
LIABILITIES							
Accounts payable	272,981	8,997	23,380	30,466	2,147	199,094	-
Due to other funds	-	-	-	24,117	-	-	-
Accrued liabilities	-	-	-	-	-	3,774	2,962
Unearned revenues	-	-	-	-	-	33,986	-
Total liabilities	<u>272,981</u>	<u>8,997</u>	<u>23,380</u>	<u>54,583</u>	<u>2,147</u>	<u>236,854</u>	<u>2,962</u>
DEFERRED INFLOWS OF RESOURCES							
Unavailable revenue - property taxes	31,316	21,433	-	-	-	-	-
Unavailable revenue - seized property	-	-	-	-	-	234,750	-
Unavailable revenue - intergovernmental	-	-	-	-	-	135,587	-
Total deferred inflows of resources	<u>31,316</u>	<u>21,433</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>370,337</u>	<u>-</u>
FUND BALANCES							
Nonspendable:							
Prepaid expenditures	-	-	-	100,000	-	975	-
Seized Assets	-	-	-	-	-	234,750	-
Assets held for economic development	-	-	-	-	-	-	-
Restricted for:							
General government	-	-	-	-	-	7,588	-
Public safety	320,903	-	1,541,466	-	-	21,583	13,249
Transportation	-	3,119,841	-	-	-	-	-
Debt service	-	-	-	-	-	-	-
Culture and recreation	-	-	-	46,969	152,023	74,232	-
Judicial services	-	-	-	-	-	670	-
Education	-	-	-	-	-	-	-
Public works	-	-	-	-	-	36,453	-
Health and welfare	-	-	-	-	-	2,156	-
Economic development	-	-	-	-	-	7,178	-
Capital projects	-	-	-	-	-	-	-
Assigned:							
Courthouse grant	-	-	-	-	-	-	-
Unassigned							
Total fund balances (deficits)	<u>320,903</u>	<u>3,119,841</u>	<u>1,541,466</u>	<u>146,969</u>	<u>152,023</u>	<u>385,585</u>	<u>13,249</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 625,200</u>	<u>\$ 3,150,271</u>	<u>\$ 1,564,846</u>	<u>\$ 201,552</u>	<u>\$ 154,170</u>	<u>\$ 992,776</u>	<u>\$ 16,211</u>

Special Revenue Funds					Debt Service Fund	Capital Projects Funds			Totals
Solicitor's Victims' Assistance	Duke Energy Fixed Nuclear Facility	Clerk of Court Federal Child Support	Library State Aid	Tri-County Tech	Debt Service	Capital Projects	Economic Development	Bridge and Culvert Capital Projects	Totals
\$ -	\$ 256,901	\$ 128,988	\$ 4,108	\$ 857,722	\$ 1,414,846	\$ 1,201,955	\$ 1,853,100	\$ 4,336,616	\$ 15,240,139
-	-	-	-	-	-	-	-	-	450,000
-	-	-	-	43,123	66,645	-	23,214	16,899	215,151
-	-	-	-	-	-	-	-	-	52,603
-	-	21,345	-	-	-	47,275	-	-	684,145
-	-	-	-	-	813,833	-	-	-	813,833
-	-	-	1,500	-	-	-	-	-	102,475
-	-	-	-	-	-	-	-	-	234,750
-	-	-	-	-	-	-	2,402,372	-	2,402,372
-	256,901	150,333	5,608	900,845	2,295,324	1,249,230	4,278,686	4,353,515	20,195,468
-	6,000	-	107	-	-	48,214	8,969	-	600,355
3,900	-	-	-	-	-	-	-	-	28,017
1,881	1,936	3,879	-	-	-	-	-	-	14,432
-	248,965	-	-	-	-	-	-	-	282,951
5,781	256,901	3,879	107	-	-	48,214	8,969	-	925,755
-	-	-	-	35,009	58,431	-	20,203	14,133	180,525
-	-	-	-	-	-	-	-	-	234,750
-	-	-	-	-	-	13,660	-	-	149,247
-	-	-	-	35,009	58,431	13,660	20,203	14,133	564,522
-	-	-	1,500	-	-	-	-	-	102,475
-	-	-	-	-	-	-	-	-	234,750
-	-	-	-	-	-	-	2,402,372	-	2,402,372
-	-	-	-	-	-	-	-	-	7,588
-	-	-	-	-	-	-	-	-	1,897,201
-	-	-	-	-	-	-	-	-	3,119,841
-	-	-	-	-	2,236,893	-	-	-	2,236,893
-	-	-	-	-	-	-	-	-	273,224
-	-	146,454	-	-	-	-	-	-	147,124
-	-	-	4,001	865,836	-	-	-	-	869,837
-	-	-	-	-	-	-	-	-	36,453
-	-	-	-	-	-	-	-	-	2,156
-	-	-	-	-	-	-	-	-	7,178
-	-	-	-	-	-	1,187,356	1,347,142	4,339,382	6,873,880
-	-	-	-	-	-	-	500,000	-	500,000
(5,781)	-	-	-	-	-	-	-	-	(5,781)
(5,781)	-	146,454	5,501	865,836	2,236,893	1,187,356	4,249,514	4,339,382	18,705,191
\$ -	\$ 256,901	\$ 150,333	\$ 5,608	\$ 900,845	\$ 2,295,324	\$ 1,249,230	\$ 4,278,686	\$ 4,353,515	\$ 20,195,468

OCONEE COUNTY, SOUTH CAROLINA

**COMBINING STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2019**

	Special Revenue Funds						
	Emergency Services Protection District	Road Maintenance	911 Communications	State Accommodations Tax	Local Accommodations Tax	Miscellaneous Special Revenue	Sheriff's Victims' Assistance
Revenues:							
Property taxes	\$ 1,509,981	\$ 1,209,727	\$ -	\$ -	\$ -	\$ -	\$ -
Other taxes	-	-	216,386	295,434	322,456	-	-
Intergovernmental	-	161,947	470,815	-	-	2,368,839	-
Licenses and permits	786	-	-	-	-	10,800	-
Fines and forfeitures	-	-	-	-	-	71,801	53,970
Interest revenue	-	-	-	-	-	1,902	-
Contributions and donations	-	-	-	-	-	99,936	-
Other revenues	1,253	-	-	-	-	83,203	-
Total revenues	<u>1,512,020</u>	<u>1,371,674</u>	<u>687,201</u>	<u>295,434</u>	<u>322,456</u>	<u>2,636,481</u>	<u>53,970</u>
Expenditures:							
Current:							
General government	-	-	-	-	-	-	-
Public safety	1,459,881	-	420,111	-	-	330,253	154,817
Transportation	-	500,705	-	-	-	29,459	-
Public works	-	-	-	-	-	106,453	-
Culture and recreation	-	-	-	131,130	228,713	66,538	-
Judicial services	-	-	-	-	-	-	-
Education	-	-	-	-	-	-	-
Health and welfare	-	-	-	-	-	169,547	-
Economic development	-	-	-	-	-	856,988	-
Capital outlay	8,326	4,317	17,859	-	-	739,945	-
Debt service:							
Principal	-	-	-	-	-	-	-
Interest and fiscal charges	-	-	-	-	-	-	-
Total expenditures	<u>1,468,207</u>	<u>505,022</u>	<u>437,970</u>	<u>131,130</u>	<u>228,713</u>	<u>2,299,183</u>	<u>154,817</u>
Excess (deficiency) of revenues over (under) expenditures	<u>43,813</u>	<u>866,652</u>	<u>249,231</u>	<u>164,304</u>	<u>93,743</u>	<u>337,298</u>	<u>(100,847)</u>
Other financing sources (uses)							
Transfers in	-	-	-	-	-	6,715	50,000
Transfers out	-	(6,715)	-	(72,522)	(213,489)	(22,224)	-
Insurance recoveries	-	-	-	-	-	-	-
Proceeds from the sale of capital assets	-	-	-	-	-	159	-
Issuance of general obligation bonds	-	-	-	-	-	-	-
Total other financing sources (uses)	<u>-</u>	<u>(6,715)</u>	<u>-</u>	<u>(72,522)</u>	<u>(213,489)</u>	<u>(15,350)</u>	<u>50,000</u>
Net change in fund balances	<u>43,813</u>	<u>859,937</u>	<u>249,231</u>	<u>91,782</u>	<u>(119,746)</u>	<u>321,948</u>	<u>(50,847)</u>
Fund balances, beginning of year	<u>277,090</u>	<u>2,259,904</u>	<u>1,292,235</u>	<u>55,187</u>	<u>271,769</u>	<u>63,637</u>	<u>64,096</u>
Fund balances (deficits), end of year	<u>\$ 320,903</u>	<u>\$ 3,119,841</u>	<u>\$ 1,541,466</u>	<u>\$ 146,969</u>	<u>\$ 152,023</u>	<u>\$ 385,585</u>	<u>\$ 13,249</u>

Special Revenue Funds					Debt Service Fund	Capital Projects Funds			Totals
Solicitor's Victims' Assistance	Duke Energy Fixed Nuclear Facility	Clerk of Court Federal Child Support	Library State Aid	Tri-County Tech	Debt Service	Capital Projects	Economic Development	Bridge and Culvert Capital Projects	Totals
\$ -	\$ -	\$ -	\$ -	\$ 1,728,751	\$ 2,138,388	\$ -	\$ 1,049,793	\$ 571,464	\$ 8,208,104
-	-	-	-	-	-	-	-	-	834,276
-	71,389	157,997	129,978	813	-	469,362	500,298	271	4,331,709
-	-	-	-	-	-	-	-	-	11,586
24,396	-	-	-	-	-	-	-	-	150,167
-	-	-	-	-	31,081	161	16,324	-	49,468
-	-	-	-	-	-	-	200,000	-	299,936
-	-	-	-	-	-	-	-	-	84,456
<u>24,396</u>	<u>71,389</u>	<u>157,997</u>	<u>129,978</u>	<u>1,729,564</u>	<u>2,169,469</u>	<u>469,523</u>	<u>1,766,415</u>	<u>571,735</u>	<u>13,969,702</u>
-	-	-	-	-	-	11,841	-	-	11,841
68,107	71,389	-	-	-	-	-	-	-	2,504,558
-	-	-	-	-	-	-	-	48,077	578,241
-	-	-	-	-	-	-	-	-	106,453
-	-	-	72,399	-	-	-	-	-	498,780
-	-	158,829	-	-	-	-	-	-	158,829
-	-	-	-	1,590,397	-	-	-	-	1,590,397
-	-	-	-	-	-	-	-	-	169,547
-	-	-	-	-	-	-	98,949	-	955,937
-	-	-	57,500	-	-	500,509	357,219	16,962	1,702,637
-	-	-	-	-	1,384,554	-	-	-	1,384,554
-	-	-	-	-	528,217	-	-	-	528,217
<u>68,107</u>	<u>71,389</u>	<u>158,829</u>	<u>129,899</u>	<u>1,590,397</u>	<u>1,912,771</u>	<u>512,350</u>	<u>456,168</u>	<u>65,039</u>	<u>10,189,991</u>
<u>(43,711)</u>	<u>-</u>	<u>(832)</u>	<u>79</u>	<u>139,167</u>	<u>256,698</u>	<u>(42,827)</u>	<u>1,310,247</u>	<u>506,696</u>	<u>3,779,711</u>
30,000	-	-	-	-	-	119,216	22,225	-	228,156
-	-	-	-	-	-	(185,681)	-	-	(500,631)
-	-	-	-	-	-	321,392	-	-	321,392
-	-	-	-	-	-	-	-	-	159
-	-	-	-	-	511,500	-	-	-	511,500
<u>30,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>511,500</u>	<u>254,927</u>	<u>22,225</u>	<u>-</u>	<u>560,576</u>
<u>(13,711)</u>	<u>-</u>	<u>(832)</u>	<u>79</u>	<u>139,167</u>	<u>768,198</u>	<u>212,100</u>	<u>1,332,472</u>	<u>506,696</u>	<u>4,340,287</u>
<u>7,930</u>	<u>-</u>	<u>147,286</u>	<u>5,422</u>	<u>726,669</u>	<u>1,468,695</u>	<u>975,256</u>	<u>2,917,042</u>	<u>3,832,686</u>	<u>14,364,904</u>
<u>\$ (5,781)</u>	<u>\$ -</u>	<u>\$ 146,454</u>	<u>\$ 5,501</u>	<u>\$ 865,836</u>	<u>\$ 2,236,893</u>	<u>\$ 1,187,356</u>	<u>\$ 4,249,514</u>	<u>\$ 4,339,382</u>	<u>\$ 18,705,191</u>

OCONEE COUNTY, SOUTH CAROLINA
EMERGENCY SERVICES PROTECTION DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2019

	<u>Original Budgeted Amounts</u>	<u>Final Budgeted Amounts</u>	<u>Actual</u>	<u>Variance</u>
REVENUES				
Property taxes	\$ 1,500,000	\$ 1,500,000	\$ 1,509,981	\$ 9,981
Licenses and permits	-	-	786	786
Other revenue	-	-	1,253	1,253
Total revenues	<u>1,500,000</u>	<u>1,500,000</u>	<u>1,512,020</u>	<u>12,020</u>
EXPENDITURES				
Public safety	1,500,000	1,516,192	1,459,881	56,311
Capital outlay	-	107,567	8,326	99,241
Total expenditures	<u>1,500,000</u>	<u>1,623,759</u>	<u>1,468,207</u>	<u>155,552</u>
Net change in fund balance	-	(123,759)	43,813	(143,532)
FUND BALANCES, beginning of year	<u>277,090</u>	<u>277,090</u>	<u>277,090</u>	<u>-</u>
FUND BALANCES, end of year	<u>\$ 277,090</u>	<u>\$ 153,331</u>	<u>\$ 320,903</u>	<u>\$ (143,532)</u>

**OCONEE COUNTY, SOUTH CAROLINA
ROAD MAINTENANCE**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2019**

	<u>Original Budgeted Amounts</u>	<u>Final Budgeted Amounts</u>	<u>Actual</u>	<u>Variance</u>
REVENUES				
Property taxes	\$ 1,171,920	\$ 1,171,920	\$ 1,209,727	\$ 37,807
Intergovernmental	220,000	220,000	161,947	(58,053)
Total revenues	<u>1,391,920</u>	<u>1,391,920</u>	<u>1,371,674</u>	<u>(20,246)</u>
EXPENDITURES				
Transportation	670,000	665,682	500,705	164,977
Capital outlay	800,000	2,111,810	4,317	2,107,493
Total expenditures	<u>1,470,000</u>	<u>2,777,492</u>	<u>505,022</u>	<u>2,272,470</u>
Excess (deficiency) of revenues over (under) expenditures	(78,080)	(1,385,572)	866,652	2,252,224
Other financing uses				
Transfers out	-	-	(6,715)	(6,715)
Total other financing uses	<u>-</u>	<u>-</u>	<u>(6,715)</u>	<u>(6,715)</u>
Net change in fund balance	(78,080)	(1,385,572)	859,937	2,245,509
FUND BALANCES, beginning of year	<u>2,259,904</u>	<u>2,259,904</u>	<u>2,259,904</u>	<u>-</u>
FUND BALANCES, end of year	<u>\$ 2,181,824</u>	<u>\$ 874,332</u>	<u>\$ 3,119,841</u>	<u>\$ 2,245,509</u>

**OCONEE COUNTY, SOUTH CAROLINA
911 COMMUNICATIONS**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2019**

	<u>Original Budgeted Amounts</u>	<u>Final Budgeted Amounts</u>	<u>Actual</u>	<u>Variance</u>
REVENUES				
Other taxes	\$ 280,000	\$ 280,000	\$ 216,386	\$ (63,614)
Intergovernmental	260,000	260,000	470,815	210,815
Total revenues	<u>540,000</u>	<u>540,000</u>	<u>687,201</u>	<u>147,201</u>
EXPENDITURES				
Public safety	1,003,000	1,094,625	420,111	674,514
Capital outlay	300,000	300,000	17,859	282,141
Total expenditures	<u>1,303,000</u>	<u>1,394,625</u>	<u>437,970</u>	<u>956,655</u>
Net change in fund balance	(763,000)	(854,625)	249,231	1,103,856
FUND BALANCES, beginning of year	<u>1,292,235</u>	<u>1,292,235</u>	<u>1,292,235</u>	<u>-</u>
FUND BALANCES, end of year	<u>\$ 529,235</u>	<u>\$ 437,610</u>	<u>\$ 1,541,466</u>	<u>\$ 1,103,856</u>

**OCONEE COUNTY, SOUTH CAROLINA
SHERIFF'S VICTIMS' ASSISTANCE**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2019**

	<u>Original Budgeted Amounts</u>	<u>Final Budgeted Amounts</u>	<u>Actual</u>	<u>Variance</u>
REVENUES				
Fines and forfeitures	\$ 57,000	\$ 57,000	\$ 53,970	\$ (3,030)
Total revenues	<u>57,000</u>	<u>57,000</u>	<u>53,970</u>	<u>(3,030)</u>
EXPENDITURES				
Public safety	148,885	148,885	154,817	(5,932)
Total expenditures	<u>148,885</u>	<u>148,885</u>	<u>154,817</u>	<u>(5,932)</u>
Deficiency of revenues under expenditures	(91,885)	(91,885)	(100,847)	(8,962)
Other financing sources				
Transfers in	50,000	50,000	50,000	-
Total other financing sources	<u>50,000</u>	<u>50,000</u>	<u>50,000</u>	<u>-</u>
Net change in fund balance	(41,885)	(41,885)	(50,847)	(8,962)
FUND BALANCES, beginning of year	<u>64,096</u>	<u>64,096</u>	<u>64,096</u>	<u>-</u>
FUND BALANCES, end of year	<u>\$ 22,211</u>	<u>\$ 22,211</u>	<u>\$ 13,249</u>	<u>\$ (8,962)</u>

**OCONEE COUNTY, SOUTH CAROLINA
SOLICITOR'S VICTIMS' ASSISTANCE**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2019**

	<u>Original Budgeted Amounts</u>	<u>Final Budgeted Amounts</u>	<u>Actual</u>	<u>Variance</u>
REVENUES				
Fines and forfeitures	\$ 28,000	\$ 28,000	\$ 24,396	\$ (3,604)
Total revenues	<u>28,000</u>	<u>28,000</u>	<u>24,396</u>	<u>(3,604)</u>
EXPENDITURES				
Public safety	69,703	69,703	68,107	1,596
Total expenditures	<u>69,703</u>	<u>69,703</u>	<u>68,107</u>	<u>1,596</u>
Deficiency of revenues under expenditures	(41,703)	(41,703)	(43,711)	(2,008)
Other financing sources				
Transfers in	30,000	30,000	30,000	-
Total other financing sources	<u>30,000</u>	<u>30,000</u>	<u>30,000</u>	<u>-</u>
Net change in fund balance	(11,703)	(11,703)	(13,711)	(2,008)
FUND BALANCES, beginning of year	<u>7,930</u>	<u>7,930</u>	<u>7,930</u>	<u>-</u>
FUND BALANCES (DEFICITS), end of year	<u>\$ (3,773)</u>	<u>\$ (3,773)</u>	<u>\$ (5,781)</u>	<u>\$ (2,008)</u>

**OCONEE COUNTY, SOUTH CAROLINA
LIBRARY STATE AID**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2019**

	<u>Original Budgeted Amounts</u>	<u>Final Budgeted Amounts</u>	<u>Actual</u>	<u>Variance</u>
REVENUES				
Intergovernmental	\$ 129,978	\$ 129,978	\$ 129,978	\$ -
Total revenues	<u>129,978</u>	<u>129,978</u>	<u>129,978</u>	<u>-</u>
EXPENDITURES				
Culture and recreation	72,478	74,478	72,399	2,079
Capital outlay	57,500	52,500	57,500	(5,000)
Total expenditures	<u>129,978</u>	<u>126,978</u>	<u>129,899</u>	<u>(2,921)</u>
Net change in fund balance	-	3,000	79	(2,921)
FUND BALANCES, beginning of year	<u>5,422</u>	<u>5,422</u>	<u>5,422</u>	<u>-</u>
FUND BALANCES, end of year	<u>\$ 5,422</u>	<u>\$ 8,422</u>	<u>\$ 5,501</u>	<u>\$ (2,921)</u>

**OCONEE COUNTY, SOUTH CAROLINA
TRI-COUNTY TECH**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2019**

	<u>Original Budgeted Amounts</u>	<u>Final Budgeted Amounts</u>	<u>Actual</u>	<u>Variance</u>
REVENUES				
Property taxes	\$ 1,670,000	\$ 1,670,000	\$ 1,728,751	\$ 58,751
Intergovernmental	-	-	813	813
Total revenues	<u>1,670,000</u>	<u>1,670,000</u>	<u>1,729,564</u>	<u>59,564</u>
EXPENDITURES				
Education	<u>1,590,400</u>	<u>1,590,400</u>	<u>1,590,397</u>	<u>3</u>
Total expenditures	<u>1,590,400</u>	<u>1,590,400</u>	<u>1,590,397</u>	<u>3</u>
Net change in fund balance	79,600	79,600	139,167	59,567
FUND BALANCES, beginning of year	<u>726,669</u>	<u>726,669</u>	<u>726,669</u>	<u>-</u>
FUND BALANCES, end of year	<u>\$ 806,269</u>	<u>\$ 806,269</u>	<u>\$ 865,836</u>	<u>\$ 59,567</u>

**OCONEE COUNTY, SOUTH CAROLINA
DEBT SERVICE**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2019**

	<u>Original Budgeted Amounts</u>	<u>Final Budgeted Amounts</u>	<u>Actual</u>	<u>Variance</u>
REVENUES				
Property taxes	\$ 2,083,544	\$ 2,083,544	\$ 2,138,388	\$ 54,844
Interest revenue	-	-	31,081	31,081
Total revenues	<u>2,083,544</u>	<u>2,083,544</u>	<u>2,169,469</u>	<u>85,925</u>
EXPENDITURES				
Debt service				
Principal	1,509,554	1,509,554	1,384,554	125,000
Interest	516,580	516,580	528,217	(11,637)
Total expenditures	<u>2,026,134</u>	<u>2,026,134</u>	<u>1,912,771</u>	<u>113,363</u>
Excess of revenues over expenditures	<u>57,410</u>	<u>57,410</u>	<u>256,698</u>	<u>199,288</u>
Other financing sources				
Issuance of general obligation bonds	-	-	511,500	511,500
Total other financing sources	<u>-</u>	<u>-</u>	<u>511,500</u>	<u>511,500</u>
Net change in fund balance	57,410	57,410	768,198	710,788
FUND BALANCES, beginning of year	<u>1,468,695</u>	<u>1,468,695</u>	<u>1,468,695</u>	<u>-</u>
FUND BALANCES, end of year	<u>\$ 1,526,105</u>	<u>\$ 1,526,105</u>	<u>\$ 2,236,893</u>	<u>\$ 710,788</u>

**OCONEE COUNTY, SOUTH CAROLINA
BRIDGES AND CULVERTS CAPITAL PROJECTS**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2019**

	<u>Original Budgeted Amounts</u>	<u>Final Budgeted Amounts</u>	<u>Actual</u>	<u>Variance</u>
REVENUES				
Property taxes	\$ 530,000	\$ 530,000	\$ 571,464	\$ 41,464
Total revenues	<u>530,000</u>	<u>530,000</u>	<u>571,735</u>	<u>41,735</u>
EXPENDITURES				
Transportation	530,000	530,000	48,077	481,923
Capital outlay	-	88,148	16,962	71,186
Total expenditures	<u>530,000</u>	<u>618,148</u>	<u>65,039</u>	<u>553,109</u>
Net change in fund balance	-	(88,148)	506,696	594,844
FUND BALANCES, beginning of year	<u>3,832,686</u>	<u>3,832,686</u>	<u>3,832,686</u>	<u>-</u>
FUND BALANCES, end of year	<u>\$ 3,832,686</u>	<u>\$ 3,744,538</u>	<u>\$ 4,339,382</u>	<u>\$ 594,844</u>

**OCONEE COUNTY, SOUTH CAROLINA
ECONOMIC DEVELOPMENT FUND**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2019**

	<u>Original Budgeted Amounts</u>	<u>Final Budgeted Amounts</u>	<u>Actual</u>	<u>Variance</u>
REVENUES				
Property taxes	\$ 769,000	\$ 769,000	\$ 1,049,793	\$ 280,793
Intergovernmental	-	-	500,298	
Investment income	-	-	16,324	
Contributions	200,000	200,000	200,000	-
Total revenues	<u>969,000</u>	<u>969,000</u>	<u>1,766,415</u>	<u>280,793</u>
EXPENDITURES				
Economic Development	265,000	570,610	98,949	471,661
Capital outlay	550,000	951,931	357,219	594,712
Total expenditures	<u>815,000</u>	<u>1,522,541</u>	<u>456,168</u>	<u>1,066,373</u>
Excess (deficiency) of revenues over (under) expenditures	<u>154,000</u>	<u>(553,541)</u>	<u>1,310,247</u>	<u>1,347,166</u>
Other financing sources				
Transfers in	-	-	22,225	22,225
Total other financing sources	<u>-</u>	<u>-</u>	<u>22,225</u>	<u>22,225</u>
Net change in fund balance	154,000	(553,541)	1,332,472	1,369,391
FUND BALANCES, beginning of year	<u>2,917,042</u>	<u>2,917,042</u>	<u>2,917,042</u>	<u>-</u>
FUND BALANCES, end of year	<u>\$ 3,071,042</u>	<u>\$ 2,363,501</u>	<u>\$ 4,249,514</u>	<u>\$ 1,369,391</u>

OCONEE COUNTY, SOUTH CAROLINA
STATEMENT OF CHANGES IN ASSETS AND LIABILITIES
ALL AGENCY FUNDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2019

	June 30, 2018	Increases	Decreases	June 30, 2019
SDOC General Fund				
ASSETS				
Cash and cash equivalents	\$ 432,700	\$ 69,106,731	\$ (69,068,543)	\$ 470,888
Taxes receivable	1,679,682	235,429	(110,083)	1,805,028
Total assets	<u>\$ 2,112,382</u>	<u>\$ 69,342,160</u>	<u>\$ (69,178,626)</u>	<u>\$ 2,275,916</u>
LIABILITIES				
Due to other taxing districts and agencies	\$ 2,112,382	\$ 69,342,160	(69,178,626)	\$ 2,275,916
Total liabilities	<u>\$ 2,112,382</u>	<u>\$ 69,342,160</u>	<u>\$ (69,178,626)</u>	<u>\$ 2,275,916</u>
SDOC Debt Retirement				
ASSETS				
Cash and cash equivalents	\$ 8,967,952	\$ 65,350,154	\$ (63,751,878)	\$ 10,566,228
Taxes receivable	499,173	90,389	(55,528)	534,034
Total assets	<u>\$ 9,467,125</u>	<u>\$ 65,440,543</u>	<u>\$ (63,807,406)</u>	<u>\$ 11,100,262</u>
LIABILITIES				
Due to other taxing districts and agencies	\$ 9,467,125	\$ 65,440,543	\$ (63,807,406)	\$ 11,100,262
Total liabilities	<u>\$ 9,467,125</u>	<u>\$ 65,440,543</u>	<u>\$ (63,807,406)</u>	<u>\$ 11,100,262</u>
Family Court				
ASSETS				
Cash and cash equivalents	\$ 20,122	\$ 4,590,118	\$ (4,593,500)	\$ 16,740
Total assets	<u>\$ 20,122</u>	<u>\$ 4,590,118</u>	<u>\$ (4,593,500)</u>	<u>\$ 16,740</u>
LIABILITIES				
Due to other taxing districts and agencies	\$ 20,122	\$ 4,590,118	\$ (4,593,500)	\$ 16,740
Total liabilities	<u>\$ 20,122</u>	<u>\$ 4,590,118</u>	<u>\$ (4,593,500)</u>	<u>\$ 16,740</u>
Clerk of Court				
ASSETS				
Cash and cash equivalents	\$ 374,495	\$ 911,457	\$ (1,124,540)	\$ 161,412
Total assets	<u>\$ 374,495</u>	<u>\$ 911,457</u>	<u>\$ (1,124,540)</u>	<u>\$ 161,412</u>
LIABILITIES				
Due to other taxing districts and agencies	\$ 374,495	\$ 911,457	\$ (1,124,540)	\$ 161,412
Total liabilities	<u>\$ 374,495</u>	<u>\$ 911,457</u>	<u>\$ (1,124,540)</u>	<u>\$ 161,412</u>

OCONEE COUNTY, SOUTH CAROLINA
STATEMENT OF CHANGES IN ASSETS AND LIABILITIES
ALL AGENCY FUNDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2019

	June 30, 2018	Increases	Decreases	June 30, 2019
Municipal Tax Fund				
ASSETS				
Cash and cash equivalents	\$ 92,299	\$ 3,715,914	\$ (3,681,986)	\$ 126,227
Taxes receivable	208,040	36,973	(4,360)	240,653
Total assets	<u>\$ 300,339</u>	<u>\$ 3,752,887</u>	<u>\$ (3,686,346)</u>	<u>\$ 366,880</u>
LIABILITIES				
Due to other taxing districts and agencies	\$ 300,339	\$ 3,752,887	\$ (3,686,346)	\$ 366,880
Total liabilities	<u>\$ 300,339</u>	<u>\$ 3,752,887</u>	<u>\$ (3,686,346)</u>	<u>\$ 366,880</u>
Keowee Fire Tax District				
ASSETS				
Cash and cash equivalents	\$ 8,429	\$ 769,348	\$ (768,618)	\$ 9,159
Taxes receivable	4,872	2,062	(225)	6,709
Total assets	<u>\$ 13,301</u>	<u>\$ 771,410</u>	<u>\$ (768,843)</u>	<u>\$ 15,868</u>
LIABILITIES				
Due to other taxing districts and agencies	\$ 13,301	\$ 771,410	\$ (768,843)	\$ 15,868
Total liabilities	<u>\$ 13,301</u>	<u>\$ 771,410</u>	<u>\$ (768,843)</u>	<u>\$ 15,868</u>
Magistrate Cash Bond/Juror Fund				
ASSETS				
Cash and cash equivalents	\$ 71,650	\$ 914,221	\$ (896,307)	\$ 89,564
Total assets	<u>\$ 71,650</u>	<u>\$ 914,221</u>	<u>\$ (896,307)</u>	<u>\$ 89,564</u>
LIABILITIES				
Due to other taxing districts and agencies	\$ 71,650	\$ 914,221	\$ (896,307)	\$ 89,564
Total liabilities	<u>\$ 71,650</u>	<u>\$ 914,221</u>	<u>\$ (896,307)</u>	<u>\$ 89,564</u>
Delinquent Tax Fund				
ASSETS				
Cash and cash equivalents	\$ 929,663	\$ 3,242,608	\$ (3,159,192)	\$ 1,013,079
Total assets	<u>\$ 929,663</u>	<u>\$ 3,242,608</u>	<u>\$ (3,159,192)</u>	<u>\$ 1,013,079</u>
LIABILITIES				
Due to other taxing districts and agencies	\$ 929,663	\$ 3,242,608	\$ (3,159,192)	\$ 1,013,079
Total liabilities	<u>\$ 929,663</u>	<u>\$ 3,242,608</u>	<u>\$ (3,159,192)</u>	<u>\$ 1,013,079</u>

OCONEE COUNTY, SOUTH CAROLINA
STATEMENT OF CHANGES IN ASSETS AND LIABILITIES
ALL AGENCY FUNDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2019

	June 30, 2018	Increases	Decreases	June 30, 2019
Sheriff's Office				
ASSETS				
Cash and cash equivalents	\$ 222,997	\$ 406,356	\$ (342,122)	\$ 287,231
Total assets	<u>\$ 222,997</u>	<u>\$ 406,356</u>	<u>\$ (342,122)</u>	<u>\$ 287,231</u>
LIABILITIES				
Due to other taxing districts and agencies	\$ 222,997	\$ 406,356	\$ (342,122)	\$ 287,231
Total liabilities	<u>\$ 222,997</u>	<u>\$ 406,356</u>	<u>\$ (342,122)</u>	<u>\$ 287,231</u>
Fireman's Insurance and Inspection Fund				
ASSETS				
Cash and cash equivalents	\$ 189	\$ 185,921	\$ (185,921)	\$ 189
Total assets	<u>\$ 189</u>	<u>\$ 185,921</u>	<u>\$ (185,921)</u>	<u>\$ 189</u>
LIABILITIES				
Due to other taxing districts and agencies	\$ 189	\$ 185,921	\$ (185,921)	\$ 189
Total liabilities	<u>\$ 189</u>	<u>\$ 185,921</u>	<u>\$ (185,921)</u>	<u>\$ 189</u>
Probate Judge				
ASSETS				
Cash and cash equivalents	\$ 14,208	\$ 44,687	\$ (44,408)	\$ 14,487
Total assets	<u>\$ 14,208</u>	<u>\$ 44,687</u>	<u>\$ (44,408)</u>	<u>\$ 14,487</u>
LIABILITIES				
Due to other taxing districts and agencies	\$ 14,208	\$ 44,687	\$ (44,408)	\$ 14,487
Total liabilities	<u>\$ 14,208</u>	<u>\$ 44,687</u>	<u>\$ (44,408)</u>	<u>\$ 14,487</u>
Solicitor's Worthless Check Program				
ASSETS				
Cash and cash equivalents	\$ -	\$ 13,338	\$ (4,523)	\$ 8,815
Total assets	<u>\$ -</u>	<u>\$ 13,338</u>	<u>\$ (4,523)</u>	<u>\$ 8,815</u>
LIABILITIES				
Due to other taxing districts and agencies	\$ -	\$ 13,338	\$ (4,523)	\$ 8,815
Total liabilities	<u>\$ -</u>	<u>\$ 13,338</u>	<u>\$ (4,523)</u>	<u>\$ 8,815</u>

OCONEE COUNTY, SOUTH CAROLINA
STATEMENT OF CHANGES IN ASSETS AND LIABILITIES
ALL AGENCY FUNDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2019

	June 30, 2018	Increases	Decreases	June 30, 2019
Retiree Health Reimbursement				
ASSETS				
Cash and cash equivalents	\$ -	\$ 178,413	\$ (178,413)	\$ -
Total assets	<u>\$ -</u>	<u>\$ 178,413</u>	<u>\$ (178,413)</u>	<u>\$ -</u>
LIABILITIES				
Due to other taxing districts and agencies	\$ -	\$ 178,413	\$ (178,413)	\$ -
Total liabilities	<u>\$ -</u>	<u>\$ 178,413</u>	<u>\$ (178,413)</u>	<u>\$ -</u>
Employee Health Flex Spending				
ASSETS				
Cash and cash equivalents	\$ 74	\$ 140,510	\$ (140,584)	\$ -
Total assets	<u>\$ 74</u>	<u>\$ 140,510</u>	<u>\$ (140,584)</u>	<u>\$ -</u>
LIABILITIES				
Due to other taxing districts and agencies	\$ 74	\$ 140,510	\$ (140,584)	\$ -
Total liabilities	<u>\$ 74</u>	<u>\$ 140,510</u>	<u>\$ (140,584)</u>	<u>\$ -</u>
Pickens County				
ASSETS				
Cash and cash equivalents	\$ 55,477	\$ 63,015	\$ (56,577)	\$ 61,915
Total assets	<u>\$ 55,477</u>	<u>\$ 63,015</u>	<u>\$ (56,577)</u>	<u>\$ 61,915</u>
LIABILITIES				
Due to other taxing districts and agencies	\$ 55,477	\$ 63,015	\$ (56,577)	\$ 61,915
Total liabilities	<u>\$ 55,477</u>	<u>\$ 63,015</u>	<u>\$ (56,577)</u>	<u>\$ 61,915</u>
Anderson County				
ASSETS				
Cash and cash equivalents	\$ 3,930	\$ 3,948	\$ (3,930)	\$ 3,948
Total assets	<u>\$ 3,930</u>	<u>\$ 3,948</u>	<u>\$ (3,930)</u>	<u>\$ 3,948</u>
LIABILITIES				
Due to other taxing districts and agencies	\$ 3,930	\$ 3,948	\$ (3,930)	\$ 3,948
Total liabilities	<u>\$ 3,930</u>	<u>\$ 3,948</u>	<u>\$ (3,930)</u>	<u>\$ 3,948</u>

OCONEE COUNTY, SOUTH CAROLINA
STATEMENT OF CHANGES IN ASSETS AND LIABILITIES
ALL AGENCY FUNDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2019

	June 30, 2018	Increases	Decreases	June 30, 2019
Community Development				
ASSETS				
Cash and cash equivalents	\$ 269,447	\$ -	\$ (24,434)	\$ 245,013
Total assets	<u>\$ 269,447</u>	<u>\$ -</u>	<u>\$ (24,434)</u>	<u>\$ 245,013</u>
LIABILITIES				
Due to other taxing districts and agencies	\$ 269,447	\$ -	\$ (24,434)	\$ 245,013
Total liabilities	<u>\$ 269,447</u>	<u>\$ -</u>	<u>\$ (24,434)</u>	<u>\$ 245,013</u>
Register of Deeds				
ASSETS				
Cash and cash equivalents	\$ -	\$ 6,535	\$ -	\$ 6,535
Total assets	<u>\$ -</u>	<u>\$ 6,535</u>	<u>\$ -</u>	<u>\$ 6,535</u>
LIABILITIES				
Due to other taxing districts and agencies	\$ -	\$ 6,535	\$ -	\$ 6,535
Total liabilities	<u>\$ -</u>	<u>\$ 6,535</u>	<u>\$ -</u>	<u>\$ 6,535</u>
Totals				
ASSETS				
Cash and cash equivalents	\$ 11,463,632	\$ 149,643,274	\$ (148,025,476)	\$ 13,081,430
Taxes receivable	2,391,767	364,853	(170,196)	2,586,424
Total assets	<u>\$ 13,855,399</u>	<u>\$ 150,008,127</u>	<u>\$ (148,195,672)</u>	<u>\$ 15,667,854</u>
LIABILITIES				
Due to other taxing districts and agencies	\$ 13,855,399	\$ 150,008,127	\$ (148,195,672)	\$ 15,667,854
Total liabilities	<u>\$ 13,855,399</u>	<u>\$ 150,008,127</u>	<u>\$ (148,195,672)</u>	<u>\$ 15,667,854</u>

**SUPPLEMENTARY INFORMATION REQUIRED BY
THE STATE OF SOUTH CAROLINA**

OCONEE COUNTY, SOUTH CAROLINA
UNIFORM SCHEDULE OF COURT FINES, ASSESSMENTS AND SURCHARGES (per ACT 96)
For The Year Ended June 30, 2019

FOR THE STATE TREASURER'S OFFICE:

COUNTY / MUNICIPAL FUNDS COLLECTED BY CLERK OF COURT	General Sessions	Magistrate Court	Municipal Court	Total
Court Fines and Assessments:				
Court fines and assessments collected	\$ 50,778	\$ 622,782	N/A	\$ 673,560
Court fines and assessments remitted to State Treasurer	26,382	350,405	N/A	\$ 376,787
Total Court Fines and Assessments retained	\$ 24,396	\$ 272,377	N/A	\$ 296,773
Surcharges and Assessments retained for victim services:				
Surcharges collected and retained	\$ 22,182	\$ 20,010	N/A	42,192
Assessments retained	2,214	26,330	N/A	28,544
Total Surcharges and Assessments retained for victim services	\$ 24,396	\$ 46,340	N/A	70,736

FOR THE DEPARTMENT OF CRIME VICTIM COMPENSATION (DCVC)

<u>VICTIM SERVICE FUNDS COLLECTED</u>	<u>Municipal</u>	<u>County</u>	<u>Total</u>
Carryforward from Previous Year – Beginning Balance	N/A	\$ 72,026	\$ 72,026
<u>Victim Service Revenue:</u>			
Victim Service Fines Retained by City/County Treasurer	N/A	-	-
Victim Service Assessments Retained by City/County Treasurer	N/A	28,544	28,544
Victim Service Surcharges Retained by City/County Treasurer	N/A	42,192	42,192
Interest Earned	N/A	-	-
Grant Funds Received			
Grant from:	N/A	-	-
General Funds Transferred to Victim Service Fund	N/A	80,000	80,000
Contribution Received from Victim Service Contracts:			
(1) City of Westminster	N/A	7,630	7,630
(2) Town of West Union	N/A	-	-
(3) City of	N/A	-	-
Total Funds Allocated to Victim Service Fund + Beginning Balance (A)	N/A	\$ 230,392	\$ 230,392

OCONEE COUNTY, SOUTH CAROLINA
UNIFORM SCHEDULE OF COURT FINES, ASSESSMENTS AND SURCHARGES (per ACT 96)
For The Year Ended June 30, 2019

<u>Expenditures for Victim Service Program:</u>	<u>Municipal</u>	<u>County</u>	<u>Total</u>
Salaries and Benefits	N/A	222,924	\$ 222,924
Operating Expenditures	N/A	-	-
Victim Service Contract(s):			
(1) Entity's Name:	N/A	-	-
(2) Entity's Name	N/A	-	-
Victim Service Donation(s):			
(1) Domestic Violence Shelter:	N/A	-	-
(2) Rape Crisis Center:	N/A	-	-
(3) Other local direct crime victims service agency:	N/A	-	-
Transferred to General Fund	N/A	-	-
Total Expenditures from Victim Service Fund/Program (B)	N/A	222,924	222,924
Total Victim Service Funds Retained by Municipal/County Treasurer (A-B)	N/A	7,468	7,468
Less: Prior Year Fund Deficit Repayment	N/A	-	-
Carryforward Funds – End of Year	N/A	\$ 7,468	\$ 7,468

STATISTICAL SECTION

This part of the County's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, required supplementary information, and supplementary information says about the County's overall financial health.

<u>Contents</u>	<u>Page</u>
Financial Trends	105 - 110
<i>These schedules contain trend information to help the reader understand how the County's financial performance and well-being have changed over time.</i>	
Revenue Capacity	111 - 114
<i>These schedules contain information to help the reader assess the County's most significant local revenue sources.</i>	
Debt Capacity	115 - 119
<i>These schedules present information to help the reader assess the affordability of the County's current levels of outstanding debt and the County's ability to issue additional debt in the future.</i>	
Demographic and Economic Information	120 and 123
<i>These schedules offer demographic and economic indicators to help the reader understand the environment within which the County's financial activities take place.</i>	
Operating Information	124 - 129
<i>These schedules contain service and infrastructure data to help the reader understand how the information in the County's financial report relates to the services the County provides and the activities it performs.</i>	

Sources: Unless otherwise noted, the information in these schedules is derived from the County's financial reports for the relevant year.

OCONEE COUNTY, SOUTH CAROLINA

**NET POSITION BY ACTIVITY
LAST TEN FISCAL YEARS**

	Fiscal Year									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Governmental Activities										
Net investment in capital assets	\$ 104,968,618	\$ 109,846,322	\$ 110,431,532	\$ 95,788,551	\$ 98,724,529	\$ 115,776,114	\$ 117,641,741	\$ 115,481,202	\$ 111,858,197	\$ 111,079,685
Restricted	19,344,365	6,607,598	4,805,047	4,427,846	3,974,459	4,547,704	11,572,618	11,854,956	11,397,155	15,471,375
Unrestricted	17,060,527	28,662,046	28,367,126	43,370,642	41,790,290	(2,830,210)	(9,444,689)	(11,276,727)	(23,584,421)	(22,313,815)
Total Governmental Activities Net Position	<u>141,373,510</u>	<u>145,115,966</u>	<u>143,603,705</u>	<u>143,587,039</u>	<u>144,489,278</u>	<u>117,493,608</u>	<u>119,769,670</u>	<u>116,059,431</u>	<u>99,670,931</u>	<u>104,237,245</u>
Business-type Activities										
Net investment in capital assets	2,292,824	2,195,987	11,367,562	16,167,255	15,418,889	15,676,314	15,453,880	3,544,055	3,527,427	5,323,696
Restricted	3,606,176	3,844,173	1,107,930	(16,066)	(1,746,495)	(4,596,442)	(4,746,933)	627,854	5,079,971	5,420,611
Total Business-type Activities Net Position	<u>5,899,000</u>	<u>6,040,160</u>	<u>12,475,492</u>	<u>16,151,189</u>	<u>13,672,394</u>	<u>11,079,872</u>	<u>10,706,947</u>	<u>4,171,909</u>	<u>8,607,398</u>	<u>10,744,307</u>
Primary Government										
Net investment in capital assets	107,261,442	112,042,309	121,799,094	111,955,806	114,143,418	131,452,428	133,095,621	119,025,257	115,385,624	116,403,381
Restricted	19,344,365	6,607,598	4,805,047	4,427,846	3,974,459	4,547,704	11,572,618	11,854,956	11,397,155	15,471,375
Unrestricted	20,666,703	32,506,219	29,475,056	43,354,576	40,043,795	(7,426,652)	(14,191,622)	(10,648,873)	(18,504,450)	(16,893,204)
Total Primary Government Net Position	<u>\$ 147,272,510</u>	<u>\$ 151,156,126</u>	<u>\$ 156,079,197</u>	<u>\$ 159,738,228</u>	<u>\$ 158,161,672</u>	<u>\$ 128,573,480</u>	<u>\$ 130,476,617</u>	<u>\$ 120,231,340</u>	<u>\$ 108,278,329</u>	<u>\$ 114,981,552</u>

OCONEE COUNTY, SOUTH CAROLINA

**CHANGE IN NET POSITION
LAST TEN FISCAL YEARS**

	Fiscal Year									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Expenses										
<u>Governmental Activities:</u>										
General government	\$ 12,779,958	\$ 11,515,584	\$ 11,697,494	\$ 11,261,859	\$ 10,047,351	\$ 10,126,223	\$ 15,373,751	\$ 14,146,220	\$ 13,350,317	\$ 10,026,571
Public safety	15,735,352	17,597,428	18,483,001	19,204,344	20,131,431	20,502,284	19,750,046	21,736,482	24,291,184	24,773,993
Transportation	6,618,188	7,945,478	7,495,563	7,372,983	8,008,004	6,916,146	6,360,354	7,667,087	6,693,782	7,146,148
Public works	3,728,944	3,892,013	4,901,973	1,930,852	3,897,503	3,887,619	2,218,478	5,632,511	4,350,823	4,455,182
Culture and recreation	2,857,679	2,917,401	3,019,172	2,986,367	3,213,785	3,343,201	3,314,681	2,227,271	3,597,829	3,664,448
Judicial services	2,521,566	2,769,534	2,970,949	3,019,193	3,046,553	3,233,141	3,098,182	3,153,126	3,214,237	3,076,497
Education	972,117	1,112,556	1,048,376	1,036,754	1,041,785	1,066,000	1,086,000	1,065,999	1,512,498	1,590,397
Health and welfare	764,810	1,293,650	1,262,341	494,226	1,057,650	400,441	542,478	534,108	510,848	537,987
Economic development	553,264	756,688	617,995	1,517,386	2,454,331	1,291,090	891,864	3,858,741	7,167,155	2,008,744
Unallocated interest expense	384,690	313,024	590,972	854,537	852,127	642,981	648,480	614,791	551,023	512,965
Total Governmental Activities Expenses	46,916,568	50,113,356	52,087,836	49,678,501	53,750,520	51,409,126	53,284,314	60,636,336	65,239,696	57,792,932
<u>Business-type Activities:</u>										
Rock Quarry	2,724,555	2,310,280	2,228,448	2,702,814	2,725,580	2,760,715	3,151,400	3,153,499	3,590,313	3,603,955
FOCUS	-	-	18,604	228,910	1,606,703	2,324,110	2,672,861	9,082,810	-	-
Solid Waste	-	21,245	-	-	-	-	-	-	-	-
Total Business-type Activities Expense	2,724,555	2,331,525	2,247,052	2,931,724	4,332,283	5,084,825	5,824,261	12,236,309	3,590,313	3,603,955
Total Primary Government Expenses	49,641,123	52,444,881	54,334,888	52,610,225	58,082,803	56,493,951	59,108,575	72,872,645	68,830,009	61,396,887
Program Revenues										
<u>Governmental Activities:</u>										
Charges for services										
General government	635,354	682,115	699,104	721,041	743,811	957,289	1,102,851	1,131,063	1,309,495	1,364,494
Public safety	712,860	581,997	545,666	954,080	1,050,750	1,121,939	945,391	1,094,335	1,335,346	1,278,747
Transportation	549,140	689,700	911,261	954,518	842,073	840,747	839,311	999,702	1,085,477	1,331,871
Public works	861,453	1,186,979	1,221,323	1,145,528	1,202,131	1,143,107	1,321,487	1,406,614	1,652,254	1,648,864
Culture and recreation	348,402	376,308	377,337	358,074	377,862	378,066	468,321	531,420	571,045	589,759
Judicial services	1,281,388	1,106,359	1,109,336	1,005,102	907,605	779,808	746,975	747,257	796,027	730,935
Health and welfare	33,670	-	87,487	-	-	-	-	-	-	-
Economic development	-	-	-	9,500	-	-	850	226	-	-
Operating grants and contributions	2,097,997	2,658,014	1,391,801	1,646,556	1,925,061	1,888,624	2,407,575	2,914,832	2,337,922	3,780,260
Capital grants and contributions	4,251,132	3,943,974	1,899,031	677,399	2,022,895	2,531,412	1,755,317	1,159,095	1,263,529	1,258,895
Total Governmental Activities Program Revenues	10,771,396	11,225,446	8,242,346	7,471,798	9,072,188	9,640,992	9,588,078	9,984,544	10,351,095	11,983,825
<u>Business-type Activities:</u>										
Charges for services										
Rock Quarry	3,404,756	3,242,740	2,854,380	2,779,245	3,393,169	478,009	907,397	5,231,620	5,869,860	6,109,579
FOCUS	-	-	1,110	913,801	44,879	4,166,519	5,021,553	969,651	235,430	-
Capital grants and contributions	-	210,434	6,455,725	3,141,110	-	-	-	-	7,660	-
Total Business-type Activities Program Revenues	3,404,756	3,453,174	9,311,215	6,834,156	3,438,048	4,644,528	5,928,950	6,201,271	6,112,950	6,109,579
Total Primary Government Program Revenues	\$ 14,176,152	\$ 14,678,620	\$ 17,553,561	\$ 14,305,954	\$ 12,510,236	\$ 14,285,520	\$ 15,517,028	\$ 16,185,815	\$ 16,464,045	\$ 18,093,404

OCONEE COUNTY, SOUTH CAROLINA

**CHANGE IN NET POSITION
LAST TEN FISCAL YEARS**

	Fiscal Year									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Net (Expense) Revenue										
Governmental Activities	\$ (36,145,172)	\$ (38,887,910)	\$ (43,845,490)	\$ (42,206,703)	\$ (44,678,332)	\$ (41,768,134)	\$ (43,696,236)	\$ (50,651,792)	\$ (54,888,601)	\$ (45,809,107)
Business-type Activities	680,201	1,121,649	7,064,163	3,902,432	(894,235)	(440,297)	104,689	(6,035,038)	2,522,637	2,505,624
Total Primary Government	\$ (35,464,971)	\$ (37,766,261)	\$ (36,781,327)	\$ (38,304,271)	\$ (45,572,567)	\$ (42,208,431)	\$ (43,591,547)	\$ (56,686,830)	\$ (52,365,964)	\$ (43,303,483)
General Revenues and Other Changes in Net Position										
Governmental Activities:										
Property taxes	\$ 35,671,288	\$ 36,735,928	\$ 38,093,094	\$ 37,638,742	\$ 39,926,946	\$ 40,208,079	\$ 41,172,258	\$ 42,188,898	\$ 43,219,013	\$ 44,172,858
Other taxes and licenses	848,922	874,795	755,113	772,729	843,741	883,996	896,899	1,027,358	1,017,648	1,056,328
Unrestricted grants and contributions	3,038,376	2,577,854	2,286,169	2,732,272	2,743,615	2,760,812	2,753,991	2,881,355	2,831,768	2,859,287
Unrestricted investment earnings	498,702	370,259	427,725	350,417	483,260	521,943	546,936	232,848	401,360	1,031,888
Sale of capital assets	-	-	-	-	-	-	-	-	-	-
Miscellaneous	161,281	137,299	137,819	-	-	-	-	-	-	201,253
Special items	825,000	944,370	-	-	-	-	-	-	-	-
Insurance recoveries	-	-	-	232,576	-	203,750	118,692	111,094	620,830	553,807
Proceeds from legal settlement	-	-	-	375,000	-	-	-	-	-	-
Transfers	687,650	989,861	633,309	116,991	1,583,009	750,000	483,522	500,000	(2,440,828)	500,000
Total Governmental Activities	41,731,219	42,630,366	42,333,229	42,218,727	45,580,571	45,328,580	45,972,298	46,941,553	45,649,791	50,375,421
Business-type Activities:										
Investment earnings	7,449	9,372	4,478	3,714	(1,552)	13,883	5,908	-	5,211	131,285
Miscellaneous	-	-	-	37,056	-	-	-	-	-	-
Transfers	(687,650)	(989,861)	(633,309)	(116,991)	(1,583,009)	(750,000)	(483,522)	(500,000)	2,440,828	(500,000)
Total Business-type Activities	(680,201)	(980,489)	(628,831)	(76,221)	(1,584,561)	(736,117)	(477,614)	(500,000)	2,446,039	(368,715)
Total Primary Government	41,051,018	41,649,877	41,704,398	42,142,506	43,996,010	44,592,463	45,494,684	46,441,553	48,095,830	50,006,706
Change in Net Position										
Governmental Activities	5,586,047	3,742,456	(1,512,261)	12,024	902,239	3,560,446	2,276,062	(3,710,239)	(9,238,810)	4,566,314
Business-type Activities	-	141,160	6,435,332	3,826,211	(2,478,796)	(1,176,414)	(372,925)	(6,535,038)	4,968,676	2,136,909
Total Primary Government	\$ 5,586,047	\$ 3,883,616	\$ 4,923,071	\$ 3,838,235	\$ (1,576,557)	\$ 2,384,032	\$ 1,903,137	\$ (10,245,277)	\$ (4,270,134)	\$ 6,703,223

OCONEE COUNTY, SOUTH CAROLINA

**FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS**

	Fiscal Year									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
General Fund										
Reserved	\$ 4,734,890									
Unreserved	19,663,178									
Total General Fund	<u>\$ 24,398,068</u>									
All Other Governmental Funds										
Reserved	\$ 18,103,322									
Unreserved, reported in:										
Special revenue funds	2,471,822									
Capital projects	-									
Total All Other Governmental Funds	<u>\$ 20,575,144</u>									
Total Governmental Fund Balance	<u>\$ 44,973,212</u>									
General Fund										
Nonspendable	\$ 4,824,890	\$ 7,473,784	\$ 7,575,436	\$ 7,974,903	\$ 7,893,345	\$ 10,178,225	\$ 12,330,060	\$ 8,722,562	\$ 8,747,207	
Restricted	-	1,401,505	-	-	-	-	-	-	-	-
Assigned	7,338,896	8,236,071	6,319,226	6,201,707	5,859,340	6,305,588	5,402,720	5,050,838	6,100,003	
Unassigned	13,008,265	7,521,789	7,912,690	7,956,354	7,680,785	5,778,824	6,003,573	6,412,141	7,172,523	
Total General Fund	<u>\$ 25,172,051</u>	<u>\$ 24,633,149</u>	<u>\$ 21,807,352</u>	<u>\$ 22,132,964</u>	<u>\$ 21,433,470</u>	<u>\$ 22,262,637</u>	<u>\$ 23,736,353</u>	<u>\$ 20,185,541</u>	<u>\$ 22,019,733</u>	
All Other Governmental Funds										
Nonspendable	\$ 4,782,659	\$ 5,150,854	\$ 5,120,760	\$ 5,715,670	\$ 6,007,910	\$ 6,157,338	\$ 6,105,946	\$ 2,467,749	\$ 2,739,597	
Restricted	23,000,044	21,761,098	31,810,874	23,056,108	12,010,393	11,572,618	11,854,956	11,397,155	15,471,375	
Committed	-	-	-	-	1,830,000	1,900,000	-	-	-	
Assigned	4,720,626	6,514,510	-	1,418,771	-	500,000	500,000	500,000	500,000	
Unassigned	(219,951)	(21,702)	-	-	(5,430)	(22,528)	-	-	(5,781)	
Total all other governmental funds	<u>\$ 32,283,378</u>	<u>\$ 33,404,760</u>	<u>\$ 36,931,634</u>	<u>\$ 30,190,549</u>	<u>\$ 19,842,873</u>	<u>\$ 20,107,428</u>	<u>\$ 18,460,902</u>	<u>\$ 14,364,904</u>	<u>\$ 18,705,191</u>	
Total all governmental funds	<u>\$ 57,455,429</u>	<u>\$ 58,037,909</u>	<u>\$ 58,738,986</u>	<u>\$ 52,323,513</u>	<u>\$ 41,276,343</u>	<u>\$ 42,370,065</u>	<u>\$ 42,197,255</u>	<u>\$ 34,550,445</u>	<u>\$ 40,724,924</u>	

Note:
The presentation of fund balance changed in 2011 as a result of the implementation of GASB 54.

OCONEE COUNTY, SOUTH CAROLINA

**CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS**

	Fiscal Year									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Revenues										
Property taxes	\$ 36,025,326	\$ 36,666,258	\$ 38,020,262	\$ 37,554,856	\$ 39,752,966	\$ 40,022,706	\$ 41,403,551	\$ 42,157,936	\$ 42,783,917	\$ 44,635,982
Other taxes	538,901	634,857	502,286	656,268	636,153	692,870	774,943	837,018	734,169	834,276
Intergovernmental	8,038,218	6,245,010	7,065,591	4,695,381	6,335,362	7,145,213	6,609,118	6,151,473	5,432,437	8,583,227
Licenses, permits and fees	3,062,181	2,649,168	2,658,935	2,846,954	2,942,232	3,136,565	3,329,718	3,563,396	4,449,954	4,298,972
Fines and forfeitures	582,737	522,071	485,898	442,930	462,505	397,280	349,825	443,592	331,778	378,436
Charges for services	855,538	1,449,809	1,681,043	1,714,530	1,706,415	1,511,531	1,548,745	1,907,558	2,051,240	2,193,336
Interest and investment income	498,704	370,260	428,175	350,414	483,260	521,943	546,936	232,848	401,360	1,031,888
Contributions and donations	-	-	-	-	-	-	-	729,342	100,740	299,936
Miscellaneous and other	453,342	1,581,827	612,032	620,736	563,502	402,341	626,619	260,878	225,422	260,459
Total Revenues	50,054,947	50,119,260	51,454,222	48,882,069	52,882,395	53,830,449	55,189,455	56,284,041	56,511,017	62,516,512
Expenditures										
General government	12,180,563	12,565,500	13,185,544	11,112,957	9,605,045	9,340,206	10,619,326	10,139,720	12,610,766	10,312,858
Public safety	15,442,607	15,700,587	15,885,097	17,965,052	18,289,706	19,528,060	19,259,455	21,856,373	21,332,622	23,983,321
Transportation	4,522,488	4,756,649	5,906,716	4,570,959	5,642,616	5,372,448	4,093,358	4,635,820	4,149,598	4,849,354
Public works	3,492,000	3,811,897	3,935,370	3,674,946	3,539,178	3,712,590	3,800,049	4,266,899	4,338,179	4,302,740
Culture and recreation	2,648,087	2,922,955	2,879,904	2,926,734	3,051,999	3,171,835	3,420,174	3,489,308	3,636,466	3,514,396
Judicial services	2,305,784	2,511,770	2,655,317	2,664,057	2,713,121	2,901,655	2,796,960	2,829,668	2,819,197	2,878,201
Education	972,117	1,049,556	1,013,376	1,036,754	1,041,785	1,066,000	1,086,000	1,065,999	1,512,498	1,590,397
Health and welfare	613,646	718,538	682,022	340,292	939,131	395,228	403,368	396,721	424,825	403,852
Economic development	353,204	745,294	608,382	1,497,332	8,809,901	1,885,090	884,078	4,443,777	6,719,429	1,576,508
Capital outlay	6,275,299	9,871,923	2,720,372	2,449,772	4,989,163	14,342,987	8,766,134	3,237,920	2,367,763	1,702,637
Debt service										
Principal retirement	1,979,987	2,255,273	2,889,220	3,407,298	6,298,106	3,478,508	3,257,148	3,383,237	2,678,490	2,279,400
Interest and fiscal charges	376,340	393,536	815,861	905,084	856,521	743,870	645,774	644,171	606,591	580,865
Bond issue costs	-	195,907	-	79,154	102,756	-	50,500	63,000	20,000	-
Total Expenditures	51,162,122	57,499,385	53,177,181	52,630,391	65,879,028	65,938,477	59,082,324	60,452,613	63,216,424	57,974,529
Excess (Deficiency) of Revenues Over (Under) Expenditures	(1,107,175)	(7,380,125)	(1,722,959)	(3,748,322)	(12,996,633)	(12,108,028)	(3,892,869)	(4,168,572)	(6,705,407)	4,541,983

OCONEE COUNTY, SOUTH CAROLINA

**CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS**

	Fiscal Year									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Other Financing Sources (Uses)										
Sale of capital assets	\$ 18,307	\$ 57,868	\$ 42,326	\$ 31,171	\$ -	\$ 107,108	\$ 165,899	\$ 84,668	\$ -	\$ 67,189
Contributions - capital assets	-	-	-	-	-	-	-	-	-	-
Insurance recoveries	74,504	-	14,992	232,576	-	203,750	118,692	111,094	620,830	553,807
Bonds and capital leases	3,500,000	22,300,000	1,614,812	2,638,954	4,998,150	-	4,200,000	3,300,000	878,595	511,500
Bond premium	-	981,266	-	-	-	-	-	-	-	-
Payments to refunding bonds escrow	-	(5,411,024)	-	-	-	-	-	-	-	-
Transfer in	6,772,402	7,282,318	850,452	5,188,897	3,100,368	894,582	1,317,121	4,508,152	726,003	1,199,847
Transfer out	(6,084,752)	(6,292,456)	(217,143)	(5,071,906)	(1,517,358)	(144,582)	(815,121)	(4,008,152)	(3,166,831)	(699,847)
Total Other Financing Sources (Uses)	4,280,461	18,917,972	2,305,439	3,019,692	6,581,160	1,060,858	4,986,591	3,995,762	(941,403)	1,632,496
Special Items										
Gain on sale of land	-	944,370	-	-	-	-	-	-	-	-
Courthouse settlement	825,000	-	-	-	-	-	-	-	-	-
Total Special Items	825,000	944,370	-	-	-	-	-	-	-	-
Net Change in Fund Balance	\$ 3,998,286	\$ 12,482,217	\$ 582,480	\$ (728,630)	\$ (6,415,473)	\$ (11,047,170)	\$ 1,093,722	\$ (172,810)	\$ (7,646,810)	\$ 6,174,479
Debt Service as a Percentage of Noncapital Expenditures*	5.25%	5.97%	7.34%	165.00%	9.28%	22.36%	8.71%	6.73%	5.48%	5.27%

* Noncapital expenditures are total expenditures less capital outlay (to the extent capitalized for the government-wide statement of net position) and expenditures for capitalized assets included within the functional expenditure categories. This formula adds "functional" and "principal" and divides them by the "total expenditures" minus the "capital outlay."

Note:
For fiscal year ended June 30, 2010, fee in lieu of taxes and franchise fees were reclassified to property taxes and licenses, permits and fees, respectively.

OCONEE COUNTY, SOUTH CAROLINA

**ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY
LAST TEN FISCAL YEARS**

Fiscal Year Ended June 30	Real Property	Personal Property	Other	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Taxable Value	Taxable Assessed Value as a Percentage of Actual Taxable Value
2010	\$ 309,318,820	\$ 34,204,632	\$ 141,652,366	\$ 485,175,818	70.0	\$ 8,780,990,487	5.53%
2011	308,416,974	32,632,445	173,553,229	514,602,648	67.1	8,896,160,854	5.78%
2012	313,231,359	33,845,784	170,891,945	517,969,088	69.0	9,021,922,673	5.74%
2013	318,171,344	35,811,449	161,574,917	515,557,710	69.0	9,047,217,892	5.70%
2014	322,552,303	41,212,757	157,529,631	521,294,691	71.0	9,142,100,263	5.70%
2015	320,742,833	40,299,075	164,301,126	525,343,034	71.0	9,169,352,176	5.73%
2016	323,167,245	42,705,030	180,421,797	546,294,072	71.0	9,438,560,789	5.79%
2017	333,937,375	42,504,784	183,478,946	559,921,105	71.0	9,511,692,773	5.89%
2018	335,399,830	42,663,982	190,688,108	568,751,920	71.0	9,622,040,752	5.91%
2019	342,029,234	44,396,985	190,205,574	576,631,793	72.6	9,827,455,009	5.87%

Source: Oconee County Auditor

Note:

Property in the County was reassessed at December 31, 2010, which is reflected in the taxable assessed values stated above for fiscal years ended June 30, 2012. The 2015 reassessment was delayed one year by County Council vote and was implemented in year end June 30, 2018.

OCONEE COUNTY, SOUTH CAROLINA

DIRECT AND OVERLAPPING PROPERTY TAX RATES LAST TEN FISCAL YEARS

	Fiscal Year									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Oconee County Direct Rates										
Operating	63.90	61.10	58.90	58.90	57.60	57.60	57.60	60.40	60.30	62.50
Debt service	1.40	1.90	6.00	6.00	6.00	6.00	6.00	3.20	3.50	3.00
Economic development	1.00	1.00	1.00	1.00	2.20	2.20	2.20	2.20	1.10	1.10
Bridges and culverts	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Road Maintenance	0.00	0.00	0.00	0.00	2.10	2.10	2.10	2.10	2.10	2.10
Tri-County Tech Operations	2.70	2.10	2.10	2.10	2.10	2.10	2.10	2.10	3.00	3.00
Total County Millage	70.00	67.10	69.00	69.00	71.00	71.00	71.00	71.00	71.00	72.70
Overlapping Rates										
School District										
Operations	111.40	107.10	101.40	110.10	110.10	110.10	110.10	110.10	115.30	115.30
Debt service	31.00	31.00	31.00	31.00	31.00	31.00	31.00	31.00	31.00	31.00
Total School Millage	142.40	138.10	132.40	141.10	141.10	141.10	141.10	141.10	146.30	146.30
Special District Rates										
City of Salem	32.40	32.40	32.40	32.40	34.90	36.40	36.40	36.40	37.00	37.00
City of Seneca	52.30	52.30	52.30	52.30	55.30	55.30	55.30	59.30	60.50	62.70
City of Walhalla	84.00	84.00	84.00	84.00	84.00	84.00	84.00	84.00	84.00	84.00
City of West Union	41.30	41.30	42.00	45.00	46.00	46.00	48.30	48.80	48.80	50.30
City of Westminster	90.70	90.70	90.70	90.70	90.70	97.30	99.30	99.30	99.30	99.30
Unincorp. Fire Special District	2.90	2.90	2.90	2.90	2.90	2.90	2.90	2.90	2.90	2.90
Keowee Fire Special District	14.50	14.40	14.50	14.50	14.50	14.50	14.50	14.50	14.50	14.50
Total Special District Millage	318.10	318.00	318.80	321.80	328.30	336.40	340.70	345.20	347.00	350.70
Total Direct and Overlapping Rates	530.50	523.20	520.20	531.90	540.40	548.50	552.80	557.30	564.30	569.70

Source: Oconee County Auditor

Note:

Overlapping rates are those of local and county governments that apply to property owners within Oconee County, South Carolina. Not all overlapping rates apply to all Oconee County, South Carolina property owners (e.g., the rates for the city or special district apply only to the portion of the government's property owners whose property is located within the geographic boundaries of the city or special district).

OCONEE COUNTY, SOUTH CAROLINA

**PRINCIPAL PROPERTY TAXPAYERS
CURRENT YEAR AND NINE YEARS AGO**

Taxpayer	2019			Taxpayer	2010		
	Taxable Assessed Value*	Rank	Percentage of Total Taxable Assessed Value		Taxable Assessed Value*	Rank	Percentage of Total Taxable Assessed Value
Duke Energy Corporation	\$155,261,080	1	26.93%	Duke Energy Corporation	\$130,506,940	1	26.90%
Blue Ridge Electric Coop Inc.	7,218,130	2	1.25%	Blue Ridge Electric Coop Inc.	5,809,890	2	1.20%
BASF Catalyst, LLC	6,277,303	3	1.09%	Sandvik Inc.	4,358,177	3	0.90%
Borg Warner Torq Systems Inc.	3,665,535	4	0.64%	BASF Catalyst, LLC	3,493,460	4	0.72%
Sandvik Inc.	2,987,250	5	0.52%	Cryovac Inc.	3,088,330	5	0.64%
Cryovac Inc.	2,809,077	6	0.49%	Bellsouth Telecomm Inc.	3,077,960	6	0.63%
Bellsouth Telecommunications Inc.	1,926,040	7	0.33%	Itron Electricity Metering, Inc.	2,564,572	7	0.53%
Johnson Controls Battery Group	1,804,965	8	0.31%	Borg Warner Torq Systems	2,200,428	8	0.45%
Central Electric Power Coop Inc.	1,703,630	9	0.30%	Johnson Controls Battery	1,569,695	9	0.32%
Itron Electricity Metering Inc.	1,606,156	10	0.28%	US Engine Valve Company	1,544,930	10	0.32%
Total	<u>\$185,259,166</u>		32.13%	Total	<u>\$158,214,382</u>		32.61%
Total Gross Digest Assessment	<u>\$576,631,793</u>			Total Gross Digest Assessment	<u>\$485,175,818</u>		

Source: Oconee County Auditor

* Actual

OCONEE COUNTY, SOUTH CAROLINA

**PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS**

Fiscal Year Ended June 30	Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Tax Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2010	\$ 35,142,666	\$ 33,697,683	95.89%	\$ 647,573	\$ 34,345,256	97.73%
2011	35,142,660	33,749,807	96.04%	720,960	34,470,767	98.09%
2012	37,241,977	35,899,993	96.40%	1,341,984	37,241,977	100.00%
2013	35,707,481	34,513,231	96.66%	901,118	35,414,349	99.18%
2014	36,786,238	35,519,419	96.56%	735,590	36,255,009	98.56%
2015	37,438,922	36,298,823	96.95%	703,580	37,002,403	98.83%
2016	40,371,126	39,275,957	97.29%	698,132	39,974,089	99.02%
2017	41,052,706	40,031,849	97.51%	824,757	40,856,606	99.52%
2018	42,030,767	40,696,615	96.83%	1,003,673	41,700,288	99.21%
2019	43,593,364	42,454,574	97.39%	899,927	43,354,501	99.45%

Source: Oconee County Treasurer

OCONEE COUNTY, SOUTH CAROLINA
RATIO OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS

Fiscal Year Ended June 30	Governmental Activities				Business-type Activities		Total Primary Government	Percentage of Personal Income ¹	Per Capita ¹
	General Obligation Bonds	Special Source Revenue Bonds	Special Source Refunding Revenue Bonds	Capital Leases	Revenue Bond	Capital Leases			
2010	\$ 6,465,000	\$ 3,500,000	\$ -	\$ 912,932	\$ -	\$ -	\$ 10,877,932	0.5%	146
2011	22,365,381	3,500,000	-	617,659	-	-	26,483,040	1.1%	357
2012	19,927,443	3,315,000	-	1,928,251	-	-	25,170,694	1.1%	337
2013	20,806,549	3,125,000	-	1,300,953	-	-	25,232,502	1.0%	337
2014	17,839,292	-	2,993,000	2,987,997	-	-	23,820,289	0.9%	319
2015	15,645,178	-	2,758,000	1,844,489	-	-	20,247,667	0.7%	267
2016	13,380,747	-	2,516,000	5,214,340	-	-	21,111,087	0.7%	276
2017	15,311,581	-	2,267,000	3,385,104	-	-	20,963,685	0.7%	271
2018	14,174,077	-	2,011,000	2,923,622	-	6,552,500	25,661,199	0.8%	330
2019	13,510,332	-	1,749,000	2,028,776	-	6,110,894	23,399,002	0.8%	286

Source: Oconee County Finance Department

¹ See the table for Demographic and Economic Statistics for personal income and population data used for these calculations.

Notes:

Prior to fiscal year ended June 30, 2013, the County had used the straight line method to amortize bond issue premiums/discounts. Generally accepted accounting principles require the use of the effective interest method of amortization. Beginning fiscal year ended June 30, 2013, the County started using the effective interest method for amortization of all bond issue premiums/discounts so as to comply with accounting principles generally accepted in the United States of America.

The Oconee County General Obligation Bond, Series 2007 for the Keowee Key Fire Special Tax District was not included above until fiscal year 2013. In fiscal year 2017-2018, this bond was refunded with General Obligation Current Refunding Bond, Series 2017. Since this bond was issued for a special tax district, it does not impact the debt limit of the County.

Details regarding the County's outstanding debt can be found in the notes to the financial statements.

OCONEE COUNTY, SOUTH CAROLINA
RATIOS OF GENERAL BONDED DEBT OUTSTANDING
LAST TEN FISCAL YEARS

Fiscal Year Ended June 30	General Bonded Debt Outstanding			Ratio of Net Bonded Debt to Assessed Value ¹	Net Bonded Debt Per Capita ²
	General Obligation Bonds	Less: Amount Available in Debt Service Fund	Total Net Bonded Debt		
2010	\$ 6,465,000	\$ 1,607,112	\$ 4,857,888	1.00%	\$ 65
2011	22,365,381	1,218,659	21,146,722	4.11%	285
2012	19,927,443	1,235,487	18,691,956	3.61%	251
2013	20,806,549	1,440,108	19,366,441	3.76%	259
2014	17,839,292	1,095,802	16,743,490	3.21%	224
2015	15,645,178	1,682,706	13,962,472	2.66%	184
2016	13,380,747	1,628,323	11,752,424	2.15%	154
2017	15,311,581	352,295	14,959,286	2.67%	194
2018	14,174,077	1,051,918	13,122,159	2.31%	169
2019	13,510,332	1,414,846	12,095,486	2.01%	148

Source: Oconee County Finance Department

¹ See the table for Assessed Value and Estimated Actual Value of Taxable Property for total taxable assessed value used for these calculations.

² See the table for Demographic and Economic Statistics for the population used for these calculations.

Note:

Details regarding the County's outstanding debt can be found in the notes to the financial statements.

OCONEE COUNTY, SOUTH CAROLINA
DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
AS OF JUNE 30, 2019

<u>Governmental Unit</u>	<u>Debt Outstanding</u>	<u>Estimated Percent Applicable ¹</u>	<u>Estimated Share of Direct and Overlapping Debt</u>
Direct Debt:			
Oconee County	\$ 17,288,108	100.00%	<u>\$ 17,288,108</u>
Overlapping Debt:			
School District of Oconee County	47,650,000	100.00%	47,650,000
<u>Incorporated Municipalities</u>			
Town of Westminster	160,000	1.09%	1,744
Town of West Union	-	0.28%	-
Town of Salem	-	0.14%	-
City of Walhalla	83,680	1.43%	1,197
City of Seneca	668,487	7.06%	47,195
<u>Special Purpose Districts</u>			
Unincorp. Fire Special District	-	81.43%	-
Keowee Fire District	-	8.56%	-
Total Estimated Share of Overlapping Debt			<u>47,700,136</u>
Total Estimated Share of Direct and Overlapping Debt			<u>\$ 64,988,244</u>

Sources: Oconee County Finance Department and Oconee County Auditor

¹ Estimated percent applicable is determined by the ratio of assessed valuation of real property subject to taxation in the overlapping entity to the valuation of real property subject to taxation in the entire County.

OCONEE COUNTY, SOUTH CAROLINA

**LEGAL DEBT MARGIN INFORMATION
LAST TEN FISCAL YEARS**

Legal Debt Margin Calculation for Fiscal Year 2019

Assessed valuation	\$ 576,631,793
Debt limit - eight percent of total assessed value	\$ 46,130,543
Debt applicable to limit:	
General obligation bonds	13,200,300
Less: amount set aside for repayment of general obligation bonds	<u>(1,414,846)</u>
Debt qualifying for margin	<u>11,785,454</u>
Legal debt margin	<u>\$ 34,345,089</u>

	Fiscal Year									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Assessed value of taxable property	\$ 485,175,818	\$ 514,602,648	\$ 517,969,088	\$ 515,557,710	\$ 521,294,691	\$ 525,343,034	\$ 546,294,072	\$ 559,921,105	\$ 568,571,920	\$ 576,631,793
Legal debt limit*	\$ 38,814,065	\$ 41,168,212	\$ 41,437,527	\$ 41,244,617	\$ 41,703,575	\$ 42,027,443	\$ 43,703,526	\$ 44,793,688	\$ 45,500,154	\$ 46,130,543
Net debt applicable to limit	<u>4,857,888</u>	<u>20,261,341</u>	<u>17,844,513</u>	<u>18,531,441</u>	<u>16,054,198</u>	<u>13,282,472</u>	<u>11,157,424</u>	<u>14,454,286</u>	<u>12,712,573</u>	<u>11,785,454</u>
Legal debt margin	<u>\$ 33,956,177</u>	<u>\$ 20,906,871</u>	<u>\$ 23,593,014</u>	<u>\$ 22,713,176</u>	<u>\$ 25,649,377</u>	<u>\$ 28,744,971</u>	<u>\$ 32,546,102</u>	<u>\$ 30,339,402</u>	<u>\$ 32,787,581</u>	<u>\$ 34,345,089</u>
Total net debt applicable to the limit as a percentage of debt limit	12.52%	49.22%	43.06%	44.93%	38.50%	31.60%	25.53%	32.27%	27.94%	25.55%

Source: Oconee County Auditor and Oconee County Treasurer

* Calculated at eight percent of the total taxable assessed value.

Note:
Under South Carolina Constitution Article X, Section 14, 7(a), Oconee County's outstanding general obligation debt should not exceed 8 percent of the total assessed property value.

OCONEE COUNTY, SOUTH CAROLINA

**PLEDGED REVENUE COVERAGE
LAST TEN FISCAL YEARS**

2010 Special Source Revenue Bonds - Pointe West Project

Year	Fee in Lieu of Taxes	Debt Service Requirements			Coverage
		Principal ¹	Interest	Total	
2012	\$ 346,000	\$ 185,000	\$ 161,000	\$ 346,000	100%
2013	342,490	190,000	152,490	342,490	100%
2014 ²	343,750	200,000	143,750	343,750	100%

2014 Special Source Refunding Revenue Bonds - Pointe West Project

Year	Fee in Lieu of Taxes	Debt Service Requirements			Coverage
		Principal	Interest	Total	
2015	\$ 320,301	\$ 235,000	\$ 85,301	\$ 320,301	100%
2016	320,603	242,000	78,603	320,603	100%
2017	320,706	249,000	71,706	320,706	100%
2018	320,610	256,000	64,610	320,610	100%
2019	319,314	262,000	57,314	319,314	100%

Source: Oconee County Finance Department

¹ Principal payments were not scheduled in the period in which the debt was issued.

² The 2010 Special Sources Revenue Bonds - Pointe West Project was advance refunded in 2014.

Note:

Additional details regarding the County's outstanding debt can be found on the notes to the financial statements.

OCONEE COUNTY, SOUTH CAROLINA
DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN YEARS

Year	Population ¹	Personal Income ³ <i>(in thousands)</i>	Per Capita Personal Income ³	Median Age ¹	School Enrollment ⁴	Unemployment Rate ²
2010	74,355	\$ 2,304,809	\$ 31,599	43.4	10,629	11.4%
2011	74,233	2,378,718	31,655	42.8	10,570	10.0%
2012	74,603	2,345,709	33,988	43.2	10,546	8.8%
2013	74,954	2,595,710	34,387	43.4	10,567	7.7%
2014	75,221	2,691,445	34,650	44.2	10,548	6.3%
2015	75,744	2,858,965	35,794	44.3	10,441	5.6%
2016	76,355	2,967,386	37,761	45.5	10,404	5.2%
2017	77,270	3,200,844	38,863	45.0	10,666	4.2%
2018	77,725	3,316,074	42,664	45.6	10,627	3.2%
2019	78,374	3,394,502	43,312	46.0	10,473	3.6%

- Sources:
- ¹ US Census Bureau, Population Division
 - ² US Department of Labor, Bureau of Labor Statistics
 - ³ US Department of Commerce, Bureau of Economic Analysis
 - ⁴ School District of Oconee County, SC

Note:
All data, except school enrollment, is based on calendar years and may be estimates or not be available for the current year and some of the previous years.

OCONEE COUNTY, SOUTH CAROLINA

PRINCIPAL EMPLOYERS CURRENT YEAR AND NINE YEARS AGO

2019				2010			
Company or Organization	Number of Employees	Rank	Percentage of Total County Employment	Company or Organization	Number of Employees	Rank	Percentage of Total County Employment
School District of Oconee County	1,549	1	4.46%	School District of Oconee County	1,605	1	5.34%
Duke Energy Corporation	1,314	2	3.79%	Duke Energy Corporation	1,500	2	4.99%
Oconee Medical Center	1,300	3	3.74%	Oconee Medical Center	1,370	3	4.56%
Borg Warner Torq Systems, Inc.	940	4	2.68%	Itron, Inc.	665	4	2.21%
Itron, Inc.	930	5	2.71%	Schneider Electric	655	5	2.18%
JTECKT/Koyo Bearings USA, LLC	630	6	1.81%	Timken US Corporation	640	6	2.13%
Schneider Electric	552	7	1.59%	Oconee County Government	450	7	1.50%
Oconee County Government	506	8	1.46%	Covidien	423	8	1.41%
U.S. Engine Valve Corp.	383	9	1.10%	BASF Catalysts, LLC	389	9	1.29%
BASF Catalysts, LLC	360	10	1.04%	Sandvik/Valenite	347	10	1.16%
	<u>8,464</u>		24.38%		<u>8,044</u>		26.78%

Source: SC Appalachian Council of Governments

OCONEE COUNTY, SOUTH CAROLINA

COUNTY FULL TIME EMPLOYEES BY FUNCTION LAST TEN FISCAL YEARS

Function/Program	Fiscal Year									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
General Government										
Administrative Services	-	-	-	-	11	11	-	-	-	-
Administrator	2	2	3	3	2	2	3	5	3	2
Assessor	17	18	18	18	18	19	17	16	16	16
Auditor	7	7	7	7	7	7	7	7	6	7
County Council	1	1	1	1	1	1	1	1	1	1
Delinquent Tax Collector	3	3	3	3	3	3	3	3	3	3
Facilities Maintenance	10	11	11	11	11	12	12	12	13	13
Finance	9	8	7	6	-	-	7	7	6	7
Human Resources	4	4	4	5	-	-	4	4	3	3
Information Technology	10	9	12	10	7	5	5	5	6	5
Procurement	3	3	3	2	2	2	2	2	2	2
Register of Deeds	4	4	4	4	4	4	4	4	4	4
Treasurer	7	7	7	7	7	6	6	6	6	6
Vehicle Maintenance	14	14	14	14	14	13	14	14	14	14
Voter Registrations and Elections	2	2	2	2	2	2	2	2	2	2
Public Safety										
Animal Control	6	6	6	6	6	6	6	6	6	7
Communications	18	18	21	21	21	21	21	21	21	21
Community Development	9	9	7	9	9	11	12	11	10	8
Coroner	1	1	1	1	1	1	1	1	1	2
Detention Center	36	36	31	35	36	50	48	47	48	47
Emergency Services	12	13	20	3	3	3	21	21	26	35
Rural Fire	-	-	-	17	17	17	-	-	-	-
Sheriff's Office	90	87	88	91	91	94	91	100	100	112
Transportation										
Airport	5	5	4	4	4	4	4	4	5	5
Roads and Bridges	38	38	36	37	37	38	38	37	35	36

OCONEE COUNTY, SOUTH CAROLINA

COUNTY FULL TIME EMPLOYEES BY FUNCTION LAST TEN FISCAL YEARS

Function/Program	Fiscal Year									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Judicial Services										
Clerk of Court	10	10	10	10	11	12	12	12	12	12
Magistrate	9	9	9	9	9	9	9	9	9	9
Probate Court	6	7	6	6	6	6	6	6	5	5
Solicitor	10	10	10	10	10	9	9	13	13	13
Health and Welfare										
Legislative Delegation	1	1	1	1	1	1	1	1	1	1
Veterans' Affairs	3	3	3	3	3	3	3	3	3	3
Public Works										
Soil and Water	1	1	1	1	1	1	1	1	1	1
Solid Waste	36	36	36	36	38	38	36	36	35	35
Culture and Recreation										
Library	18	18	18	18	18	18	18	19	19	19
Parks, Recreation and Tourism	14	13	13	13	14	10	17	17	17	18
Economic Development	2	3	4	2	4	3	-	4	4	5
Enterprise Fund										
Rock Quarry	16	16	15	15	17	16	17	19	19	19
Oconee FOCUS	-	-	-	-	3	3	3	2	-	-
Total	<u>434</u>	<u>433</u>	<u>436</u>	<u>441</u>	<u>449</u>	<u>461</u>	<u>461</u>	<u>478</u>	<u>475</u>	<u>498</u>

Source: Oconee County Finance Department

Note:

The above counts are based on the actual number of full-time employees at June 30 for each fiscal year.

OCONEE COUNTY, SOUTH CAROLINA
OPERATING INDICATORS BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS

Function/Program	Fiscal Year									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
General Government										
Administrative Services										
Accounts payable disbursements	-	-	-	-	14,770	-	-	-	-	-
Payroll disbursements	-	-	-	-	12,542	-	-	-	-	-
Employment applications processed	-	-	-	-	1,483	-	-	-	-	-
Employment terminations processed	-	-	-	-	94	-	-	-	-	-
Assessor										
Assessment appeals processed	1,205	6,200	1,274	730	650	716	747	1,224	1,216	465
Deeds Processed	n/a	n/a	n/a	4,885	5,474	6,502	7,405	6,802	5,813	8,540
Legal Residence Applications	n/a	n/a	n/a	1,428	2,692	3,500	2,606	2,502	2,880	1,855
Department of Revenue Applications	n/a	n/a	n/a	845	894	1,148	951	850	1,423	n/a
Agricultural Applications	n/a	n/a	n/a	1,100	1,250	1,400	1,320	980	798	397
Building Permits Processed	n/a	n/a	n/a	985	808	1,070	838	1,130	1,078	1,089
Assessable Transfers of Interest	n/a	n/a	n/a	1,785	2,404	2,575	2,660	2,895	3,116	3,982
Plats	n/a	n/a	n/a	574	548	691	701	842	753	779
Home Site Visits	n/a	n/a	n/a	14,430	14,500	14,650	14,400	18,957	n/a	n/a
Auditor										
Real estate, vehicle, and business property notices	156,190	149,521	150,169	149,251	79,063	152,947	155,622	160,376	157,818	158,617
Temporary tags	1,144	1,170	1,045	1,033	984	4,885	5,100	5,292	979	458
Board of Assessment and Appeals										
Appeals filed	25	61	n/a	15	-	9	34	6	19	3
Hearings held	6	4	38	4	-	4	14	1	3	1
County Council										
Regular meetings	22	24	21	22	19	21	22	22	22	23
Special meetings	15	10	9	7	7	7	5	5	7	8
Delinquent Tax Collector										
Records processed	8,080	6,719	6,216	6,680	6,156	7,100	6,866	5,884	6,384	6,792
Finance										
Accounts payable disbursements	10,869	10,338	10,775	10,012	-	7,811	4,705	6,262	5,263	10,643
Payroll disbursements	12,427	13,103	12,700	13,235	-	12,770	13,086	13,438	13,335	13,763
Human Resources										
Employment applications processed	3,148	3,148	2,321	1,510	-	2,133	1,709	2,091	1,477	2,665
Employment terminations processed	108	108	97	93	-	68	47	75	44	81
Procurement										
Number of requests for proposals (RFP)	8	11	13	15	3	18	18	18	2	0
Number of purchase orders	1,002	872	846	820	923	687	587	587	352	388
Register of Deeds										
Recorded documents	15,832	15,502	16,746	16,262	16,695	16,097	16,435	16,435	18,372	18,420
Treasurer										
Tax notices mailed	n/a	152,011	175,572	193,569	203,247	144,604	140,400	144,719	147,103	157,772
Vehicle Maintenance										
Repair orders processed	1,272	2,420	2,311	2,225	2,460	2,409	2,686	2,693	3,209	3,388

OCONEE COUNTY, SOUTH CAROLINA
OPERATING INDICATORS BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS

Function/Program	Fiscal Year									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
General Government - continued										
Voter Registrations and Elections										
Current registered voters	46,785	44,844	47,000	46,000	49,000	48,476	49,486	51,069	51,395	52,000
Public Safety										
Animal Control										
Animals received	5,241	5,241	4,540	4,416	3,808	3,820	3,812	3,542	3,137	3,578
Animals adopted	1,029	1,029	912	1,079	1,143	1,160	1,238	1,095	1,126	1,273
Community Development										
Land use/Subdivision reviews	150	278	400	420	450	522	525	786	867	n/a
Permits issued	1,000	1,076	1,185	1,200	1,483	1,792	2,208	2,372	2,194	2,550
Coroner (based on a calendar year)										
Deaths	559	619	677	641	675	700	672	682	762	781
Detention Center										
Average daily population	159	149	129	135	157	162	158	174	178	170
Emergency Services (based on a calendar year)										
Medical rescue call responses	4,521	4,764	5,129	5,022	4,807	5,261	3,626	3,605	3,702	3,182
Special rescue call responses	10	10	27	31	43	79	51	63	45	126
Fire call responses	3,330	5,522	5,800	5,670	5,670	4,504	3,094	2,462	3,450	4,194
Hazardous material call responses	32	20	n/a	n/a	-	13	13	10	4	45
Sheriff's Office										
Service calls	6,023	41,257	48,570	45,477	48,742	48,742	50,004	81,493	48,978	90,050
Arrest warrants served	3,700	3,056	3,217	3,353	3,291	3,291	2,676	3,000	3,375	2,428
Transportation										
Roads and Bridges										
Work orders	6,938	6,847	8,709	8,709	12,189	5,429	3,962	9,332	6,169	4,338
Tons of gravel hauled	32,263	41,399	29,873	19,995	18,826	31,321	29,660	26,539	27,761	29,935
Judicial Services										
Clerk of Court										
Foreclosure auctions	393	306	237	201	140	135	118	118	103	131
Cases processed	6,147	5,369	5,585	4,796	5,493	4,893	3,878	5,307	5,881	7,434

OCONEE COUNTY, SOUTH CAROLINA
OPERATING INDICATORS BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS

Function/Program	Fiscal Year									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Judicial Services - continued										
Magistrate										
Magistrate traffic cases	2,236	2,034	1,730	7,796	10,700	2,668	2,792	2,792	2,993	8,421
Magistrate criminal cases	14,903	13,461	10,305	11,632	11,042	10,958	7,366	7,366	8,601	8,751
Health and Welfare										
Department of Social Services										
Food stamps cases	4,390	5,223	5,223	5,006	5,102	5,200	4,555	4,555	4,260	n/a
Family independence cases	-	-	175	106	136	170	107	107	84	n/a
Child protective services investigations	259	175	175	318	334	677	635	635	784	n/a
Adult protective services investigations	-	-	20	9	41	110	125	125	192	n/a
Children in foster care	-	-	52	94	91	54	120	120	110	n/a
Public Works										
Solid Waste										
Municipal solid waste (MSW) tons	36,779	36,794	36,632	36,982	37,520	37,691	39,309	39,036	43,591	43,852
Construction and demolition (C&D) tons	21,308	19,299	14,870	16,023	18,165	22,133	22,763	24,694	25,252	26,800
Culture and Recreation										
Library										
Computer users	54,441	53,169	57,095	54,459	47,665	42,803	36,164	31,456	35,982	18,740
Registered patrons	37,370	41,229	49,125	44,640	47,417	33,866	41,499	42,514	44,556	42,400
Enterprise Fund										
Rock Quarry										
Tons shot	392,630	476,214	301,140	477,732	497,295	495,622	532,797	568,818	565,978	613,578
Tons sold/used	497,819	435,000	418,614	421,468	381,182	482,620	560,809	508,798	508,798	616,011

Source: Oconee County Finance Department

Note:
Not all departments have maintained workload indicator data for each year above. Due to unavailability of actual numbers, projected numbers may have been used.

OCONEE COUNTY, SOUTH CAROLINA
CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS

Function/Program	Fiscal Year									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
General Government										
Nondepartmental										
Land (acres)	17.912	17.912	17.912	17.912	18.846	20.581	20.113	20.113	20.113	20.113
Buildings	4	4	4	4	4	8	7	7	7	7
Heavy equipment	3	3	3	2	4	4	3	3	3	3
Vehicles	48	46	48	39	37	38	55	33	33	33
Culture and Recreation										
Nondepartmental										
Land (acres)	-	-	-	-	-	-	-	29.423	29.423	29.423
Buildings	-	-	-	-	-	-	-	1	1	1
Library										
Land (acres)	4.183	4.298	4.298	4.298	4.298	4.298	3.291	4.471	4.471	4.471
Buildings	3	3	3	3	3	3	3	3	3	3
Vehicles	2	2	2	3	3	3	3	4	4	3
Parks, Recreation, and Tourism										
Land (acres)	119.171	119.171	119.171	119.171	119.171	119.171	119.171	119.17	119.17	119.17
Buildings	18	17	18	18	18	17	16	18	18	18
Heavy equipment	4	5	5	5	4	4	4	5	5	4
Vehicles	12	12	10	12	14	15	14	11	15	11
Economic Development										
Economic Development										
Land (acres)	0.5	3.331	3.33	3.33	2.83	2.831	61.541	60.421	60.421	60.421
Buildings	1	2	2	2	1	1	0	1	1	1
Vehicles	1	1	1	1	1	1	2	2	2	2
Industrial Development Land for Resale (acres)										
Land - Oconee Industrial and Technology Park	-	407	406.71	398.107	397.160	397.16	397.16	359.497	317.29	317.29
Land - Golden Corner Commerce Center	397.226	397.226	397.226	366.8	360.870	360.87	360.87	360.87	360.87	360.87
Land - Oconee County Commerce Center Park	33.17	33.17	33.17	2.11	13.38	13.381	13.381	13.38	11.271	11.271
Land - Seneca Rail Park	-	-	111	111.082	111.082	111.082	111.082	111.08	111.082	111.082
Health and Welfare										
Nondepartmental										
Land: (acres)										
Health clinic	0.521	0.521	0.521	0.521	0.521	0.521	0.521	0.521	0.521	0.521
Nursing home	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Buildings:										
Health clinic	1	1	1	1	1	1	1	1	1	1
Nursing home	1	1	1	1	1	1	1	1	1	1

OCONEE COUNTY, SOUTH CAROLINA
CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS

Function/Program	Fiscal Year									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Department of Social Services										
Land (acres)	9.472	9.472	9.472	9.472	9.472	9.472	9.472	9.47	9.472	9.472
Buildings	1	1	1	1	1	1	1	1	1	1
Health Department										
Land (acres)	1.198	1.198	1.198	1.198	1.198	1.198	1.198	1.198	1.198	1.198
Buildings	2	2	2	2	2	1	1	1	1	1
Judicial Services										
Nondepartmental										
Land (acres)	2.785	2.785	2.785	2.785	2.785	2.785	2.785	2.785	2.785	2.785
Buildings	3	3	3	2	2	2	2	2	2	2
Magistrate										
Land (acres)	0.81	0.81	0.81	0.81	0.81	0.81	0.8	0.81	0.81	0.81
Buildings	1	1	1	1	1	1	1	1	1	1
Vehicles	1	1	2	2	3	3	3	3	3	3
Probate Court										
Vehicles	-	-	-	-	1	1	1	1	1	1
Solicitor										
Vehicles	2	2	1	1	1	1	1	1	1	1
Public Safety										
Nondepartmental										
Land (acres)	11.486	11.71	11.71	35.005	35.565	35.565	35.565	35.565	35.565	35.565
Buildings	8	8	8	8	8	9	10	10	8	8
Vehicles	9	11	9	9	9	9	10	11	11	12
Animal Control										
Land (acres)	1.35	1.35	1.35	1.35	1.35	1.35	1.35	1.35	1.35	1.35
Buildings	1	1	1	1	1	1	1	1	1	1
Vehicles	8	8	9	5	6	8	8	7	6	5
Coroner										
Land (acres)	0.25	0.25	0.25	0.25	0.25	0	-	-	-	-
Buildings	1	1	1	1	1	1	1	1	1	1
Vehicles	1	1	1	1	1	1	1	2	2	2
Emergency/Fire Services ¹										
Land (acres)	-	-	-	3	3.102	3.102	4.112	5.502	5.502	5.502
Buildings	2	3	3	5	6	6	6	8	8	10
Rescue/fire boats	3	3	3	3	3	3	3	8	5	5
Vehicles	96	103	110	114	121	125	186	115	116	126
Probation and Parole										
Land (acres)	1.008	1.008	1.008	1.008	1.008	1.008	1.008	1.008	1.008	1.008
Buildings	1	1	1	1	1	1	1	1	1	1
Sheriff's Department										
Aircraft	1	1	1	1	1	1	1	1	1	1
Patrol boats	2	2	2	3	3	3	3	5	5	4
Vehicles	122	119	118	123	136	137	145	148	145	150

OCONEE COUNTY, SOUTH CAROLINA
CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS

Function/Program	Fiscal Year									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Public Works										
Solid Waste ^{2,3}										
Buildings - manned convenience centers	11	11	11	11	11	11	11	11	11	11
Heavy equipment	16	16	17	56	64	66	67	42	68	51
Vehicles	17	16	18	15	15	15	15	14	14	14
Transportation										
Airport										
Land (acres)	272.490	272.490	272.490	272.490	272.490	275.070	275.07	282.14	282.1386	282.1386
Buildings	4	4	5	5	5	5	5	5	5	5
Heavy equipment	1	1	1	1	2	3	3	3	3	4
Vehicles	6	6	6	6	6	7	6	4	4	5
Roads and Bridges										
Land (acres)	315.32	315.32	315.32	316.06	316.06	316.06	316.06	316.06	316.064	316.064
Buildings	4	4	4	4	4	4	4	4	4	4
Heavy equipment	54	55	62	60	64	63	68	71	67	67
Vehicles	49	51	46	45	47	46	49	44	42	42
Enterprise Funds										
Rock Quarry										
Land (acres)	26.6	26.6	26.6	28.29	29.27	29.27	30.131	35.629	35.629	55.839
Buildings	4	4	3	3	3	3	3	3	3	3
Heavy equipment	18	19	18	17	17	20	21	22	26	29
Vehicles	10	12	12	11	10	10	10	11	10	10
Oconee FOCUS										
Vehicles	-	-	1	1	1	1	1	-	-	-

Source: Oconee County Finance Department

¹ In fiscal year 2008-2009, Rural Fire was merged into Emergency Services.

² During fiscal year 2007-2008, Solid Waste was reclassified from an enterprise fund to the General Fund under the General Government function.

³ During fiscal year 2009-2010, Solid Waste was reclassified from the General Government function to the Public Works function.

COMPLIANCE SECTION



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN
ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

**Oconee County Council
Oconee County
Walhalla, South Carolina**

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of **Oconee County, South Carolina** (the "County") as of and for the year ended June 30, 2019, and the related notes to the financial statements, which collectively comprise Oconee County, South Carolina's basic financial statements and have issued our report thereon dated December 19, 2019. Our report also includes a reference to other auditors who audited the financial statements of the Keowee Fire Tax District, as described in our report on the County's financial statements. This report does not include the results of the other auditors' testing of internal control over financial reporting or compliance and other matters that are reported on separately by those auditors.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the County's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the County's internal control. Accordingly, we do not express an opinion on the effectiveness of the County's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the County's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Mauldin & Jenkins, LLC

Columbia, South Carolina
December 19, 2019



INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

Oconee County Council
Oconee County
Walhalla, South Carolina

Report on Compliance for Each Major Federal Program

We have audited **Oconee County, South Carolina's** (the "County") compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on the County's major federal program for the year ended June 30, 2019. The County's major federal program is identified in the summary of audit results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for the County's major federal program based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on the major federal program occurred. An audit includes examining, on a test basis, evidence about the County's compliance with those requirements and performing such other procedures, as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for the major federal program. However, our audit does not provide a legal determination of the County's compliance.

Opinion on Each Major Federal Program

In our opinion, the County complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2019.

Report on Internal Control Over Compliance

Management of the County is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the County's internal control over compliance with the types of requirements that could have a direct and material effect on the major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing our opinion on compliance for the major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the County's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Mauldin & Jenkins, LLC

Columbia, South Carolina
December 19, 2019

OCONEE COUNTY, SOUTH CAROLINA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2019

Federal Grantor/Pass-through Grantor/Program Title	Federal CFDA Number	Grant Identification Number	Expenditures	Passed Through to Subrecipients
<u>U.S. Department of Agriculture</u>				
(Passed through the SC Department of Social Services)				
Child and Adult Care Food Program	10.558	N/A	\$ 56,458	\$ -
(Passed through the SC State Treasurer's Office)				
Forest Service Schools and Roads Cluster:				
Secure Payments for States and Counties Containing Federal Land	10.665	N/A	161,378	-
Total U.S. Department of Agriculture			<u>217,836</u>	<u>-</u>
<u>U.S. Department of the Interior</u>				
(Direct award)				
Payment in Lieu of Taxes (PILT) Program	15.226	N/A	114,835	-
Total U.S. Department of the Interior			<u>114,835</u>	<u>-</u>
<u>U.S. Department of Justice</u>				
(Direct award)				
Edward Byrne Memorial Justice Assistance Grant Program	16.738	N/A	45,569	-
(Passed through the SC Department of Public Safety)				
Edward Byrne Memorial Justice Assistance Grant Program	16.738	1G16022	19,203	-
Edward Byrne Memorial Justice Assistance Grant Program	16.738	1G16024	10,455	-
Edward Byrne Memorial Justice Assistance Grant Program	16.738	N/A	48,637	-
(Direct award)				
Bulletproof Vest Partnership Program	16.607	N/A	6,025	-
Total U.S. Department of Justice			<u>129,889</u>	<u>-</u>
<u>U.S. Department of Transportation</u>				
(Direct award)				
Airport Improvement Program	20.106	3-45-0016-024-2018	442,473	-
(Passed through the SC Department of Public Safety)				
Highway Safety Cluster:				
State and Community Highway Safety	20.600	2JC16010	1,882	-
Total U.S. Department of Transportation			<u>444,355</u>	<u>-</u>
<u>Institute of Museum and Library Services</u>				
(Passed through the SC State Library)				
Grants to States	45.310	N/A	2,769	-
Total Institute of Museum and Library Services			<u>2,769</u>	<u>-</u>
<u>U.S. Department of Homeland Security</u>				
(Passed through the SC Emergency Management Division)				
Emergency Management Performance Grants	97.042	17EMPG01	23,688	-
Emergency Management Performance Grants	97.042	N/A	43,317	-
Hazard Mitigation Grant	97.039	4241-0046-F	12,588	-
(Passed through the SC State Treasurer's Office)				
Disasters Grants - Public Assistance	97.036	N/A	267,905	-
Total U.S. Department of Homeland Security			<u>347,498</u>	<u>-</u>
<u>U.S. Department of Health and Human Services</u>				
(Passed through the SC Department of Social Services)				
Child Support Enforcement - Transaction Reimbursement	93.563	N/A	157,997	-
Child Support Enforcement - Service of Process Payments	93.563	G1501SC1401	7,854	-
Child Support Enforcement - Filing Fees	93.563	N/A	13,650	-
(Passed through the SC Department of Alcohol and Other Drug Abuse Services)				
Block Grants for Prevention and Treatment of Substance Abuse	93.959	N/A	665	-
Total U.S. Department of Health and Human Services			<u>180,166</u>	<u>-</u>
Total Expenditures of Federal Awards			<u>\$ 1,437,348</u>	<u>\$ -</u>

OCONEE COUNTY, SOUTH CAROLINA

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS FOR THE FISCAL YEAR ENDED JUNE 30, 2019

NOTE I. BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards includes the federal grant activity of Oconee County, South Carolina (the "County"), and is presented on the modified accrual basis of accounting for governmental fund types and the accrual basis of accounting for the proprietary fund types. The County reporting entity is defined in Note 1 to the County's basic financial statements. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Therefore, some amounts presented in the schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.

NOTE II. DE MINIMIS INDIRECT COST RATE

The County chose not to use the ten percent de Minimis cost rate for the year ended June 30, 2019.

NOTE III. NONCASH ASSISTANCE AND LOANS

There were no federal awards expended in the form of noncash assistance during the fiscal year. There were also no loans or loan guarantees outstanding at year-end.

OCONEE COUNTY, SOUTH CAROLINA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE FISCAL YEAR ENDED JUNE 30, 2019

SECTION I
SUMMARY OF AUDIT RESULTS

Financial Statements

Type of auditor's report issued Unmodified

Internal control over financial reporting:
Material weaknesses identified? ___ Yes X No

Significant deficiencies identified not considered to be material weaknesses? ___ Yes X None Reported

Noncompliance material to financial statements noted? ___ Yes X No

Federal Awards

Internal control over major programs:
Material weaknesses identified? ___ Yes X No

Significant deficiencies identified not considered to be material weaknesses? ___ Yes X None Reported

Type of auditor's report issued on compliance for major programs Unmodified

Any audit findings disclosed that are required to be reported in accordance with the Uniform Guidance? ___ Yes X No

Identification of major programs:

CFDA Number
20.106

Name of Federal Program or Cluster
U.S. Department of Transportation – Airport Improvement Program

Dollar threshold used to distinguish between Type A and Type B programs: \$750,000

Auditee qualified as low-risk auditee? X Yes ___ No

OCONEE COUNTY, SOUTH CAROLINA

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE FISCAL YEAR ENDED JUNE 30, 2019**

**SECTION II
FINANCIAL STATEMENT FINDINGS AND RESPONSES**

None reported.

**SECTION III
FEDERAL AWARDS FINDINGS AND QUESTIONED COSTS**

None reported.

**SECTION IV
SCHEDULE OF PRIOR YEAR FINDINGS**

None reported.

Oconee County, South Carolina



Auditor's Discussion & Analysis (AD&A)
Financial & Compliance Audit Results
June 30, 2019

Presented by:

**MAULDIN
& JENKINS**

Over 450 Governments Served Annually

Dougherty County Washington County Lumpkin County
 Floyd County **Gwinnett County** Liberty County
 Edgefield County Jackson County Macon County
 Colquitt County Lancaster County
Clayton County Taylor County **Augusta – Richmond**
 Newton County **County** Lee County
 Mitchell County **Orange County** Spalding
 Stephens County Peach County Paulding County **Henry County**
 Oconee County
 Jones County **DeKalb County**
Macon – Bibb  Union County
County Colleton County
 Cherokee County Gates County
 Toombs County McIntosh County
 Hamilton County
Madison County Beaufort County Crisp County Lincoln County
 Barrow County Whitfield County Monroe County **Forsyth County**
 Walton County Glynn County **Athens – Clarke** Darlington County
 County
Douglas County **Chatham County**
 Laurens County Long County
 Rockdale County **Columbus - Muscogee** Halifax County
County Bacon County Jeff Davis County

Oconee County
Auditor's Discussion & Analysis
June 30, 2019

PURPOSE OF ANNUAL AUDITOR'S DISCUSSION & ANALYSIS

- ◆ Engagement Team and Firm Information:
 - The Governmental Practice
 - Additional Information Regarding Other Industries & Services

- ◆ Overview of:
 - Independent Auditor's Report
 - Review of the Comprehensive Annual Financial Report
 - Overview of the Financial Statements, Footnotes, and Supplementary Information
 - Compliance Reports (Internal Controls and Laws & Regulations)

- ◆ Required Communications under Government Auditing Standards.

- ◆ Accounting Recommendations and Related Matters:
 - Recommendations for Improvement
 - Other Matters for Communication

- ◆ Free Continuing Education and Newsletters

- ◆ Closing Thoughts

- ◆ Answering Your Questions.

Oconee County
Auditor's Discussion & Analysis
June 30, 2019

MAULDIN & JENKINS – GOVERNMENTAL PRACTICE

General Information:

- Founded in 1918. Approx. 300 personnel.
Large regional Southeastern firm.
- Offices in **Columbia**, Macon, Atlanta, Albany, Savannah, Bradenton, Chattanooga and Birmingham.



Governmental Sector:

- Serve more governmental entities in the Southeast than any other firm with over 100,000 hours annually.
- Largest industry niche served by Firm (28% of Firm).
- Over 100 people with current governmental experience.
- **In past three (3) years, we have served approx. 450 governments:**
 - ✓ **55 counties;**
 - ✓ 115 cities;
 - ✓ 55 school systems and 40 charter schools;
 - ✓ 40 state entities;
 - ✓ 45 stand-alone business-type special purpose entities (water/sewer, transit, gas, electric, and airports, etc.);
 - ✓ 105 stand-alone governmental special purpose entities (housing, development, industrial, other educational, health & welfare, retirement, libraries, etc.);
 - ✓ 100+ water & sewer systems, 25 airport operations, 10 gas systems, 15 electrical utilities, & 10 transit services;
 - ✓ 11 communities in the Municipal Electric Authority of Georgia (MEAG); and,
 - ✓ 115 governments awarded the GFOA's and, or ASBO's Financial Reporting Certificates.
- Experience performing forensic audit services and information technology consultations.
- Experience performing municipal bond debt issuance attestation services serving approx. 50 clients with over \$11 billion in aggregate publicly issued debt instruments.
- Considered to be in the Top 20 total number of Single Audits conducted in U.S.A.

Engagement team leaders on the audit engagement include:

- David Irwin, Engagement Partner – 15 years' experience
- Miller Edwards, Concurring Reviewer – 32 years' experience
- Grant Davis, Manager – 7 years' experience
-



Oconee County
Auditor's Discussion & Analysis
June 30, 2019

MAULDIN & JENKINS – ADDITIONAL INFORMATION

Other Industries & Services by Mauldin & Jenkins:

Each of Mauldin & Jenkins' offices provides a wide variety of services to a broad range of clientele. We have partners and managers who are responsible for specialized practice areas of auditing and accounting, taxes and management advisory services. Their purpose, as leaders in the particular practice area, is to establish policies with respect to technical matters in these specific areas and ensure that the quality of the Firm's practice is maintained.

Industries Served: Over the years our partners have developed expertise in certain industries representative of a cross section of the Southeastern economy, including:

- Governmental Entities (state entities, cities, counties, school systems, business type operations, libraries, and other special purpose entities)
- SEC Registrants
- Wholesale Distribution
- Agri-Businesses
- Manufacturing
- Professional Services
- Employee Benefit Plans
- Financial Institutions (community banks, savings & loans, thrifts, credit unions, mortgage companies, and finance companies)
- Non-Profit Organizations
- Retail Businesses
- Long-term Healthcare
- Construction & Development
- Individuals, Estates and Trusts
- Real Estate Management

Services Provided: This diversity of practice enables our personnel to experience a wide variety of business, accounting and tax situations. We provide the traditional and not-so-traditional services such as:

- Financial Audit / Review / Compilation
- Compliance Audits & Single Audits
- Agreed-Upon Procedures
- Forensic Audits
- Bond Issuance Services
- Performance Audits
- State Sales Tax Matters
- International Tax Matters
- Business & Strategic Planning
- Profitability Consulting
- Budgeting
- Buy-Sell Agreements & Business Valuation Issues
- Income Tax Planning & Preparation
- Multi-State Income Tax Issues
- Information Systems Consulting
- Cost Accounting Analysis
- Healthcare Cost Reimbursement
- Outsourced Billing Services
- Fixed Asset Inventories
- Succession & Exit Strategy Consulting
- Estate Planning
- Management Information Systems
- Employee Benefit Plan Administration
- Merger / Acquisition & Expansion Financing

Oconee County
Auditor's Discussion & Analysis
June 30, 2019

INDEPENDENT AUDITOR'S REPORT

The independent auditor's report has specific significance to readers of the financial report.

Management's Responsibility for the Financial Statements

The financial statements are the responsibility of management.

Auditor's Responsibility

Our responsibility, as external auditors, is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. We planned and performed our audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

Opinions

We have issued an unmodified audit report (i.e., "clean opinions"). The respective financial statements are considered to present fairly the financial position and results of operations as of, and for the year ended June 30, 2019.

Other Matters

Certain required supplementary information and other information is included in the financial report, and as directed by relevant auditing standards, we have not expressed an opinion or provided any assurance on the respective information.

Other Reporting

Government Auditing Standards require auditors to issue a report on our consideration of internal control over financial reporting and on our tests of compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. We have issued such a report and reference to this report is included in the independent auditor's report.

Oconee County
Auditor's Discussion & Analysis
June 30, 2019

REVIEW OF COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR)

General Information about the CAFR

A Comprehensive Annual Financial Report (CAFR) goes beyond the normal financial reporting required by accounting principles generally accepted in the United States. A CAFR includes at a minimum the following elements/sections:

- **Introductory Section:** general information on the County's structure and the services it provides.
 - Letter of Transmittal
 - Organizational Chart
 - Directory of Officials
 - Certificate of Achievement for Excellence in Financial Reporting
- **Financial Section:** basic financial statements, footnotes and required supplementary information along with the auditor's report.
 - Independent Auditor's Report
 - Management Discussion & Analysis (MD&A)
 - Financial Statements and Footnotes
- **Statistical Section:** broad range of financial, demographic information useful in assessing the County's economic condition, and this information covers multiple years.
 - Financial Trends Information
 - Revenue Capacity Information
 - Debt Capacity Information
 - Operating Information

A CAFR goes far beyond the basic requirements of annual financial reporting, and the County should be commended for going beyond the minimum and providing such a report.

Recognition and Award

Once completed, the fiscal year 2018 CAFR was submitted to the Government Finance Officers Association (GFOA) for determination if the report would merit the GFOA's Certificate of Achievement for Excellence in Financial Reporting. We are happy to inform everyone that the GFOA did indeed review the CAFR and awarded the County with the sought after Certificate.

The GFOA Certificate has been made a part of the County's 2019 fiscal year CAFR, and is included in the Introductory Section.

Oconee County
Auditor's Discussion & Analysis
June 30, 2019

OVERVIEW OF FINANCIAL STATEMENTS

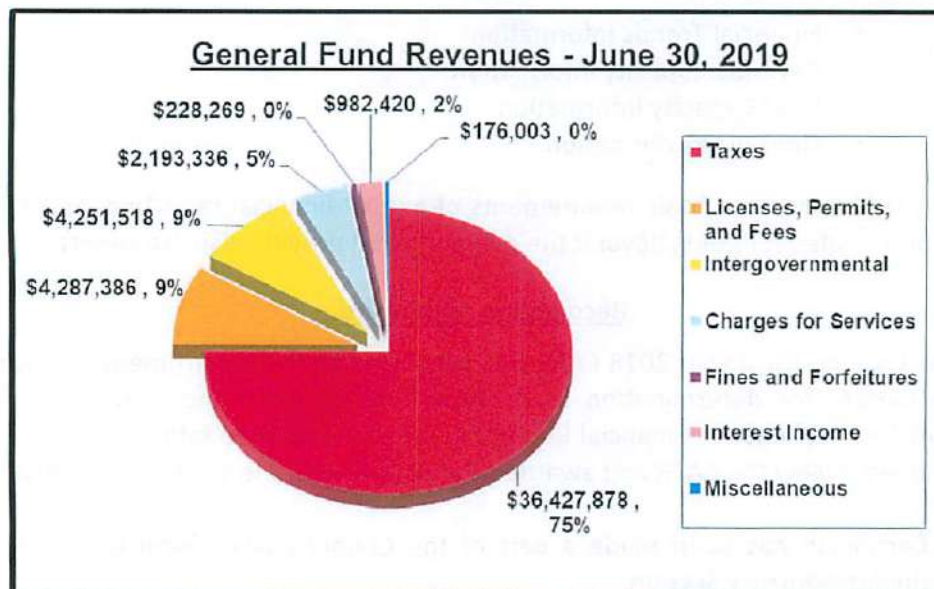
The financial statements as presented to you today include the basic financial statements as well as Management's Discussion and Analysis as prepared by County management. The County's basic financial statements include three components: (1) government-wide financial statements; (2) fund financial statements; and (3) notes to the financial statements.

The **government-wide financial statements** provide a broad overview of all of the County's funds. The *Statement of Net Position* presents information on all assets and liabilities of the County, with the difference between the two reported as net position. The *Statement of Activities* presents information showing how the County's net position changed during the most recent fiscal year. Revenues are categorized as program revenues or general revenues. Expenses are categorized by function.

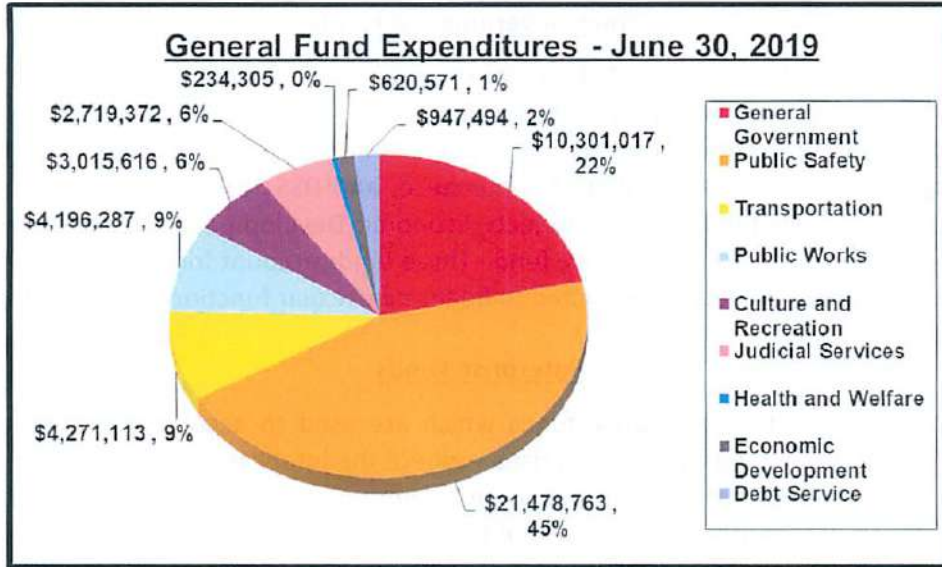
The **fund financial statements** more closely resemble the financial statements as presented prior to the adoption of GASB Statement No. 34. All of the funds of the County can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

General Fund

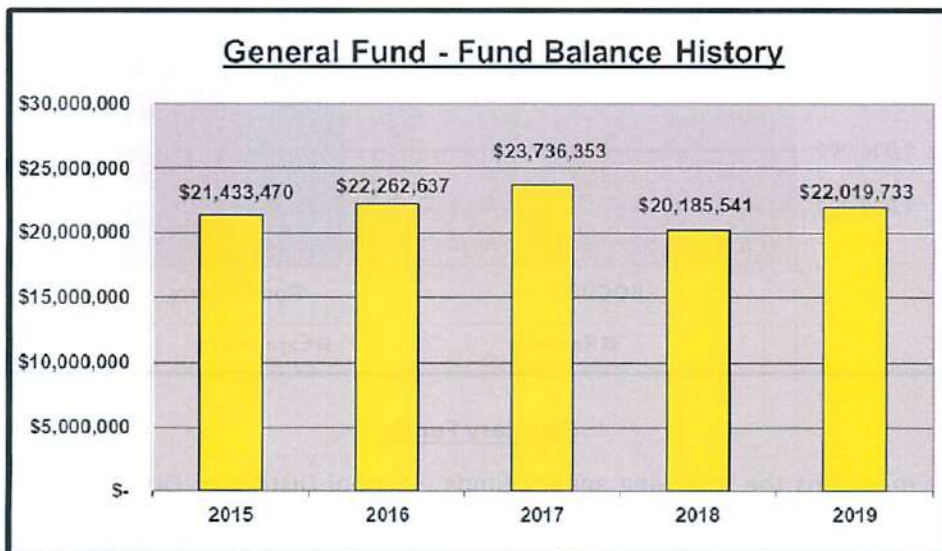
Of primary interest to the County is the General Fund, which accounts for the majority of revenues received and funds expended in the operations of the County, including administration, judicial activities, public safety, public works, parks and recreation, and community service. The following charts present the sources of revenues and the expenditures of the General Fund for the fiscal year ended June 30, 2019:



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Total fund balance of the General Fund at June 30, 2019, was a positive \$22,019,733. Fund balance does not necessarily equal cash on hand and available to spend. Fund balance is the difference between assets and liabilities, only a portion of which is cash available to be spent. While the General Fund has cash and cash equivalents on hand at June 30, 2019, of \$7,075,760, the General Fund also has \$3,612,329 in current liabilities due to outside parties and employees. The County's General Fund also has at June 30, 2019, deferred inflows of resources totaling approximately \$1,005,000 in unavailable revenues. Additionally, the General Fund incurs expenditures of approximately \$3.98 million per month. The following is a history of the total ending fund balance of the General Fund over the past five (5) years:



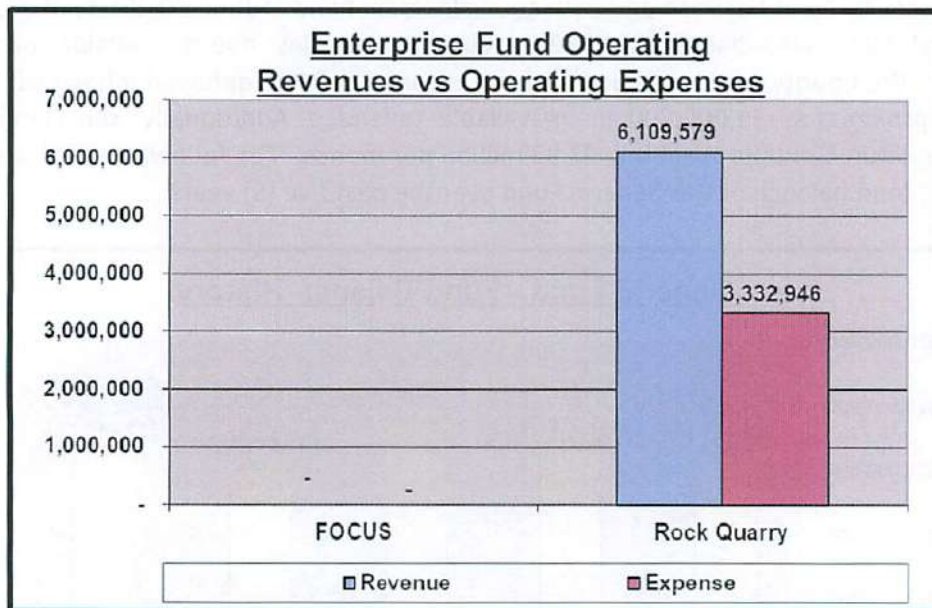
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Other Governmental Funds

The County also maintains twelve (12) special revenue funds (Emergency Services Protection District, Sheriff's Victim Assistance, Miscellaneous Special Revenue, Solicitor's Victim Assistance, 911, State Accommodations Tax, Local Accommodations Tax, Library State Aid, Tri County Tech, Duke Energy Grant, Road Maintenance, and DSS Title IV Child Support Funds), three (3) capital projects funds (Capital Projects, Economic Development and Bridge and Culvert Capital Projects Funds) and a debt service fund. These funds account for revenues derived from specific sources, which are legally restricted to finance particular functions or activities.

Enterprise Funds

The County maintains two enterprise funds which are used to account for operations in a manner similar to private business enterprises – where the intent is that the costs of providing the goods or services to the general public on a continuing basis be financed or recovered primarily through user charges. These include the FOCUS Fund and the Rock Quarry Fund. The County's Rock Quarry generated revenues sufficient to cover the costs of operations for the year ended June 30, 2019 as reflected in the following graph. The County's FOCUS fund had not revenues or expenses in for the year ended June 30, 2019 and only maintains the unpaid portion of the OneTone lease initiated in 2017.



Fiduciary Funds

The County maintains the following agency funds – School District of Oconee County (SDOC) General Fund, SDOC Debt Retirement, Fireman's Insurance and Inspection, Municipal Tax, Keowee Key Fire District, Delinquent Tax, Sheriff's Office, Clerk of Court, Family Court,

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Magistrate Funds, Probate Court, Register of Deeds, Solicitor's Worthless Check Program, Retiree Health Reimbursement, Employee Health Flexible Spending, Pickens County, Community Development, and Anderson County – which are used to account for the collection and disbursement of funds by the County on behalf of other governments and individuals.

COMPLIANCE REPORTS

Last, but not least, two (2) reports on compliance and internal controls are included.

The first report is based on our tests of the County's internal controls and compliance with laws, regulations, etc. The report is not intended to provide an opinion, but to provide a form of negative assurance as to the County's internal controls and compliance with applicable rules and regulations. This report and the procedures performed are required by *Government Auditing Standards* as issued by the U. S. Government Accountability Office (GAO).

The second report is based on our tests of the County's internal controls and compliance with laws, regulations, etc. relative to the federal award expenditures reported for the fiscal year ended as required by the Single Audit Act and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). In this report we do provide an opinion on compliance that could have a direct and material effect on the County's major federal program for the respective year ended.

REQUIRED COMMUNICATIONS

**The Auditor's Responsibility Under *Government Auditing Standards*
and Auditing Standards Generally Accepted in the United States of America**

Our audit of the financial statements of Oconee County, South Carolina (the "County") for the year ended June 30, 2019 was conducted in accordance with auditing standards generally accepted in the United States of America and *Government Auditing Standards* issued by the Comptroller General of the United States. Those standards require we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether caused by error, fraudulent financial reporting or misappropriation of assets. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. Accordingly, the audit was designed to obtain reasonable, rather than absolute, assurance about the financial statements. We believe our audit accomplishes that objective.

In accordance with *Government Auditing Standards*, we have also performed tests of controls and compliance with laws and regulations that contribute to the evidence supporting our

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opinion on the financial statements. However, they do not provide a basis for opining on the County's internal control or compliance with laws and regulations.

Accounting Policies

Management has the ultimate responsibility for the appropriateness of the accounting policies used by the County. There are several new accounting standards which will be required to be implemented in the coming years. These are discussed later in this document.

In considering the qualitative aspects of the County's accounting policies, we did not identify any significant or unusual transactions or significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus. The County's policies relative to the timing of recording of transactions are consistent with GAAP and typical government organizations.

Management Judgments and Accounting Estimates

Accounting estimates are an integral part of the preparation of financial statements and are based upon management's current judgment. The process used by management encompasses their knowledge and experience about past and current events and certain assumptions about future events. Management has informed us they used all the relevant facts available to them at the time to make the best judgments about accounting estimates and we considered this information in the scope of our audit. We considered this information and the qualitative aspects of management's calculations in evaluating the County's significant accounting policies. Estimates significant to the financial statements include such items the estimated lives of depreciable assets, and the estimated allowance for uncollectible accounts.

Financial Statement Disclosures

The footnote disclosures to the financial statements are also an integral part of the financial statements. The process used by management to accumulate the information included in the disclosures was the same process used in accumulating the financial statements, and the accounting policies described above are included in those disclosures. The overall neutrality, consistency, and clarity of the disclosures was considered as part our audit and in forming our opinion on the financial statements.

Significant Difficulties Encountered in Performing the Audit

We encountered no difficulties in dealing with management relating to the performance of the audit.

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Disagreements with Management

We encountered no disagreements with management over the application of significant accounting principles, the basis for management's judgments on significant matters, the scope of the audit or significant disclosures to be included in the financial statements.

Representation from Management

We requested written representations from management relating to the accuracy of information included in the financial statements and the completeness and accuracy of various information requested by us, during the audit. Management provided those written representations without a problem.

Management's Consultations with Other Accountants

We are not aware of any consultations management had with other accountants about accounting or auditing matters.

Significant Issues Discussed with Management

There were no significant issues discussed with management related to business conditions, plans, or strategies that may have affected the risk of material misstatement of the financial statements. We are not aware of any consultations management had with us or other accountants about accounting or auditing matters. No major issues were discussed with management prior to our retention to perform the aforementioned audit.

Audit Adjustments

During our audit of the County's basic financial statements as of and for the year ended June 30, 2019, there were several adjustments proposed to the funds of the County. All adjustments have been discussed with management and posted by management, and are available for our presentation to you.

Uncorrected Misstatements

We had no passed adjustments.

Other Information in Documents Containing Audited Financial Statements

We are not aware of any other documents that contain the audited basic financial statements. If such documents were to be published, we would have a responsibility to determine that such financial information was not materially inconsistent with the audited statements of the County.

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Independence

We are independent of the County, and all related organizations, in accordance with auditing standards promulgated by the American Institute of Public Accountants and *Government Auditing Standards*, issued by the Comptroller General of the United States.

ACCOUNTING RECOMMENDATIONS AND RELATED MATTERS

Recommendation for Improvement and Other Matters

During our audit of the financial statements as of and for the year ended June 30, 2019, we noted an area within the accounting and internal control systems that we believe can be improved. Our recommendation (also commonly referred to as a management point) is presented in the following paragraph. We believe consideration of this recommendation will help provide proper control over financial activities, and add effectiveness and efficiency to overall operations.

Recommendations for Improvement (Management Point)

1) Information Technology and Cybersecurity

The Information Technology environment is characterized by rapid change and there has been no shortage of headlines about cybersecurity attacks. While breaches of large organizations have been very high profile and have received a lot of press coverage, organizations of all sizes face the same types of threats and are experiencing similar breaches. Many organizations are still struggling to effectively address cybersecurity issues; however, they are no longer ignoring them. During the performance of our audit of the financial statements of Oconee County, we noted that the organization is lacking some elements of a Cybersecurity Framework or Cybersecurity Risk Management Program (CRMP). A functioning CRMP will assist the County with comprehensively identifying cybersecurity weaknesses, potential threats and risks, and controls used to safeguard information and systems. We recommend that the entity investigate and consider implementation of a Cybersecurity Risk Management Program covering: Cybersecurity risk assessment, identification of sensitive data, use of strong passwords, software updates/patching cadence, audit security measures, and monitoring and testing of controls in place.

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Other Matters for Communication to the Board and Management

During our audit of the financial statements as of and for the year ended June 30, 2019, we noted other matters which we wish to communicate to you in an effort to keep the County abreast of accounting matters that could present challenges in financial reporting in future periods.

1) New Governmental Accounting Standards Board (GASB) Pronouncements



As has been the case for the past 10 years, GASB has issued several other new pronouncements which will be effective in future years. The following is a brief summary of the new standards:

- a) **Statement No. 83, *Certain Asset Retirement Obligations*** was issued in November 2016, and is effective for the first reporting period beginning after June 15, 2018. An asset retirement obligation (ARO) is a legally enforceable liability associated with the retirement of a tangible capital asset. This statement establishes the criteria for determining the timing and pattern of recognition of a liability and a corresponding deferred outflow of resources for ARO's. Timing could be based on the occurrence of external laws, regulations, contracts or court judgments. Examples include the closure of a nuclear reactor or a sewage treatment facility. This statement addresses the financial reporting and accounting as well as the respective disclosures relative to ARO's. This statement had no impact on the County.
- b) **Statement No. 84, *Fiduciary Activities*** was issued in January 2017 and is effective for the first reporting period beginning after December 15, 2018. This statement establishes criteria for identifying fiduciary activities with a focus on: 1) whether a government is controlling the assets of the fiduciary activity; and, 2) the beneficiaries with whom a fiduciary relationship exists.

Further, this statement describes four (4) fiduciary funds that should be reported, if applicable: 1) pension and other employee benefit trust funds; 2) investment trust funds; 3) private-purpose trust funds; and, 4) custodial funds. Custodial funds generally should report fiduciary activities that are not held in a trust or equivalent arrangement that meets specific criteria.

- c) **Statement No. 85, *Omnibus 2017*** was issued in March 2017 and is effective for the first reporting period beginning after June 15, 2017. This statement addresses a variety of topics including issues related to:

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- Component Units - blending a component unit in circumstances in which the primary government is a business-type activity that reports in a single column for financial statement presentation;
 - Goodwill - reporting amounts previously reported as goodwill and “negative” goodwill;
 - Real Estate - classifying real estate held by insurance entities;
 - Fair Value Measurement and Application - measuring certain money market investments and participating interest earning investment contracts at amortized cost;
 - Postemployment benefits (pensions and other postemployment benefits [OPEB]):
 - Timing of the measurement of pension or OPEB liabilities and expenditures recognized in financial statements prepared using the current financial resources measurement focus;
 - Recognizing on-behalf payments for pensions or OPEB in employer financial statements;
 - Presenting payroll-related measures in required supplementary information for purposes of reporting by OPEB plans and employers that provide OPEB;
 - Classifying employer-paid member contributions for OPEB;
 - Simplifying certain aspects of the alternative measurement method for OPEB; and,
 - Accounting and financial reporting for OPEB provided through certain multiple-employer defined benefit OPEB plans.
- d) **Statement No. 86, *Certain Debt Extinguishment Issues*** was issued in May 2017 and is effective for the first reporting period beginning after June 15, 2017. The primary objective of this statement is to improve consistency in accounting and financial reporting for in-substance defeasance of debt by providing guidance for transactions in which cash and other monetary assets acquired with only existing resources (resources other than the proceeds of refunding debt) are placed into an irrevocable trust for the sole purpose of extinguishing debt. This Statement also addresses prepaid insurance on debt that is extinguished and the notes to financial statements for debt that is in-substance defeased.
- e) **Statement No. 87, *Leases*** was issued in June 2017 and is effective for the first reporting period beginning after December 15, 2019. This statement increases the usefulness of governments’ financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as

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inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the principle that a lease is the financing of the right to use an underlying asset.

Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities.

Definition of a Lease: A lease is defined as a contract that conveys control of the right to use another entity's nonfinancial asset (the underlying asset) as specified in the contract for a period of time in an exchange or exchange-like transaction. Examples of nonfinancial assets include buildings, land, vehicles, and equipment. Any contract that meets this definition should be accounted for under the leases guidance, unless specifically excluded in this Statement.

Lease Term: The lease term is defined as the period during which a lessee has a non-cancelable right to use an underlying asset, plus the following periods, if applicable:

- Periods covered by a lessee's option to extend the lease if it is reasonably certain, based on all relevant factors, that the lessee will exercise that option;
- Periods covered by a lessee's option to terminate the lease if it is reasonably certain, based on all relevant factors, that the lessee will not exercise that option;
- Periods covered by a lessor's option to extend the lease if it is reasonably certain, based on all relevant factors, that the lessor will exercise that option;
- Periods covered by a lessor's option to terminate the lease if it is reasonably certain, based on all relevant factors, that the lessor will not exercise that option.

A fiscal funding or cancellation clause should affect the lease term only when it is reasonably certain that the clause will be exercised. Lessees and lessors should reassess the lease term only if one or more of the following occur:

- The lessee or lessor elects to exercise an option even though it was previously determined that it was reasonably certain that the lessee or lessor would not exercise that option;
- The lessee or lessor elects not to exercise an option even though it was previously determined that it was reasonably certain that the lessee or lessor would exercise that option;

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- An event specified in the lease contract that requires an extension or termination of the lease takes place.

Short-Term Leases: A short-term lease is defined as a lease that, at the commencement of the lease term, has a maximum possible term under the lease contract of 12 months (or less), including any options to extend, regardless of their probability of being exercised. Lessees and lessors should recognize short-term lease payments as outflows of resources or inflows of resources, respectively, based on the payment provisions of the lease contract.

Lessee Accounting: A lessee should recognize a lease liability and a lease asset at the commencement of the lease term, unless the lease is a short-term lease or it transfers ownership of the underlying asset. The lease liability should be measured at the present value of payments expected to be made during the lease term (less any lease incentives). The lease asset should be measured at the amount of the initial measurement of the lease liability, plus any payments made to the lessor at or before the commencement of the lease term and certain direct costs.

A lessee should reduce the lease liability as payments are made and recognize an outflow of resources (for example, expense) for interest on the liability. The lessee should amortize the lease asset in a systematic and rational manner over the shorter of the lease term or the useful life of the underlying asset. The notes to financial statements should include a description of leasing arrangements, the amount of lease assets recognized, and a schedule of future lease payments to be made.

Lessor Accounting: A lessor should recognize a lease receivable and a deferred inflow of resources at the commencement of the lease term, with certain exceptions for leases of assets held as investments, certain regulated leases, short-term leases, and leases that transfer ownership of the underlying asset. A lessor should not derecognize the asset underlying the lease. The lease receivable should be measured at the present value of lease payments expected to be received during the lease term. The deferred inflow of resources should be measured at the value of the lease receivable plus any payments received at or before the commencement of the lease term that relate to future periods.

A lessor should recognize interest revenue on the lease receivable and an inflow of resources (for example, revenue) from the deferred inflows of resources in a systematic and rational manner over the term of the lease. The notes to financial statements should include a description of leasing arrangements and the total amount of inflows of resources recognized from leases.

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Contracts with Multiple Components and Contract Combinations: Generally, a government should account for the lease and non-lease components of a lease as separate contracts. If a lease involves multiple underlying assets, lessees and lessors in certain cases should account for each underlying asset as a separate lease contract. To allocate the contract price to different components, lessees and lessors should use contract prices for individual components as long as they do not appear to be unreasonable based on professional judgment, or use professional judgment to determine their best estimate if there are no stated prices or if stated prices appear to be unreasonable. If determining a best estimate is not practicable, multiple components in a lease contract should be accounted for as a single lease unit. Contracts that are entered into at or near the same time with the same counterparty and that meet certain criteria should be considered part of the same lease contract and should be evaluated in accordance with the guidance for contracts with multiple components.

Lease Modifications and Terminations: An amendment to a lease contract should be considered a lease modification, unless the lessee's right to use the underlying asset decreases, in which case it would be a partial or full lease termination. A lease termination should be accounted for by reducing the carrying values of the lease liability and lease asset by a lessee, or the lease receivable and deferred inflows of resources by the lessor, with any difference being recognized as a gain or loss. A lease modification that does not qualify as a separate lease should be accounted for by re-measuring the lease liability and adjusting the related lease asset by a lessee and re-measuring the lease receivable and adjusting the related deferred inflows of resources by a lessor.

Subleases and Leaseback Transactions: Subleases should be treated as transactions separate from the original lease. The original lessee that becomes the lessor in a sublease should account for the original lease and the sublease as separate transactions, as a lessee and lessor, respectively.

A transaction qualifies for sale-leaseback accounting only if it includes a sale. Otherwise, it is a borrowing. The sale and lease portions of a transaction should be accounted for as separate sale and lease transactions, except that any difference between the carrying value of the capital asset that was sold and the net proceeds from the sale should be reported as a deferred inflow of resources or a deferred outflow of resources and recognized over the term of the lease.

A lease-leaseback transaction should be accounted for as a net transaction. The gross amounts of each portion of the transaction should be disclosed.

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- f) **Statement 88, *Certain Disclosures Related to Debt, Including Direct Borrowings and Direct Placements*** was issued in March 2018 and is effective for reporting periods beginning after June 15, 2018, (meaning June 30, 2019). This standard defines debt for disclosure purposes and adds disclosures related to debt (it does not reduce any previously required disclosures).

Under Statement 88, debt for disclosure purposes is defined as a liability that arises from a contractual obligation to pay cash (or other assets) in one or more payments to settle an amount that is fixed at the date the contractual obligation is established. This would include, but is not limited to:

- Direct Borrowings: Entering into a loan agreement with a lender.
- Direct Placements: Issuing a debt security directly to an investor.

This excludes leases (except for contracts reported as a financed purchase) and accounts payable.

In addition to other disclosures related to debt, the notes to the financial statements should include:

- The amount of any unused lines of credit.
- Assets pledged as collateral for debt.
- Terms specified in the debt agreement related to significant:
 - Events of default with finance-related consequences
 - Termination events with finance-related consequences
 - Subjective acceleration clauses
- Debt disclosures should separate information regarding direct borrowings and direct placements from other debt.

- g) **Statement 89, *Accounting for Interest Cost Incurred Before the End of a Construction Period*** was issued in June 2018 and is effective for reporting periods beginning after December 15, 2019 (meaning June 30, 2021). This standard eliminates the requirement/ability to capitalize construction period interest costs as part of the cost of a capital asset in enterprise funds. This standard should be applied prospectively with no restatement. This standard can be early implemented as part of fiscal year 2019.

- h) **Statement 90, *Majority Equity Interests – An Amendment of GASB's No. 14 and 61*** was issued in August 2018, and is effective for reporting periods beginning after December 15, 2018 (meaning June 30, 2020). Under this standard, an equity interest is: a) a financial interest in a legally separate organization by the ownership shares of the organization's stock; or, b) by otherwise having an explicit, measurable right to the net resources of the organization that is usually based on an investment of financial or

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capital resources by a government. An equity interest is explicit and measurable if: a) the government has a present or future claim to the net resources of the entity, and b) the method for measuring the government's share of the entity's net resources is determinable.

If the interest is deemed to be an investment under GASB No. 72, paragraph 64, then the interest should be reported as an investment and measured using the equity method. If the interest is held by a special-purpose government engaged in fiduciary activities, a fiduciary fund, or an endowment or permanent fund, then amount should be measured at fair value. If interest is 100% of entity, then it is a component unit. We do not expect this new standard to have a significant effect on the County.

- i) **Statement No. 91, *Conduit Debt Obligations*** was issued in May 2019 and is effective for the first reporting period beginning after December 15, 2020, meaning for those with year ends of December 31, 2021 and beyond.

The primary objectives of this Statement are to provide a single method of reporting conduit debt obligations by issuers and eliminate diversity in practice associated with (1) commitments extended by issuers, (2) arrangements associated with conduit debt obligations, and (3) related note disclosures. This Statement achieves those objectives by clarifying the existing definition of a conduit debt obligation; establishing that a conduit debt obligation is not a liability of the issuer; establishing standards for accounting and financial reporting of additional commitments and voluntary commitments extended by issuers and arrangements associated with conduit debt obligations; and improving required note disclosures.

A conduit debt obligation is defined as a debt instrument meeting all of the following characteristics:

- There are at least three parties involved: (1) an issuer, (2) a third-party obligor, and (3) a debt holder (or a debt trustee);
- The issuer and the third-party obligor are not within the same financial reporting entity;
- The debt obligation is not a parity bond of the issuer, nor is it cross-collateralized with other debt of the issuer;
- The third-party obligor (or its agent), not the issuer, ultimately receives the proceeds from the debt issuance;
- The third-party obligor, not the issuer, is primarily obligated for the payment of all amounts associated with the debt obligation (debt service payments).

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All conduit debt obligations involve the issuer making a limited commitment. Some issuers extend additional commitments or voluntary commitments to support debt service in the event the third party is, or will be, unable to do so.

An issuer should not recognize a conduit debt obligation as a liability. However, an issuer should recognize a liability associated with an additional commitment or a voluntary commitment to support debt service if certain recognition criteria are met. As long as a conduit debt obligation is outstanding, an issuer that has made an additional commitment should evaluate at least annually whether those criteria are met. An issuer that has made only a limited commitment should evaluate whether those criteria are met when an event occurs that causes the issuer to reevaluate its willingness or ability to support the obligor's debt service through a voluntary commitment.

This Statement also addresses arrangements—often characterized as leases—that are associated with conduit debt obligations. In those arrangements, capital assets are constructed or acquired with the proceeds of a conduit debt obligation and used by third-party obligors in the course of their activities. Payments from third-party obligors are intended to cover and coincide with debt service payments. During those arrangements, issuers retain the titles to the capital assets. Those titles may or may not pass to the obligors at the end of the arrangements.

Issuers should not report those arrangements as leases, nor should they recognize a liability for the related conduit debt obligations or a receivable for the payments related to those arrangements. In addition, the following provisions apply:

- If the title passes to the third-party obligor at the end of the arrangement, an issuer should not recognize a capital asset.
- If the title does not pass to the third-party obligor and the third party has exclusive use of the entire capital asset during the arrangement, the issuer should not recognize a capital asset until the arrangement ends.
- If the title does not pass to the third-party obligor and the third party has exclusive use of only portions of the capital asset during the arrangement, the issuer should recognize the entire capital asset and a deferred inflow of resources at the inception of the arrangement. The deferred inflow of resources should be reduced, and an inflow recognized, in a systematic and rational manner over the term of the arrangement.

This Statement requires issuers to disclose general information about their conduit debt obligations, organized by type of commitment, including the aggregate outstanding principal amount of the issuers' conduit debt obligations and a description of each type of commitment. Issuers that recognize liabilities related to supporting the debt service of conduit debt obligations also should disclose information about the amount recognized and how the liabilities changed during the reporting period.

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- j) **Other Pending or Current GASB Projects.** As noted by the numerous pronouncements issued by GASB over the past decade, the GASB continues to research various projects of interest to governmental units. Subjects of note include:
- **Re-Examination of the Financial Reporting Model.** GASB has added this project to its technical agenda to make improvements to the existing financial reporting model (established via GASB 34). Improvements are meant to enhance the effectiveness of the model in providing information for decision-making and assessing a government's accountability. GASB anticipates issuing an initial due process document on this project by the end of 2018 with a final standard expected in early 2022.
 - **Conceptual Framework** is a constant matter being looked at by GASB. Current measurement focus statements (for governmental funds) to change to near-term financial resources measurement. May dictate a period (such as 60 days) for revenue and expenditure recognition. May expense things such as supplies and prepaid assets at acquisition. Will look into which balances (at all statement levels) are measured at acquisition and which need to be re-measured at year-end. Final standard is expected in 2021.
 - **Revenue and Expense Recognition** is another long-term project where the GASB is working to develop a comprehensive application model for recognition of revenues and expenses from non-exchange, exchange, and exchange-like transactions. The final standard is expected in 2023.

Summations of Thoughts Noted Above

We believe the implementation of these suggestions will enhance both the control environment and the financial reporting process, making both more effective. We also believe these recommendations can be easily implemented, and all problems resolved quite timely should management elect to employ the corrective measures.

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FREE QUARTERLY CONTINUING EDUCATION
AND NEWSLETTERS FOR GOVERNMENTAL CLIENTS

Free Continuing Education. We provide free continuing education (quarterly is the goal and objective) for all of our governmental clients. Each quarter we pick a couple of significant topics tailored to be of interest to governmental entities. In an effort to accommodate our entire governmental client base, we offer the sessions several times per quarter at a variety of client provided locations resulting in greater networking among our governmental clients. We normally see approximately 100 people per quarter. We obtain the input and services of experienced outside speakers along with providing the instruction utilizing our in-house professionals. We hope County staff and officials have been able to participate in this opportunity, and that it has been beneficial to you. Examples of subjects addressed in the past few quarters include:

"I've been a CPA for 32 years. Today's CPE class by Mauldin & Jenkins has been the best of my career". Terry Nall, CPA, City of Dunwoody (GA) Council Member

"They are always on top of new accounting pronouncements and provide training well before implementation deadlines. This is a very valuable resource for our organization". Laurie Puckett, CPA, CPFO, Gwinnett County (GA), Accounting Director



Examples of subjects addressed in past quarters include:

- Accounting for Debt Issuances
- American Recovery & Reinvestment Act (ARRA) Updates
- Best Budgeting Practices, Policies and Processes
- Budget Preparation
- CAFR Preparation (several times including a two (2) day hands-on course)
- Capital Asset Accounting Processes and Controls
- Closing Out and Audit Preparation
- Collateralization of Deposits and Investments
- Evaluating Financial and Non-Financial Health of a Local Government
- GASB No. 51, Intangible Assets
- GASB No. 54, Governmental Fund Balance (subject addressed twice)
- GASB No. 60, Service Concession Arrangements (webcast)
- GASB No. 61, the Financial Reporting Entity (webcast)
- GASB No.'s 63 & 65, Deferred Inflows and Outflows (webcast)
- GASB No.'s 67 & 68, New Pension Standards (presented several occasions)
- GASB No. 72, Fair Value Measurement and Application

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- GASB No. 74 & 75, New OPEB Standards
- GASB No. 77, Tax Abatement Disclosures
- GASB No. 87, Leases
- GASB Updates (ongoing and several sessions)
- Grant Accounting Processes and Controls
- Information Technology (IT) Risk Management
- Internal Controls Over Accounts Payable, Payroll and Cash Disbursements
- Internal Controls Over Receivables & the Revenue Cycle
- Internal Revenue Service (IRS) Compliance Issues, Primarily Payroll Matters
- Legal Considerations for Debt Issuances & Disclosure Requirements
- Policies and Procedures Manuals
- Presenting Financial Information to Non-Financial People
- Segregation of Duties
- Single Audits for Auditees
- SPLOST Accounting, Reporting & Compliance
- Uniform Grant Reporting Requirements and the New Single Audit



environment.

Governmental Newsletters. We periodically produce newsletters tailored to meet the needs of governments. The newsletters have addressed a variety of subjects and are intended to be timely in their subject matter. The newsletters are authored by Mauldin & Jenkins partners and managers, and are not purchased from an outside agency. The newsletters are intended to keep you informed of current developments in the government finance

In the past several years, the following topics have been addressed in our monthly newsletters:

- American Recovery & Reinvestment Act (ARRA) Information and Issues
- Are Your Government's Funds Secure?
- Capitalization of Interest
- Changes in FDIC Deposit Insurance Coverage
- Changes on the Horizon for OMB Circular A-133
- Cybersecurity Awareness
- Deposit Collateralization
- Employee vs Independent Contractor
- Escheat Laws on Unclaimed Property
- Federal Funding and Accountability Transparency Act
- Forensic Audit or Financial Audit?
- Form PT 440
- GASB Invitation to Comment – the New Financial Reporting Model

Oconee County
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- GASB No. 54, Governmental Fund Balance
- GASB No. 54, Governmental Fund Balance Note Disclosure Requirements
- GASB No. 60, Service Concession Arrangements
- GASB No. 67, New Pension Standard
- GASB No.'s 63 & 65, Deferred Inflows & Outflows
- GASB No. 68 Allocations
- GASB No. 72, Fair Value, It is Not Totally About Disclosure
- GASB No.'s 74 & 75, Other Post-Employment Benefits (OPEB)
- GASB No. 77, Abatements – Go Viral with GASB 77
- GASB No. 87, Leases
- GASB No. 89, Accounting for Interest Cost Incurred Before the End of Construction
- IRS Delays Implementation of 3% Withholding on Payments for Goods and Services
- OMB A-133 Compliance Supplements
- OMB Revisions to A-133
- OPEB, What You Need to Know
- Public Funds and Secure Deposit Program
- Re-Examination of the GASB 34 Reporting Model
- Rotating or Not Rotating Auditors
- Property Tax Assessments
- Refunding Debt
- Sales & Use Taxes on Retail Sales of Jet Fuel
- Sales Tax Collections and Remittances by the State
- SAS Clarity Standards and Group Audits
- Single Audit, including Uniform Guidance (several)
- Social Security Administration (SSA) Incentive Payments
- Special Purpose Local Option Sales Taxes (SPLOST) Expenditures
- Supplemental Social Security for Inmates
- The New Tax Cuts and Jobs Act – Impact on Bond Refunding
- The Return of the Component Unit – GASB 61
- Uniform Guidance & New Procurement Requirements
- What's Happening with Property Tax Assessments

Communication. In an effort to better communicate our free continuing education plans and newsletters, please email Paige Vercoe at pvercoe@mjcpa.com (send corresponding copy to gdavis@mjcpa.com), and provide individual names, mailing addresses, email addresses and phone numbers of anyone you wish to participate and be included in our database.

Oconee County
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CLOSING

If you have any questions regarding any comments set forth in this memorandum, we will be pleased to discuss it with you at your convenience. This information is intended solely for the use of the County's management, and others within the County's organization and is not intended to be and should not be used by anyone other than these specified parties.

We appreciate the opportunity to serve the Oconee County, South Carolina and look forward to serving the County in the future. Thank you.



Oconee County
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Appendix A
Adjusting Journal Entries



Client: 0209158 - Oconee County, South Carolina
 Engagement: 0209158 - Oconee County, South Carolina
 Period Ending: 96/30/2017
 Adjusting Journal Entry Report

Account	Description	W/P Ref	Debit	Credit
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General Fund

Adjusting Journal Entries JE # 2		0204.100		
PBC - To adjust SW customer credit balances to actual at 06/30/19 as per info from Amy				
010-001-00060-73658	Solid Waste Customer Deposits		727.62	
010-080-49807-14900	Lp Swc Tipping Fees			727.62
Total			<u>727.62</u>	<u>727.62</u>

Adjusting Journal Entries JE # 3		0204.100		
PBC - To correct posting of deposit 100048164 to the revenue code instead of expenditure				
010-716-10110-00000	Salaries		6,139.00	
010-080-00805-20800	Mo Soil & Water			6,139.00
Total			<u>6,139.00</u>	<u>6,139.00</u>

Adjusting Journal Entries JE # 4		0204.100		
PBC - To correct the fund for the insurance proceeds for the building as a result of the Sheriff's				
010-080-00170-07190	Ofs - Insurance Recovery Proceeds		321,391.86	
010-001-00010-71001	TD Bank - Admin. Bank Acct.			321,391.86
Total			<u>321,391.86</u>	<u>321,391.86</u>

Adjusting Journal Entries JE # 5		0204.100		
PBC - To adjust CY real estate penalty to actual at 06/30/2019. JE created by Ladale Price.				
010-001-00010-71001	TD Bank - Admin. Bank Acct.		7.28	
010-001-00010-71001	TD Bank - Admin. Bank Acct.		8.04	
010-001-00010-71001	TD Bank - Admin. Bank Acct.		15.34	
010-001-00010-71001	TD Bank - Admin. Bank Acct.		19.27	
010-001-00010-71001	TD Bank - Admin. Bank Acct.		21.32	
010-001-00010-71001	TD Bank - Admin. Bank Acct.		21.89	
010-001-00010-71001	TD Bank - Admin. Bank Acct.		285.09	
010-001-00010-71001	TD Bank - Admin. Bank Acct.		842.13	
010-001-00010-71001	TD Bank - Admin. Bank Acct.		2,818.38	
010-080-00870-76009	Pt Co County Oper Cy Re Penalty		455.43	
010-001-00010-71001	TD Bank - Admin. Bank Acct.			2,569.61
010-080-00805-10340	Mo Miscellaneous Income			1,926.56
Total			<u>4,496.17</u>	<u>4,496.17</u>

Adjusting Journal Entries JE # 6		0204.100		
PBC - To adjust the delinquent real estate collections to actual at 06/30/19. JE created by				
010-001-00010-71001	TD Bank - Admin. Bank Acct.		1,212.96	
010-080-00805-10340	Mo Miscellaneous Income			1,212.96
Total			<u>1,212.96</u>	<u>1,212.96</u>

Adjusting Journal Entries JE # 7		PBC		
Postings for accrued invoices				
010-001-00060-73010	Accounts Payable Accruals -CSI Only		1,000.00	
010-709-30068-00717	Advertising - Administrator			1,000.00
Total			<u>1,000.00</u>	<u>1,000.00</u>

Adjusting Journal Entries JE # 8		PBC		
To accrue Oconee Publishing Inc. invoice #63421-239854 for \$1,000 to FY 18/19. The invoice				
010-709-30068-00717	Advertising - Administrator		1,000.00	
010-001-00060-73009	Accounts Payable Manual Adjustment			1,000.00
Total			<u>1,000.00</u>	<u>1,000.00</u>

Adjusting Journal Entries JE # 9		PBC		
To adjust the Health Insurance Payable to actual at 6/30/19				
010-709-20016-00000	Health Insurance		44,254.53	
010-001-00010-71001	TD Bank - Admin. Bank Acct.			44,254.53
010-001-00060-73002	Health Insurance Payable			44,254.53
Total			<u>44,254.53</u>	<u>44,254.53</u>

Adjusting Journal Entries JE # 10		PBC		
To make the final adjustment to zero the workpapere comp liability at 6/30/19				

010-001-00090-73911	Workers Compensation	49,509.28	
010-001-00010-71001	TD Bank - Admin. Bank Acct.		2,534.89
010-709-20015-00000	Workers Compensation		46,974.39
Total		49,509.28	49,509.28

Adjusting Journal Entries JE # 11		PBC	
Adjust taxes at 6/30/19			
010-001-00020-71101	Current Year Tax Receivable	52,624.76	
010-001-00020-71107	Delinquent Tax Rec. Prior Years	83,325.40	
010-001-00025-71190	Allowance for Uncollectible Taxes		2,719.00
010-001-00870-73400	Deferred Revenue - Taxes		133,231.16
Total		135,950.16	135,950.16

Adjusting Journal Entries JE # 12		PBC	
To record deferred revenue for the 4th quarter FYE19 DSS FFP payment that came in on			
010-001-00020-71125	Due From Other Governments	9,195.12	
010-001-00060-73005	Deferred Revenue-Unavailable		9,195.12
Total		9,195.12	9,195.12

Adjusting Journal Entries JE # 13		PBC	
Correction to fix missing deposits for the Westminster Magistrate Reserve Account. Deposits			
010-001-00060-73316	Due to Westminster Municipal	74,131.46	
010-001-00020-71424	Magistrate Reserve Westminster		74,131.46
Total		74,131.46	74,131.46

Adjusting Journal Entries JE # 14		PBC	
to adjust per client			
010-080-00870-76000	Pt County Operation Veh Collections	40,796.28	
010-001-00010-71001	TD Bank - Admin. Bank Acct.		40,796.28
Total		40,796.28	40,796.28

Adjusting Journal Entries JE # 15		PBC - M&J only	
To adjust per client			
010-001-00100-75000	FB, Unassigned-General Fund	315.00	
010-709-30045-00000	Non-Departmental	500.00	
010-001-00060-770000	System Error on Payables		815.00
Total		815.00	815.00

Adjusting Journal Entries JE # 16		PBC	
To adjust per client			
010-001-00010-71001	TD Bank - Admin. Bank Acct.	81,592.56	
010-080-00870-76020	Pt Cnty Oper Motor Carrier Tax		81,592.56
Total		81,592.56	81,592.56

Adjusting Journal Entries JE # 17		GL	
To reclass negative cash			
010-001-00020-73338	Interfund Balances - 230 Fund	24,117.08	
010-001-00010-71001	TD Bank - Admin. Bank Acct.		24,117.08
Total		24,117.08	24,117.08

Adjusting Journal Entries JE # 18		GL	
To reclass negative cash			
010-001-00020-73339	Interfund Balances - 215 Fund	3,899.83	
010-001-00010-71001	TD Bank - Admin. Bank Acct.		3,899.83
Total		3,899.83	3,899.83

Adjusting Journal Entries JE # 20		FS	
To reclass negative cash			
010-001-00020-73332	Interfund Balance -FOCUS Fund 515	133,236.64	
010-001-00010-71001	TD Bank - Admin. Bank Acct.		133,236.64
Total		133,236.64	133,236.64

Adjusting Journal Entries JE # 21		PBC	
To move bank account balances to cover negative cash per Ladale Price			
010-001-00030-71300	Multi Bank Investments	2,000,000.00	
010-001-00010-71001	TD Bank - Admin. Bank Acct.		2,000,000.00
Total		2,000,000.00	2,000,000.00

Adjusting Journal Entries JE # 22		PBC	
To zero out insurance payable accounts			

010-001-00090-73933	Dental Insurance Payable	258,693.94	
010-001-00090-73934	Vision Insurance Payable	42,127.36	
010-001-00010-71001	TD Bank - Admin. Bank Acct.		1,615.14
010-001-00010-71001	TD Bank - Admin. Bank Acct.		9,918.20
010-709-20016-77716	Health & Dental General		40,512.22
010-709-20016-77716	Health & Dental General		248,775.74
Total		<u>300,821.30</u>	<u>300,821.30</u>

Adjusting Journal Entries JE # 23			PBC
to zero out insurance payable accounts			
010-001-00010-71001	TD Bank - Admin. Bank Acct.	28,662.14	
010-709-20016-77716	Health & Dental General	718,925.20	
010-001-00090-73928	PAI Health Plan Withholding		747,587.34
Total		<u>747,587.34</u>	<u>747,587.34</u>

Emergency Services Fund

Adjusting Journal Entries JE # 1			0204.201
PBC - To adjust CY real estate penalty to actual at 06/30/2019			
020-080-00950-76009	Pt Co Uninc Fire Cy Re Penalty	21.32	
020-001-00010-71001	TD Bank - Admin. Bank Acct.		21.32
Total		<u>21.32</u>	<u>21.32</u>

Adjusting Journal Entries JE # 2			PBC
Adjust taxes at 6/30/19			
020-001-00020-71101	Current Tax Rec Emerg Services	1,933.76	
020-001-00020-71107	Tax Receivables Unincorp Fire	3,104.83	
020-001-00025-71190	Allowance for Uncollectible Taxes		100.77
020-001-00950-73400	Deferred Revenue - Taxes		4,937.82
Total		<u>5,038.59</u>	<u>5,038.59</u>

Adjusting Journal Entries JE # 3			PBC
To adjust per client			
020-107-60083-00000	Grant To Independent Agencies	25,492.76	
020-107-60083-00000	Grant To Independent Agencies	25,492.76	
020-107-60083-00614	Grant To Indep Agency Pickett Post		25,492.76
020-107-60083-00614	Grant To Indep Agency Pickett Post		25,492.76
Total		<u>50,985.52</u>	<u>50,985.52</u>

Adjusting Journal Entries JE # 4			PBC
To adjust per client			
020-001-00010-71001	TD Bank - Admin. Bank Acct.	8,774.76	
020-080-00950-76020	Pt Emergency Services Unincorp Fire		8,774.76
Total		<u>8,774.76</u>	<u>8,774.76</u>

Adjusting Journal Entries JE # 5			PBC
To adjust per client			
020-080-00950-76020	Pt Emergency Services Unincorp Fire	17,549.52	
020-001-00010-71001	TD Bank - Admin. Bank Acct.		17,549.52
Total		<u>17,549.52</u>	<u>17,549.52</u>

Miscellaneous Special Revenue Fund

Adjusting Journal Entries JE # 1		PBC		
To defer revenue for the National Forestry Title III funds received in FY 18-19 but not paid out				
013-082-00830-60225	Nat'L Forestry-Title Iii Ext Agency		28,478.47	
013-001-00060-73004	Deferred Revenue Unearned			28,478.47
Total			<u>28,478.47</u>	<u>28,478.47</u>

Adjusting Journal Entries JE # 2		PBC		
To reclass expenses				
013-721-30091-91160	Special Departmental		814.88	
013-101-40031-91137	Non-Cap Equip-2018 E Byrne Grant			814.88
Total				<u>814.88</u>

Solicitors Victim Assistance Fund

Adjusting Journal Entries JE # 1		PBC		
To reclass negative cash				
215-001-00010-71001	TD Bank - Admin. Bank Acct.		3,899.83	
MJ1	Due to GF			3,899.83
Total			<u>3,899.83</u>	<u>3,899.83</u>

State Accommodations Tax Fund

Adjusting Journal Entries JE # 1		PBC		
PBC - Accrue Visit Oconee - Check # 268375 - \$30,465.53				
230-200-90091-00255	Oconee Tourism Commission 30%		30,465.53	
230-001-00060-73009	Accounts Payable Manual Adjustments			30,465.53
Total			<u>30,465.53</u>	<u>30,465.53</u>

Adjusting Journal Entries JE # 2		PBC		
To reclass negative cash				
230-001-00010-71001	TD Bank - Admin. Bank Acct.		24,117.08	
MJ1	Due to GF			24,117.08
Total			<u>24,117.08</u>	<u>24,117.08</u>

Adjusting Journal Entries JE # 3		PBC		
To adjust for prepaid				
230-001-00040-71740	Prepaid Expenditures		100,000.00	
230-200-90092-00255	Oconee County ATAX Committee 65%			100,000.00
Total			<u>100,000.00</u>	<u>100,000.00</u>

Tri-County Tech Fund

Adjusting Journal Entries JE # 1		PBC		
PBC - To adjust CY real estate penalty to actual at 06/30/19.				
250-080-00876-76009	Pt Co Tctc Ops Cy Re Pen		21.89	
250-001-00010-71001	TD Bank - Admin. Bank Acct.			21.89
Total			<u>21.89</u>	<u>21.89</u>

Adjusting Journal Entries JE # 2		PBC		
Adjust taxes at 6/30/19				
250-001-00023-71101	Current Tax Receivable - TCT Ops		2,525.74	
250-001-00023-71107	Delinq Tax Receivable - TCT Ops		3,168.22	
250-001-00025-71190	Allowance for Uncollectible Taxes			113.87
250-001-00876-73400	Deferred Revenue - Taxes			5,580.09
Total			<u>5,693.96</u>	<u>5,693.96</u>

Adjusting Journal Entries JE # 3		PBC		
to adjust per client				
250-080-00876-76020	Pt Tctc Ops Motor Carrier Tax		2,034.73	
250-001-00010-71001	TD Bank - Admin. Bank Acct.			2,034.73
Total			<u>2,034.73</u>	<u>2,034.73</u>

Adjusting Journal Entries JE # 4		PBC		
To adjust per client				
250-080-00876-76020	Pt Tctc Ops Motor Carrier Tax		4,069.46	
250-001-00010-71001	TD Bank - Admin. Bank Acct.			4,069.46
Total			<u>4,069.46</u>	<u>4,069.46</u>

Duke Energy Grant Fund

Adjusting Journal Entries JE # 1

PBC

To adjust deferred revenue for the 12 fund AIP federal payment that was received within the 60

255-080-00825-91052	Revenue - Duke Energy FNF Grant	19,511.11	
255-001-00060-73004	Deferred Revenue-Unearned		19,511.11
Total		<u>19,511.11</u>	<u>19,511.11</u>

Road Maintenance Fund

Adjusting Journal Entries JE # 1		PBC		
PBC - To adjust CY real estate penalty to actual at 06/30/19.				
260-080-00868-76009	Pt Co Road Maint Cy Re Penalty		15.34	
260-001-00010-71001	TD Bank - Admin. Bank Acct.			15.34
Total			15.34	15.34

Adjusting Journal Entries JE # 2		PBC		
Adjust taxes at 6/30/19				
260-001-00020-71101	Road Tax Accts. Recble Current		1,769.11	
260-001-00020-71107	Road Tax Accts. Recble PY		1,809.81	
260-001-00025-71190	Allowance for Uncollectible Taxes			78.66
260-001-00868-73400	Deferred Revenue - Taxes			1,194.49
260-080-00868-76005	Pt Co Road Maint. Dt Re			2,305.77
Total			3,578.92	3,578.92

Adjusting Journal Entries JE # 3		PBC		
To adjust per client				
260-001-00010-71001	TD Bank - Admin. Bank Acct.		6,333.08	
260-080-00868-76020	Pt Road Maint.- Motor Carrier Taxes			6,333.08
Total			6,333.08	6,333.08

Adjusting Journal Entries JE # 4		PBC		
To adjust per client				
260-080-00868-76020	Pt Road Maint.- Motor Carrier Taxes		12,666.16	
260-001-00010-71001	TD Bank - Admin. Bank Acct.			12,666.16
Total			12,666.16	12,666.16

Capital Projects Fund

Adjusting Journal Entries JE # 1		PBC		
PBC - To correct the fund for the insurance proceeds for the building as a result of the Sheriff's				
012-001-00010-71001	TD Bank - Admin. Bank Acct.		321,391.86	
012-080-00170-07190	Ofs - Insurance Proceeds			321,391.86
Total			321,391.86	321,391.86

Adjusting Journal Entries JE # 2		PBC		
To adjust deferred revenue for the 12 fund AIP federal payment that was received within the 60				
012-001-00060-73005	Deferred Revenue Unavailable		33,615.00	
012-082-00825-97106	Aip24-.7 Ac Acq/Reloctaedesonly-Fed			33,615.00
Total			33,615.00	33,615.00

Economic Development Fund

Adjusting Journal Entries JE # 1		GL		
To adjust to py balance				
315-707-51030-00068	Resale Asset-Echo Hills Indust Site		10,795.60	
315-001-00101-75023	FB, Nonspendable-Assets for Resale			10,795.60
Total			10,795.60	10,795.60

Adjusting Journal Entries JE # 2		PBC		
PBC - To adjust CY real estate penalty to actual at 06/30/19.				
315-080-00875-76009	Pt Co Econ Dev Cy Re Penalty		8.04	
315-001-00010-71001	TD Bank - Admin. Bank Acct.			8.04
Total			8.04	8.04

Adjusting Journal Entries JE # 3		PBC		
PBC - Accrue OJRSA - Check #268096 - \$4,921.21				
315-707-95101-00311	OJRSA - Fair Play Sewer Ops/Maint		296.21	
315-707-95101-00312	Ojrsa -Fair Play Sewer Contribution		4,625.00	
315-001-00060-73009	Accounts Payable Manual Adjustment			296.21
315-001-00060-73009	Accounts Payable Manual Adjustment			4,625.00
Total			4,921.21	4,921.21

Adjusting Journal Entries JE # 4		PBC		
To adjust deferred revenue for the 12 fund AIP federal payment that was received within the 60				
315-001-00060-73005	Deferred Revenue - Unavailable		500,000.00	
315-001-00020-71125	Due from Other Governments			500,000.00
Total			500,000.00	500,000.00

Adjusting Journal Entries JE # 5		PBC		
Adjust taxes at 6/30/19				
315-001-00020-71101	Econ. Dev. Accounts Rec. Curr		926.89	
315-001-00020-71107	Econ. Dev. Accounts Rec. Prior Year		2,144.75	
315-001-00025-71190	Allowance for Uncollectible Taxes			61.43
315-001-00875-73400	Deferred Revenue - Taxes			3,010.21
Total			3,071.64	3,071.64

Adjusting Journal Entries JE # 6		PBC		
To adjust per client				
315-001-00010-71001	TD Bank - Admin. Bank Acct.		3,331.88	
315-080-00875-76020	Pt Econ Dev Motor Carrier Taxes			3,331.88
Total			3,331.88	3,331.88

Adjusting Journal Entries JE # 7		PBC		
To adjust per client				
315-080-00875-76020	Pt Econ Dev Motor Carrier Taxes		6,663.76	
315-001-00010-71001	TD Bank - Admin. Bank Acct.			6,663.76
Total			6,663.76	6,663.76

Adjusting Journal Entries JE # 9		PBC		
To move bank account balances to cover negative cash per Ladale Price				
315-001-00010-71001	TD Bank - Admin. Bank Acct.		2,000,000.00	
315-001-00030-71300	Multi Bank Investments			2,000,000.00
Total			2,000,000.00	2,000,000.00

Bridges & Culverts Fund

Adjusting Journal Entries JE # 1		PBC		
PBC - To adjust CY real estate penalty to actual at 06/30/19.				
320-080-00899-76009	Pt Co Bridges/Culvert Cy Re Penalty		7.28	
320-001-00010-71001	TD Bank - Admin. Bank Acct.			7.28
Total			7.28	7.28

Adjusting Journal Entries JE # 2		PBC		
Adjust taxes at 6/30/19				
320-001-00020-71101	Bridges & Culverts Acct Rec Current		842.27	
320-001-00020-71107	Bridges & Culverts Accts Rec PY		1,384.76	
320-080-00899-76005	Pt Co Bridges/Culverts Dt Re		2,305.77	
320-001-00025-71190	Allowance for Uncollectible Taxes			37.46
320-001-00899-73400	Deferred Revenue - Taxes			4,495.34
Total			4,532.80	4,532.80

Adjusting Journal Entries JE # 3		PBC		
To adjust per client				
320-001-00010-71001	TD Bank - Admin. Bank Acct.		3,026.65	
320-080-00899-76020	Pt Bridg/Culverts Motor Carrier Tax			3,026.65
Total			3,026.65	3,026.65

Adjusting Journal Entries JE # 4		PBC		
To adjust per client				
320-080-00899-76020	Pt Bridg/Culverts Motor Carrier Tax		6,053.30	
320-001-00010-71001	TD Bank - Admin. Bank Acct.			6,053.30
Total			6,053.30	6,053.30

Debt Service Fund

Adjusting Journal Entries JE # 1		PBC		
PBC - Keowee Fire Principal and Interest				
090-892-55100-00000	2017 Go Ref Bond- Keowee Principal		99,554.00	
090-892-55200-00000	2017 Go Ref Bond- Keowee Intrst Pmt		7,699.08	
090-001-00020-71405	Due From Keowee Fire District			107,253.08
090-892-55100-00000	2017 Go Ref Bond- Keowee Principal			
090-892-55200-00000	2017 Go Ref Bond- Keowee Intrst Pmt			
Total			107,253.08	107,253.08

Adjusting Journal Entries JE # 2		PBC		
PBC - To adjust CY real estate penalty to actual at 06/30/2019.				
090-080-00861-76009	Pt Co Highpoint Cy Re Penalty		286.09	

090-080-00900-76009	Pt Co County Bonds Re Cy Re Pen	2,818.38	
090-001-00010-71001	TD Bank - Admin. Bank Acct.		286.09
090-001-00010-71001	TD Bank - Admin. Bank Acct.		2,818.38
Total		<u>3,104.47</u>	<u>3,104.47</u>

Adjusting Journal Entries JE # 3		PBC	
PBC - To adjust the delinquent real estate collections to actual at 06/30/19			
090-080-00900-76005	Pt Co County Bonds Dt Re	29,365.97	
090-001-00010-71001	TD Bank - Admin. Bank Acct.		29,365.97
Total		<u>29,365.97</u>	<u>29,365.97</u>

Adjusting Journal Entries JE # 4		PBC	
Adjust taxes at 6/30/19			
090-001-00020-71101	County Bond 2001	2,529.69	
090-001-00020-71107	Del Tax Rec Prior Years	677.82	
090-001-00020-71107	Del Tax Rec Prior Years	5,615.08	
090-080-00900-76005	Pt Co County Bonds Dt Re	11.79	
090-001-00025-71190	Allowance for Uncollectible Taxes		174.68
090-001-00900-73400	Deferred Revenue - Taxes		664.26
090-001-00900-73400	Deferred Revenue - Taxes		7,981.88
090-080-00900-76005	Pt Co County Bonds Dt Re		13.56
Total		<u>8,834.38</u>	<u>8,834.38</u>

Adjusting Journal Entries JE # 5		PBC	
To record 2019 GO Bond			
090-001-00020-71405	Dua From Keowee Fire District	511,500.00	
090-893-55400-00000	Cost of Issuance-2019 GOB Keowee Fire	11,500.00	
090-080-00893-76040	Misc Debt Service Rev-2019 GOB Keowee Fire		11,500.00
090-080-00893-76601	OFS-Proceeds 2019 GOB Keowee Fire		511,500.00
Total		<u>523,000.00</u>	<u>523,000.00</u>

Adjusting Journal Entries JE # 6		PBC	
to adjust per client			
090-001-00010-71001	TD Bank - Admin. Bank Acct.	10,580.58	
090-080-00900-76020	Pt County Bonds Motor Carrier Taxes		10,580.58
Total		<u>10,580.58</u>	<u>10,580.58</u>

Adjusting Journal Entries JE # 7		PBC	
To adjust per client			
090-080-00900-76020	Pt County Bonds Motor Carrier Taxes	21,161.16	
090-001-00010-71001	TD Bank - Admin. Bank Acct.		21,161.16
Total		<u>21,161.16</u>	<u>21,161.16</u>

FOCUS Fund

Adjusting Journal Entries JE # 1		PBC	
To reclass negative cash			
515-001-00010-71001	TD Bank - Admin. Bank Acct.	133,236.64	
515-001-00060-73331	Interfund Balances - 10 Fund		133,236.64
Total		<u>133,236.64</u>	<u>133,236.64</u>

Rock Quarry Fund

Adjusting Journal Entries JE # 1		PBC		
PBC - To record the transfer of Asset #6114 from the Rock Quarry to Surplus. Fully				
017-001-00055-73500	Accumulated Depreciation		53,484.00	
017-001-00055-84000	Machinery & Equipment			53,484.00
Total			53,484.00	53,484.00
Adjusting Journal Entries JE # 2		PBC		
PBC - To adjust Rock Quarry's rock inventory to actual at 06/30/2019				
017-719-90150-71799	Rock Inventory (RC)		38,173.57	
017-001-00040-71799	Rock Inventory (RC)			38,173.57
Total			38,173.57	38,173.57
Adjusting Journal Entries JE # 3		PBC		
PBC - To reclassify the down payment to Sandvik on the capital assets for the Rock Quarry				
017-001-00055-71754	Deposit/Down Pmt. on Cap. Equip.		580,228.10	
017-719-50840-12018	Capital Equipment -2018 HW Lease			580,228.10
Total			580,228.10	580,228.10
Adjusting Journal Entries JE # 4		PBC		
Adjust accrued vacation short term and long term				
017-001-00060-73050	Accrued Vacation Payable- Long-term		11,111.89	
017-001-00060-73052	Accrued Vacation Payable-Short-term			1,548.25
017-719-10710-00000	Overtime/Comp Salary/Fringe			9,563.64
Total			11,111.89	11,111.89
Adjusting Journal Entries JE # 5		PBC		
To adjust RQ Customer AR & Uncollectible				
017-001-00020-71137	Allowance for Uncollectible AR		6,383.34	
017-080-00805-15401	Outside Sales		117,353.40	
017-001-00020-71136	Accounts Receivable Customers			117,353.40
017-080-00805-15401	Outside Sales			6,383.34
Total			123,736.74	123,736.74
Adjusting Journal Entries JE # 6				
Adjustment for Transfer Reconciliation				
017-719-40032-00000	Operational		428.20	
017-095-00171-70010	Interfund Transfer Out-10 Fund			428.20
Total			428.20	428.20
Adjusting Journal Entries JE # 7		6203.000		
To adjust for cy pension				
017-001-00050-73944	Deferred Outflows-Contributions		13,589.96	
017-001-00090-73941	Net Pension Liability		583,107.73	
017-001-00050-73942	Deferred Outflows-Contributions			63,491.70
017-001-00050-73943	Deferred Outflows-Experience Diff			6,727.81
017-001-00050-73945	Def Outflows-Invest Earnings Diff			34,998.88
017-001-00090-73946	Def Inflows-Experience Diff			7,971.94
017-001-00090-73947	Def Inflows-Changesin Prop/Diff Con			366,960.47
017-719-20041-00000	GASB 68 Pension Expense			116,546.89
Total			596,697.69	596,697.69
Adjusting Journal Entries JE # 8		6203.000		
To reclass deferred outflow - pension				
017-001-00050-73942	Deferred Outflows-Contributions		120,880.35	
017-001-00050-73944	Deferred Outflows-Contributions			120,880.35
Total			120,880.35	120,880.35
Adjusting Journal Entries JE # 9		PBC		
To adjust workers comp liability				
017-001-00010-71001	TD Bank - Admin. Bank Acct.		2,534.89	
017-719-20015-00000	Workers Compensation			2,534.89
Total			2,534.89	2,534.89
Adjusting Journal Entries JE # 10		PBC		
To adjust health insurance payable				
017-719-20016-00000	Health Insurance		1,764.34	
017-001-00060-73002	Health Insurance Payable			1,764.34
Total			1,764.34	1,764.34

Adjusting Journal Entries JE # 11		PBC		
To record depreciation for the rock quarry				
017-719-90150-73499	Depreciation Expense		356,166.21	
017-719-90150-73500	Depletion Expense		6,882.26	
017-001-00055-73500	Accumulated Depreciation			356,166.21
017-001-00055-73501	Accumulated Depletion			6,882.26
Total			363,048.47	363,048.47
Adjusting Journal Entries JE # 12		PBC		
To accrue interest				
017-719-55200-12018	2018 HW Cap Lease Interest Pmt		10,163.09	
017-001-00060-73200	Accrued Interest Payable			10,163.09
Total			10,163.09	10,163.09
Adjusting Journal Entries JE # 13		PBC		
Manual JE for depreciation				
017-719-90150-73499	Depreciation Expense		33,701.46	
017-001-00055-73500	Accumulated Depreciation			33,701.46
Total			33,701.46	33,701.46
Adjusting Journal Entries JE # 14		PBC		
To record fixed asset depreciation				
017-719-90150-73499	Depreciation Expense		428.20	
017-001-00055-73500	Accumulated Depreciation			428.20
Total			428.20	428.20
Adjusting Journal Entries JE # 15		6202.031		
To adjust for OPEB				
017-001-00090-73949	Deferred Inflows - OPEB		3,326.89	
MJ-993	GASB 75 OPEB Expense		4,647.50	
017-001-00050-73948	Deferred Outflows - OPEB			3,320.72
017-001-00060-99999	Net Post Employment Obligation			4,653.67
Total			7,974.39	7,974.39
Adjusting Journal Entries JE # 16		PBC		
To zero out insurance payable accounts				
017-719-20016-00000	Health Insurance		28,662.14	
017-001-00010-71001	TD Bank - Admin. Bank Acct.			28,662.14
Total			28,662.14	28,662.14
Adjusting Journal Entries JE # 17		PBC		
To zero out insurance payable				
017-001-00010-71001	TD Bank - Admin. Bank Acct.		1,615.14	
017-001-00010-71001	TD Bank - Admin. Bank Acct.		9,918.20	
017-719-20027-00000	Dental Insurance			9,918.20
017-719-20028-00000	Vision Insurance			1,615.14
Total			11,533.34	11,533.34

SDOC General Fund

Adjusting Journal Entries JE # 1		0204.805		
PBC - To adjust CY real estate penalty to actual at 06/30/19.				
805-001-00061-76009	PT CO School Oper CY RE Penalty		842.13	
805-001-00010-71001	TD Bank - Admin. Bank Acct.			842.13
Total			842.13	842.13
Adjusting Journal Entries JE # 2		PBC		
Adjust taxes at 6/30/19				
805-001-00021-71101	Current Tax Receivable		84,075.18	
805-001-00021-71107	Delinquent Tax Receivable		151,353.44	
805-001-00063-72260	Uncollected Taxes-SDOC Ops			235,428.62
Total			235,428.62	235,428.62
Adjusting Journal Entries JE # 3		PBC		
to adjust per client				
805-001-00051-76020	Motor Carrier		81,312.79	
805-001-00010-71001	TD Bank - Admin. Bank Acct.			81,312.79
Total			81,312.79	81,312.79

Adjusting Journal Entries JE # 4		PBC		
to adjust per client				
805-001-00061-72260	Due To SDOC - Operations		82,154.92	
805-001-00061-76009	PT CO School Oper CY RE Penalty			842.13
805-001-00061-76020	Motor Carrier			81,312.79
Total			82,154.92	82,154.92

Adjusting Journal Entries JE # 5		PBC		
To adjust per client				
805-001-00010-71001	TD Bank - Admin. Bank Acct.		162,625.58	
805-001-00061-76020	Motor Carrier			162,625.58
Total			162,625.58	162,625.58

Adjusting Journal Entries JE # 6		PBC		
To adjust per client				
805-001-00061-76020	Motor Carrier		162,625.58	
805-001-00061-72260	Due To SDOC - Operations			162,625.58
Total			162,625.58	162,625.58

SDOC Debt Retirement Fund

Adjusting Journal Entries JE # 1		0204.810		
PBC - To adjust CY real estate penalty to actual at 06/30/19.				
810-001-00010-71001	TD Bank - Admin. Bank Acct.		2,569.61	
810-001-00061-76009	Due to SDOC - Current YR R/E Penalty			2,569.61
Total			2,569.61	2,569.61

Adjusting Journal Entries JE # 2		0204.810		
PBC - To adjust the delinquent real estate collections to actual at 06/30/19.				
810-001-00010-71001	TD Bank - Admin. Bank Acct.		29,365.97	
810-001-00061-76005	Due to SDOC - Delinquent R/E Taxes			29,365.97
Total			29,365.97	29,365.97

Adjusting Journal Entries JE # 3		PBC		
Adjust taxes at 6/30/19				
810-001-00021-71101	Current Tax Receivable		26,104.41	
810-001-00063-72250	Due to SDOC-Uncollected Taxes		16,971.81	
810-001-00021-71107	Delinquent Tax Receivable			43,076.22
Total			43,076.22	43,076.22

Adjusting Journal Entries JE # 4		PBC		
to adjust per client				
810-001-00010-71001	TD Bank - Admin. Bank Acct.		97,666.90	
810-001-00061-76020	Due to SDOC-Motor Carrier			97,666.90
Total			97,666.90	97,666.90

Adjusting Journal Entries JE # 5		PBC		
to adjust per client				
810-001-00061-76005	Due to SDOC - Delinquent R/E Taxes		29,365.97	
810-001-00061-76009	Due to SDOC - Current YR R/E Penalty		2,569.61	
810-001-00061-76020	Due to SDOC-Motor Carrier		97,666.90	
810-001-00061-72250	Due to SDOC-Debt Service for Bonds			129,602.48
Total			129,602.48	129,602.48

Adjusting Journal Entries JE # 6		PBC		
To adjust per client				
810-001-00061-76020	Due to SDOC-Motor Carrier		195,333.80	
810-001-00010-71001	TD Bank - Admin. Bank Acct.			195,333.80
Total			195,333.80	195,333.80

Adjusting Journal Entries JE # 7		PBC		
To adjust per client				
810-001-00061-72250	Due to SDOC-Debt Service for Bonds		195,333.80	
810-001-00061-76020	Due to SDOC-Motor Carrier			195,333.80
Total			195,333.80	195,333.80

Fireman's Insurance and Inspection Fund

Adjusting Journal Entries JE # 1		PBC		
To rollback entry entered incorrectly in reverse				
011-001-00070-73402	Oconee Fireman's Ins & Ins	176,624.95		
011-001-00070-73410	Firemans Ins Long Creek		5,339.40	
011-001-00070-73411	Firemans Ins Picket Post		5,339.40	
011-001-00070-73412	Firemans Ins Salem		12,321.75	
011-001-00070-73413	Firemans Ins Cross Roads		5,339.40	
011-001-00070-73414	Firemans Ins West Union		5,339.40	
011-001-00070-73415	Firemans Ins Keowee Ebenezer		5,339.41	
011-001-00070-73416	Firemans Ins Cleveland		5,339.41	
011-001-00070-73417	Firemans Ins Friendship		5,339.41	
011-001-00070-73418	Firemans Ins Fair Play		5,339.40	
011-001-00070-73419	Firemans Ins Mountain Rest		5,339.40	
011-001-00070-73420	Firemans Ins South Union		5,339.40	
011-001-00070-73421	Firemans Ins Oakway		5,339.41	
011-001-00070-73422	Firemans Ins Corinth-Shiloh		16,701.87	
011-001-00070-73423	Firemans Ins Walhalla		13,082.47	
011-001-00070-73424	Firemans Ins Westminster		12,086.23	
011-001-00070-73425	Firemans Ins Seneca		35,687.38	
011-001-00070-73426	Firemans Ins Keowee Key Fire		22,672.41	
011-001-00070-73427	Firemans Ins Holly Springs		5,339.40	
Total		176,624.95		176,624.95

Municipal Tax Fund

Adjusting Journal Entries JE # 1		PBC		
Adjust taxes at 6/30/19				
815-001-00021-71101	Current Tax Receivable	12,456.90		
815-001-00021-71107	Delinquent Tax Receivable	18,924.47		
815-001-00063-72262	Uncollected Taxes-Municipalities		31,381.37	
Total		31,381.37		31,381.37

Adjusting Journal Entries JE # 2		PBC		
to adjust per client				
815-001-00061-72262	Due to Municipalities	4,247.48		
815-001-00010-71001	TD Bank - Admin. Bank Acct.		4,247.48	
Total		4,247.48		4,247.48

Adjusting Journal Entries JE # 3		PBC		
to adjust per client				
815-001-00061-72262	Due to Municipalities	2,872.41		
815-001-00010-71001	TD Bank - Admin. Bank Acct.		2,872.41	
Total		2,872.41		2,872.41

Adjusting Journal Entries JE # 4		PBC		
To adjust per client				
815-001-00010-71001	TD Bank - Admin. Bank Acct.	8,494.96		
815-001-00061-72262	Due to Municipalities		8,494.96	
Total		8,494.96		8,494.96

Keowee Fire Tax District

Adjusting Journal Entries JE # 1		0204.820		
PBC - To adjust the delinquent real estate collections to actual at 06/30/19.				
820-001-00061-76005	PT CO Keowee Fire DT RE	1,212.96		
820-001-00010-71001	TD Bank - Admin. Bank Acct.		1,212.96	
Total		1,212.96		1,212.96

Adjusting Journal Entries JE # 2		PBC		
Adjust taxes at 6/30/19				
820-001-00021-71107	Delinquent Taxes Receivable	253.02		
820-001-00063-72261	Uncollected Taxes-Keowee Key Fire		253.02	
Total		253.02		253.02

Adjusting Journal Entries JE # 3		PBC		
to adjust per client				
820-001-00061-76020	Motor Carrier	1,322.57		
820-001-00010-71001	TD Bank - Admin. Bank Acct.		1,322.57	
Total		1,322.57		1,322.57

Adjusting Journal Entries JE # 4		PBC		
to adjust per client				
820-001-00010-71001	TD Bank - Admin. Bank Acct.		2,872.41	
820-001-00061-76020	Motor Carrier			2,872.41
Total			<u>2,872.41</u>	<u>2,872.41</u>

Adjusting Journal Entries JE # 5		PBC		
to adjust per client				
820-001-00061-76020	Motor Carrier		1,549.84	
820-001-00061-72261	Due to Keowee Key Fire District			336.88
820-001-00061-76005	PT CO Keowee Fire DT RE			1,212.96
Total			<u>1,549.84</u>	<u>1,549.84</u>

Adjusting Journal Entries JE # 6		PBC		
To adjust per client				
820-001-00010-71001	TD Bank - Admin. Bank Acct.		2,645.14	
820-001-00061-76020	Motor Carrier			2,645.14
Total			<u>2,645.14</u>	<u>2,645.14</u>

Adjusting Journal Entries JE # 7		PBC		
To adjust per client				
820-001-00061-76020	Motor Carrier		2,645.14	
820-001-00061-72261	Due to Keowee Key Fire District			2,645.14
Total			<u>2,645.14</u>	<u>2,645.14</u>

Delinquent Tax Fund

Adjusting Journal Entries JE # 1		PBC		
To unaccrue deposit #100054658 Tax Col-18 Sale 18/19 because the actual transfer of the				
825-001-00061-72265	Due to Delinquent Tax Sale		945.13	
825-001-00010-71019	TD Bank-Delinquent Tax Sale			945.13
Total			<u>945.13</u>	<u>945.13</u>

Pickens County

Adjusting Journal Entries JE # 1		PBC		
PBC - To adjust CY real estate penalty to actual at 06/30/19.				
875-001-00061-76009	Due to Pickens Current RE Penalty		19.27	
875-001-00010-71001	TD Bank - Admin. Bank Acct.			19.27
Total			<u>19.27</u>	<u>19.27</u>

Magistrate Court Fund

Adjusting Journal Entries JE # 1		PBC		
To adjust per client				
845-001-00061-73000	Due to County		99,417.19	
845-001-00061-72273	Due to Seneca Criminal/Traffic			99,417.19
Total			<u>99,417.19</u>	<u>99,417.19</u>

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE**

ORDINANCE 2020-05

**AN ORDINANCE ADOPTING THE OCONEE COUNTY
“2020 COMPREHENSIVE PLAN.”**

WHEREAS, pursuant to the requirements established in Title 6, Chapter 29 of the South Carolina Code of Laws (the “Code”) the Oconee County Council, by Ordinance 2010-01, adopted an amended and updated comprehensive plan; and,

WHEREAS, the Code requires that local planning commissions review comprehensive plans no later than every five (5) years and update them no later than every ten (10) years; and,

WHEREAS, the Oconee County Planning Commission (the “Commission”) has conducted periodic reviews, resulting in amendments to Oconee County’s comprehensive plan, and the Commission has now completed an extensive update of the County’s comprehensive plan, including all goals, objectives, maps, and elements (the “2020 Comprehensive Plan”); and,

WHEREAS, during the update process the Commission invited input from all citizens and interested parties; and,

WHEREAS, the update process also included a series of community meetings, stakeholder discussions, and other opportunities for members of the public to offer input; and,

WHEREAS, the Commission duly considered all comments and other forms of public input in developing the 2020 Comprehensive Plan; and,

WHEREAS, by Resolution 2019-01 (attached hereto as Exhibit A) the Commission recommended the 2020 Comprehensive Plan (attached hereto as Exhibit B) to County Council for adoption; and,

WHEREAS, after considering the Commission’s recommendations, public input, and other pertinent factors, County Council deems it necessary and appropriate to adopt the 2020 Comprehensive Plan.

NOW, THEREFORE, it is hereby ordained by the Oconee County Council, in meeting duly assembled, that:

1. The Oconee County 2020 Comprehensive Plan, attached hereto as Exhibit B and incorporated herein by reference, is adopted as the comprehensive plan of Oconee County, South Carolina.
2. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by any court of competent jurisdiction, such determination shall not affect the rest and remainder of this Ordinance, all of which is hereby deemed separable.
3. All ordinances, orders, resolutions, and actions of Oconee County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.
4. This Ordinance shall take effect and be in full force and effect from and after third reading and enactment by Oconee County Council.

ORDAINED in meeting, duly assembled, this ____ day of _____, 2020.

ATTEST:

Katie D. Smith
Clerk to Oconee County Council

Julian Davis, III
Chair, Oconee County Council

First Reading: January 21, 2020
Second Reading: February 4, 2020
Third Reading: March 3, 2020
Public Hearing: March 3, 2020

EXHIBIT A

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE**

**RESOLUTION 2019-01
OF THE OCONEE COUNTY PLANNING COMMISSION**

A RESOLUTION RECOMMENDING THAT THE OCONEE COUNTY COUNCIL ENACT AN ORDINANCE ADOPTING THE "2020 COMPREHENSIVE PLAN," CONSISTENT WITH THE REQUIREMENTS OF THE SOUTH CAROLINA LOCAL GOVERNMENT COMPREHENSIVE PLANNING ENABLING ACT OF 1994.

WHEREAS, Oconee County adopted an amended and updated Comprehensive Plan (the "Plan") by Ordinance 2018-16; and

WHEREAS, consistent with the requirements of Title 6, Chapter 29 of the South Carolina Code of Laws (the "Act") the Oconee County Planning Commission (the "Commission") is required to periodically review the Plan and to fully update it at least every ten years; and

WHEREAS, the Commission has completed an update of the Plan, including all goals, objectives, maps, and elements: Population, Natural Resources, Cultural Resources, Community Facilities, Housing, Economic Development, Land Use, Transportation, Priority Investment, and Agriculture (collectively, the "2020 Comprehensive Plan"); and

WHEREAS, the Commission recognizes that both it and the Oconee County Council will consider and be guided by the 2020 Comprehensive Plan, as they carry out, among other things, planning for the physical, social, and economic growth, and the development and redevelopment of Oconee County.

NOW THEREFORE, BE IT RESOLVED that the Oconee County Planning Commission does hereby recommend the 2020 Comprehensive Plan to the Oconee County Council for adoption.

Resolved in meeting, duly assembled, this 16th day of December, 2019.

ATTEST:



Adam Chapman
Secretary to the Oconee County
Planning Commission



Frankie Pearson
Chair, Oconee County
Planning Commission



Oconee County, South Carolina

Comprehensive Plan 2020

Adopted by County Council _____

12 Months

49 meetings

500 attendees

600 written comments

1100 Surveys

This plan was made by and for the people of
Oconee County.

United States Bill of Rights

Amendment I Congress shall make no law respecting an establishment of religion, or prohibiting the free exercise thereof; or abridging the freedom of speech, or of the press; or the right of the people peaceably to assemble, and to petition the government for a redress of grievances.

Amendment II A well-regulated militia, being necessary to the security of a free state, the right of the people to keep and bear arms, shall not be infringed.

Amendment III No soldier shall, in time of peace be quartered in any house, without the consent of the owner, nor in time of war, but in a manner to be prescribed by law.

Amendment IV The right of the people to be secure in their persons, houses, papers, and effects, against unreasonable searches and seizures, shall not be violated, and no warrants shall issue, but upon probable cause, supported by oath or affirmation, and particularly describing the place to be searched, and the persons or things to be seized.

Amendment V No person shall be held to answer for a capital, or otherwise infamous crime, unless on a presentment or indictment of a grand jury, except in cases arising in the land or naval forces, or in the militia, when in actual service in time of war or public danger; nor shall any person be subject for the same offense to be twice put in jeopardy of life or limb; nor shall be compelled in any criminal case to be a witness against himself, nor be deprived of life, liberty, or property, without due process of law; nor shall private property be taken for public use, without just compensation.

Amendment VI In all criminal prosecutions, the accused shall enjoy the right to a speedy and public trial, by an impartial jury of the state and district wherein the crime shall have been committed, which district shall have been previously ascertained by law, and to be informed of the nature and cause of the accusation; to be confronted with the witnesses against him; to have compulsory process for obtaining witnesses in his favor, and to have the assistance of counsel for his defense.

Amendment VII In suits at common law, where the value in controversy shall exceed twenty dollars, the right of trial by jury shall be preserved, and no fact tried by a jury, shall be otherwise reexamined in any court of the United States, than according to the rules of the common law.

Amendment VIII Excessive bail shall not be required, nor excessive fines imposed, nor cruel and unusual punishments inflicted.

Amendment IX The enumeration in the Constitution, of certain rights, shall not be construed to deny or disparage others retained by the people.

Amendment X The powers not delegated to the United States by the Constitution, nor prohibited by it to the states, are reserved to the states respectively, or to the people

South Carolina Right to Farm Act

Title 46 - Agriculture

CHAPTER 45.

NUISANCE SUITS RELATED TO AGRICULTURAL OPERATIONS

SECTION 46-45-10 Legislative findings.

The General Assembly finds that:

(1) The policy of the State is to conserve, protect, and encourage the development and improvement of its agricultural land and facilities for the production of food and other agricultural products.

(2) When nonagricultural land uses extend into agricultural areas, agricultural operations often become the subject of nuisance suits and as a result (a) agricultural facilities are sometimes forced to cease operations, and (b) many persons are discouraged from making investments in farm improvements or adopting new technology or methods.

(3) This chapter is enacted to reduce the loss to the State of its agricultural resources by limiting the circumstances under which agricultural facilities and operations may be considered a nuisance.

(4) The purpose of this chapter is to lessen the loss of farmland caused by common law nuisance actions which arise when nonagricultural land uses expand into agricultural areas. This purpose is justified by the stated social desire of preserving and encouraging agricultural production.

(5) With the exception of new swine operations and new slaughterhouse operations, in the interest of homeland security and in order to secure the availability, quality, and safety of food produced in South Carolina, it is the intent of the General Assembly that state law and the regulations of the Department of Health and Environmental Control pre-empt the entire field of and constitute a complete and integrated regulatory plan for agricultural facilities and agricultural operations as defined in Section 46-45-20, thereby precluding a county from passing an ordinance that is not identical to the state provisions.

SECTION 46-45-20. Definitions.

(A) For purposes of this chapter, "agricultural facility" includes, but is not limited to, any land, building, structure, pond, impoundment appurtenance, machinery, or equipment which is used for the commercial production or processing of crops, trees, livestock, animals, poultry,

honeybees, honeybee products, livestock products, poultry products, or products which are used in commercial aquaculture.

(B) For purposes of this chapter "agricultural operation" means:

- (1) the plowing, tilling, or preparation of soil at the agricultural facility;
- (2) the planting, growing, fertilizing, or harvesting of crops, ornamental horticulture, floriculture, and turf grasses;
- (3) the application of pesticides, herbicides, or other chemicals, compounds, or substances to crops, weeds, or soil in connection with the production of crops, livestock, animals, or poultry;
- (4) the breeding, hatching, raising, producing, feeding, keeping, slaughtering, or processing of livestock, hogs, aquatic animals, equines, chickens, turkeys, poultry, or other fowl normally raised for food, mules, cattle, sheep, goats, rabbits, or similar farm animals for commercial purposes;
- (5) the production and keeping of the honeybees, the production of honeybee products, and honeybee processing facilities;
- (6) the production, processing, or packaging of eggs or egg products;
- (7) the manufacturing of feed for poultry or livestock;
- (8) the rotation of crops;
- (9) commercial aquaculture;
- (10) the application of existing, changed, or new technology, practices, processes, or procedures to an agricultural operation;
- (11) the operation of a roadside market; and
- (12) silviculture.

(C) For purposes of this chapter "new swine operations" means: porcine production operations not in existence on June 30, 2006.

(D) For purposes of this chapter, "new slaughterhouse operations" means agricultural operations that:

- (1) are established after this chapter's effective date; and

(2) slaughter or process more than two hundred million pounds of livestock, hogs, aquatic animals, equine, chickens, turkeys, poultry, or other fowl normally raised for food, mules, cattle, sheep, goats, rabbits, or similar farm animals for commercial purposes.

(3) a new slaughterhouse operation does not include a slaughterhouse located within the corporate limits of a city that relocates within that same county.

SECTIONS 46-45-30. Repealed 63)by Section 47-20-165(E).

SECTION 46-45-40. Established date of operation.

For the purposes of this chapter, the established date of operation is the date on which an agricultural operation commenced operation. If the physical facilities of the agricultural operation are expanded subsequently or new technology adopted, the established date of operation for each change is not a separately and independently established date of operation and the commencement of the expanded operation does not divest the agricultural operation of a previously established date of operation.

SECTION 46-45-50. Liability for pollution and flooding.

The provisions of section 46-45-70 do not affect or defeat the right of a person to recover damages for any injuries or damages sustained by him because of pollution of, or change in condition of, the waters of a stream or because of an overflow on his lands.

SECTION 46-45-60. Local ordinances to contrary null and void.

(A) Notwithstanding any local law or ordinance, an agricultural operation or facility is considered to be in compliance with the local law or ordinance if the operation or facility would otherwise comply with state law or regulations governing the facility or operation. With the exception of new swine operations and new slaughterhouse operations, to the extent an ordinance of a unit of local government:

(1) attempts to regulate the licensing or operation of an agricultural facility in any manner that is not identical to the laws of this State and regulations of the Department of Health and Environmental Control and amendments thereto;

(2) makes the operation of an agricultural facility or an agricultural operation at an agricultural facility a nuisance or providing for abatement as a nuisance in derogation of this chapter; or

(3) is not identical to state law and regulations governing agricultural operations or agricultural facilities, is null and void. The provisions of this section do not apply whenever a nuisance results from the negligent, illegal, or improper operation of an agricultural facility.

The provisions of this section do not apply to an agricultural facility or agricultural operation at an agricultural facility located within the corporate limits of a city.

(B) The provisions of this section shall not preclude any right a county may have to determine whether an agricultural use is a permitted use under the county's land use and zoning authority; provided, if an agricultural facility or an agricultural operation is a permitted use, or is approved as a use pursuant to any county conditional use, special exception or similar county procedure, county development standards, or other ordinances that are not identical with the laws of this State or the regulations of the Department of Health and Environmental Control are null and void to the extent they (a) apply to agricultural operations or facilities otherwise permitted by this chapter, the laws of this State, and the regulations of the Department of Health and Environmental Control, and (b) are not identical to this chapter, the laws of this State, and the regulations of the Department of Health and Environmental Control.

SECTION 46-45-70 Established agricultural facility as nuisance; changed conditions in surrounding locality.

No established agricultural facility or any agricultural operation at an established agricultural facility is or may become a nuisance, private or public, by any changed conditions in or about the locality of the facility or operation. This section does not apply whenever a nuisance results from the negligent, improper, or illegal operation of an agricultural facility or operation.

SECTION 46-45-80. Setback distances; waiver.

Any setback distances given in R. 61-43, Standards for Permitting of Agricultural Animal Facilities, are minimum siting requirements as established by the Department of Health and Environmental Control. The department may require additional setback distances on a case-by-case basis considering the factors set forth in the regulation. Such distances may be waived or reduced by written consent of the adjoining property owners, or otherwise without consent of the adjoining property owners, when there are innovative and alternative technologies approved by the department pursuant to the Innovative and Alternative Technologies Section of R. 61-43. All agricultural animal facilities affected by these setback provisions must have a vegetative buffer between the facility and the affected residence as established by DHEC unless otherwise agreed to in writing by the adjoining landowners.

2020 Comprehensive Plan Executive Summary

A message to the residents of Oconee County

Oconee County has prepared a new Comprehensive Plan that guides the County's growth and development decisions over the course of the next 10 years. The Plan is required, by State law, to be revised every five years. It is a living document that should be updated regularly as conditions change and shifts occur in public policy.

Primary input for the Comprehensive Plan was developed with input from the residents. Over the course of seven months, nine public outreach meetings were held in all five voting districts. Approximately 500 citizens attended these meetings and 250 comments were received. Five surveys were included as supplements to the Upstate Journal which resulted in over 1,100 completed surveys with an additional 350+ survey comments. In short, the County reached out for citizen input using radio and newspaper advertisements. The following pages describe the results of public participation that informed and guided this planning document.

The Comprehensive Plan is the County's principle guiding or vision document – designed to formulate a coordinated, long-term planning program to maintain and enhance the managed growth and viability of the County. The Plan lays out the desired future for the County and relates how that future is to be achieved. It serves as a resource to both the public and private sector by projecting how land will develop, housing needs met, training developed to attract businesses with well compensated jobs, how recreational interests are developed while protecting the environment, and how public services and facilities will be provided and improved.

The County will use the Comprehensive Plan in the following ways:

- **Goals, Objectives, and Strategies**

The Comprehensive Plan provides objectives and strategies that guide short term actions to reach long term goals. These strategies, which are reflections of County values identified through public outreach efforts, will be used as guidelines in the analysis of managing growth and other capital investment decisions.

- **Future Land Use Map**

The Future Land Use Map shall be referenced in making managed growth and capital investment decisions. It provides a representation of the County's vision helping to guide development based on citizen input, development needs and preferences and indicates areas where various types of land uses should be encouraged to grow.

- **Implementation Plan**

The Executive Summary includes an Implementation Plan that will direct public investment and private initiative: Plan implementation is carried out through the adoption or revision of ordinances and through the completion of projects and programs outlined in the goals, objectives and strategies sections.

A call to action

This is a dynamic time for Oconee County. Rapidly changing technology, national demographic shifts, and changing market preferences are reshaping our county. Many of the changes Oconee County has experienced over the last decade present daunting challenges. But at the same time, the County has had successes addressing needs and cultivating its unique assets. The Plan's recommended actions include more visionary efforts to address our challenges and build upon our assets.

Challenges to Overcome:

- Stagnant workforce growth
- Transportation Infrastructure planning for cars, bikes, and pedestrians
- Need for more higher paying careers.
- Lack of emphasis on training for skilled jobs
- Critical shortage of affordable & obtainable housing
- Shortage of housing and planning for housing and care for our aging population
- Limited internet availability
- Divided population regarding managing growth
- Limited entertainment options

Assets to Build On:

- Growth Region
- I-85 corridor
- Clemson University and Tri- County Technical College
- Retirement communities
- Agricultural areas
- Mountain, lakes, and rivers
- Strong light-industry base
- Geographic placement and mild climate
- Quality tourist-areas
- Quality K-12 education
- Recreational activities - biking, hiking, boating

How to measure progress

The many strategies in the Comprehensive Plan vary widely by their very natures. Some are relatively easy to measure; while others are more complex and subjective, reflecting such words as “encourage”, “leverage” or “promote.” Consequently, there is no single uniform system of measuring the success of all these strategies. As progress of a strategy is identified, regular updates will be made to the County Council. Once experience is gained completing a strategy, the lessons learned will be adapted to the remaining similar strategies.

How can citizens become involved

The foundation of the Comprehensive Plan rests on input from the County’s citizens. Once the plan has been accepted by the County Council, the Planning Commission will begin addressing the goals, objectives and strategies that fall within their purview. Other boards, committees and commissions, along with the County Council will address other identified priorities. Continued input from citizens and nongovernmental organizations will be critical to success. This can be accomplished by attending and speaking at meetings of the Planning Commission or County Council. Additionally, making written comments to these groups, meeting with Commission members, or any combination of these means is encouraged. Meeting dates and times of these groups can be found on the county’s web site: oconeesc.com

Who we heard from

The Comprehensive Plan is revised based on citizen input. To encourage citizens to attend upcoming meetings, newspaper advertisements and radio announcements were used. Nine public outreach meetings were held in all five voting districts. Approximately 500 citizens attended these meetings and we received over 250 comments. Additionally, five newspaper inserts were published with surveys to 10,000 addresses, of which 1187 surveys were returned with an additional 350+survey comments. There were 14 initial focus-group meetings held with stakeholders representing industry, business, environmental, social and community groups. Additional meetings were held with 15 interested stakeholder groups. Multiple emails were received from individuals and groups. Lastly, there were 20 planning commission meetings dedicated in whole or in-part to the Comprehensive Plan process.

What we heard

The topics listed below are some of the primary concerns we heard from the citizens and citizen groups during the planning process. The comments that received the most attention are listed and grouped under the general topic. These were identified based on citizen input and are not intended to be in a ranked order.

- **Transportation:**
 - Build a road system for the future
 - Improve maintenance of existing road system
 - Bicycle & pedestrian infrastructure incorporated and expanded into our transportation system
 - Rural transportation options including expansion of CAT bus service
- **Jobs:**
 - Rewarding sustainable careers and jobs
 - Workforce development efforts on “skills for the future”
 - Technical or “Blue-Collar” job training is every bit as important as “White-Collar” job training
- **Housing:**
 - Affordable and obtainable
 - Aging in place with a proximity to services
 - Reduce housing and property blight
- **Law Enforcement:**
 - Increased law enforcement presence
 - Substations in rural areas
 - Increased monitoring and enforcement of safe-driving laws
- **Natural Resources:**
 - Protect lakes, mountains and natural beauty
 - Protect drinking water supply
 - Ordered growth and buffers around these areas
 - Preserve rural view

- **Plan for Future:**
 - Increase availability of high-speed internet access countywide
 - Managing growth and protection for agricultural, commercial, community and residential development
 - Sewer expansion
 - Offer youth opportunities for personal and professional growth
 - **Tourism:**
 - Promote tourism
 - Expand/maintain parks and recreational sites
 - Promote shopping and sit-down restaurants.
 - Review fee structure for sites and how those fees are distributed throughout the County and municipalities
 - Expand entertainment options
 - **Quality Development:**
 - Encourage citizen participation in process
 - Manage sprawl
 - Develop design standards and incentive to encourage
 - Major Corridor standards for safety and aesthetics
 - Facilitate municipality development
-

Elements

Each element is addressed listing objectives or strategies most commonly mentioned by citizens or citizen groups during the creation of the Plan. These were identified based on the frequency of citizen input and are not intended to be in a ranked order. The numbers represent an objective or strategy found in that element. The text following the number is a brief summary of the related objective or strategy.

The Comprehensive Plan is comprised of an Executive Summary, 10 Elements, or chapters, and an appendix of community input. These 10 Elements are:

1. Executive Summary
2. Population
3. Housing
4. Transportation
5. Community Facilities
6. Cultural Resources
7. Economic
8. Natural Resources
9. Priority Investment
10. Agricultural
11. Land Use

The numbering system is *Element.Goal.Objective.Strategy* For example; 2.2.2.2 is Population Element, Goal two, objective two, strategy two

Population:

- a) 2.1.2.4/2.2.2 – Coordinate and develop programs with available agencies for quality education to include advanced training.
- b) 2.1.2/2.1.2.3/7.3.1.4 – Seek opportunities for entertainment and recreation options for young adults and families.
- c) 2.2.1 – Ensure access to adequate health care and preventative services.

- d) 2.3.1 – Coordinate planning efforts among the county, municipalities and neighboring jurisdictions.

Housing:

- a) 3.1.2/3.1.2.2 – Encourage housing development that will allow residents to “age-in-place” such as higher density, multi-family, assisted living and nursing facilities.
- b) 3.2.1.2/3.2.1.3 – Develop housing options that are affordable for low- and middle-income families.
- c) 3.2.2.1 – Expand water and sewer facilities for new residential development.
- d) 3.1.1.1 – Development of a range of housing types to include single-family, multi-family developments and manufactured homes.

Economic development:

- a) 4.3.1.1/4.3.1 – Promote the development of downtown retail and commercial markets.
- b) 4.3.2.4 – Improve high speed internet access to all areas of the County.
- c) 4.1.1.3 – Continue to develop the I-85 industrial corridor.
- d) 4.3.2.1 – Support small business start-up and expansion and assist in clearing key steps in the development process.

Cultural resources:

- a) 5.1.1/5.1 – Emphasize the importance of the historic and cultural resources of the County thru plans and ordinances.
- b) 5.3.1.1/5.3.2.3 – Develop and promote tourism and recreation.
- c) 5.2.2.4 – Encourage volunteer involvement in cultural programming and civic groups.
- d) 5.1.2.4 – Explore the reuse of the Utica Mill site.

Natural resources:

- a) 6.2.4.4 – Promote programs to discourage littering; encourage litter pickup programs; review ordinances for littering.
- b) 6.2/6.2.1/6.2.3 – Preserve, protect and enhance County’s land resources.
- c) 6.2.3.1/6.2.3/6.2.4.3 – Protect natural resources for recreational uses and develop opportunities for recreational access.
- d) 6.3.3.1/6.3.4.2 – Adopt measures for erosion and sediment control to preserve watersheds around lakes.

Community facilities:

- a) 7.2.1.3 – Expand and upgrade library facilities.
- b) 7.3.1.4 – Explore ways to increase recreational opportunities for residents of all ages.
- c) 7.3.1.3 – Evaluate, amend, and implement recreation plans as necessary.
- d) 7.3.1.1 – Develop a Countywide greenway system and connect existing parks to enable safe cycling routes.

Agriculture:

- a) 8.1.2.7 – Promote farm stands and farmers markets in rural and urban areas.
- b) 8.1.1.2 – Support collaboration between landowners and the public in the development of plans for preservation of farmland and forests.
- c) 8.1.1.5 – Support state legislation that links incentives to continue farming with controls preventing conversion of agricultural land to non-farm uses.
- d) 8.3/8.3.1 – Ensure access to healthy, fresh food.

Transportation:

- a) 9.2.1.2/9.2.1.1 – Develop ongoing systematic road maintenance and upgrade program based on steady revenue sources.
- b) 9.3.2/9.3.2.1/9.3.2.2 – Provide and maintain safe and accessible trails, sidewalks and bicycle lanes in appropriate areas.
- c) 9.2.1.7 – Establish coordination and communication between local and state transportation departments.
- d) 9.2.1.4 - Limit curb cuts in high traffic areas.

Priority investment:

- a) 10.1.1 – Plan for and prioritize public infrastructure and facility's needs.
- b) 10.1.2.1 – Encourage development that protects and preserves our natural resources.
- c) 10.1.2.9 – Expand bicycle and pedestrian routes to allow for recreational and greater use of alternative forms of transportation.
- d) 10.1.2.3 – Enhance access to affordable housing through both public and private cooperation.

Land use:

- a) 11.1.2.2. Coordinate urban/suburban development.
- b) 11.1.2.5. Use corridor overlays, design guidelines, and performance standards while respecting private property rights.
- c) 11.1.5.2. Work with developers and other public and private agencies and organizations to enable the revitalization of dilapidated and unsafe housing in declining residential areas.
- d) 11.1.4.3. Promote development consistent with the scenic character of S.C. Hwy. 11.

How to implement the Plan

Comprehensive Plan priorities should be an agenda item at the annual County Council strategic planning session. The County Administrator will present a priority list of Plan strategies, funding needed, progress goal timelines and estimated completion dates to County Council. These annual items for funding and completion will be taken directly from the Comprehensive Plan. Funding (and lead time for funding) is a critical component for priorities and will communicate to the citizens of the County that their priorities are being addressed each year, both objectively and financially.

Acceptance of priorities by County Council should be publicized to demonstrate the County's effort to address the citizens input to the Comprehensive Plan.

The County, along with other agencies, is listed in the Comprehensive Plan as an "Accountable Agencies". For the strategy to be effectively completed, all the listed agencies must devote the resources and cooperation to complete the strategy. It is the responsibility of the County staff (Administrator and department heads) to identify the individuals in these organizations who are accountable for "partnering" to accomplish the strategy.

The County Administrator should assign action items to department heads for coordination with the responsible individual in the "Accountable Agencies". The department heads should report at regular intervals on the expense status, timeline status of key goals and if help is needed with outside agencies.

The strategies noted as "On-Going" are projects, relationships and activities that should be reviewed by the planning commission and looked at dynamically and not held to a specific point in time. The strategies noted as "Annually" are projects, relationships and activities that may be linked to other organization's timelines and may need to be addressed on a yearly basis by the planning commission.

The County Administrator should report progress to County Council on a regular basis as a part of the performance review process.

Consequences of inaction

- Loss of trust in government to respond to residents
- Missed opportunity to keep residents involved in long term planning
- Disillusionment by public after such a major public effort to revise the Comprehensive Plan
- Continued unmanaged sprawl with business/population growth
- Cost to correct problem increases with delay
- Perception that another study will 'go on the shelf'
- Short term actions causing long term problems

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Chapter 2. Population Element

Population growth directly impacts the physical growth of a community. Increases in population are accompanied by increased demand for housing, education, health care, human services, water and sewer, recreation, and other key community services. In turn, the characteristics of the population can shape the scope and delivery of these essential community services and infrastructure.

The Population Element serves as the foundation for the other elements of the Comprehensive Plan, providing a detailed assessment of Census data combined with other key social indicators. This Element provides an overview and analysis of key demographic aspects of the County including: historic growth trends and population projections for the County and its municipalities; the income and family status characteristics of Oconee County households; the educational levels of County residents; the race, gender, and age characteristics of the County's population; and related factors that impact future growth. It also provides the context for understanding the existing and future needs of the County and its municipalities with respect to housing, employment and job growth, education and community services, infrastructure, and future land development.

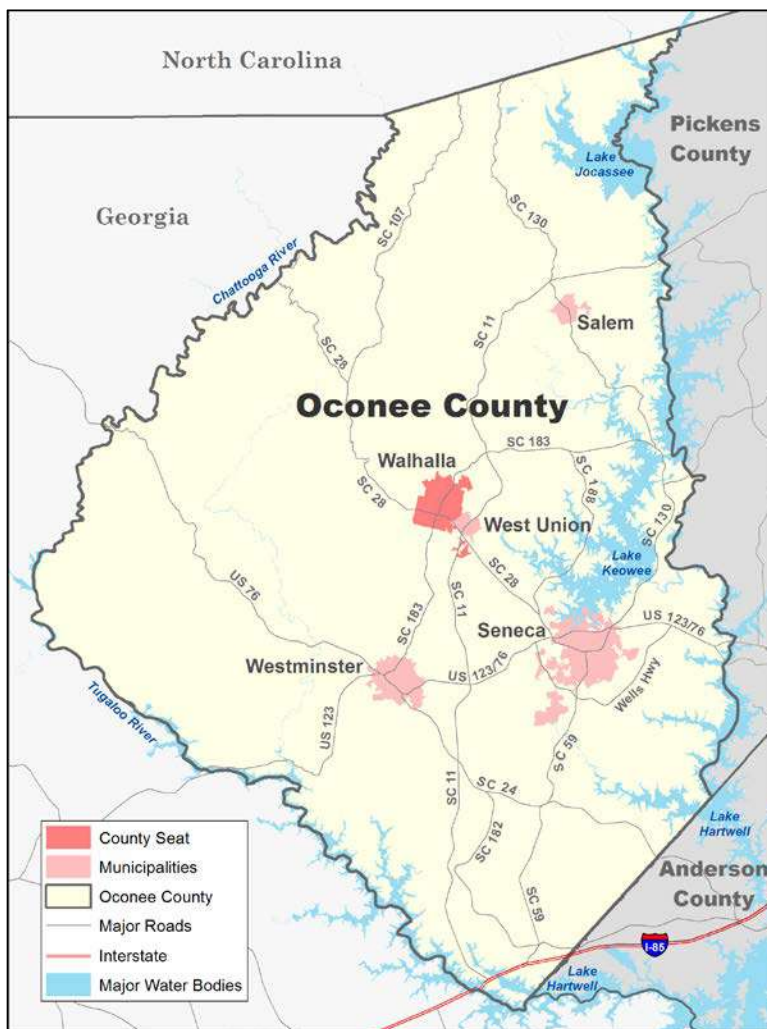
A. OCONEE COUNTY AND MUNICIPALITIES

Five municipalities are located within the County. The City of Seneca is the County's largest municipality, both in land area at 7.55 square miles and in population, with 8,228 residents in 2016. The City of Walhalla is the County seat and is the second largest municipality in the County at 3.96 square miles and 4,263 residents, followed closely by the City of Westminster at 3.41 square miles and 2,482 residents. The Towns of Salem and West Union are both less than one square mile in size, with populations of 305 and 149 residents, respectively. Map 2-1 illustrates the location and size of the County's municipalities.

Oconee County is part of the six-county Appalachian Council of Governments (ACOG) region that also includes Anderson, Cherokee, Greenville, Pickens, and Spartanburg counties. ACOG is a voluntary organization of local governments governed by a 44-member Board of Directors that includes local elected officials, citizens, and minority members. Authorized in 1971 as one of the ten councils of government in South Carolina, the ACOG provides a number of services and assistance to local governments in the region including public administration, planning, information systems and technology, grants, workforce development, and services for the elderly population.



Map 2-1. Oconee County and Municipalities



B. DEMOGRAPHIC TRENDS

The U.S. Census Bureau is required by Federal law to conduct a census every ten years to determine the number of people in the United States. The count, commonly known as the decennial Census, is conducted every decade on April 1 in years ending in zero. The *American Community Survey* (ACS) is a yearly survey conducted nationwide by the U.S. Census Bureau that collects a wide range of demographic, social, economic, and housing data. The data is compiled into three-year and five-year estimates, with the five-year compilation considered to be the most accurate depiction of the data. While the main function of the decennial Census is to provide population counts for Congressional apportionment, the primary purpose of the ACS is to measure the changing social and economic characteristics of the U.S. population.

Oconee County ranks as South Carolina’s 18th largest county in population with an estimated 2016 population of 75,375 residents (2012-2016 ACS). Table 2-1 provides comparative data on



population growth in the County, the Appalachian Council of Governments Region, and the State by decade since 1970. The countywide growth rate during the 40-year period from 1970 to 2010 was higher than that of both the Region and the State at 82.4%. Figure 2-1 illustrates population trends for the County, Region, and State from 1970 to 2010.

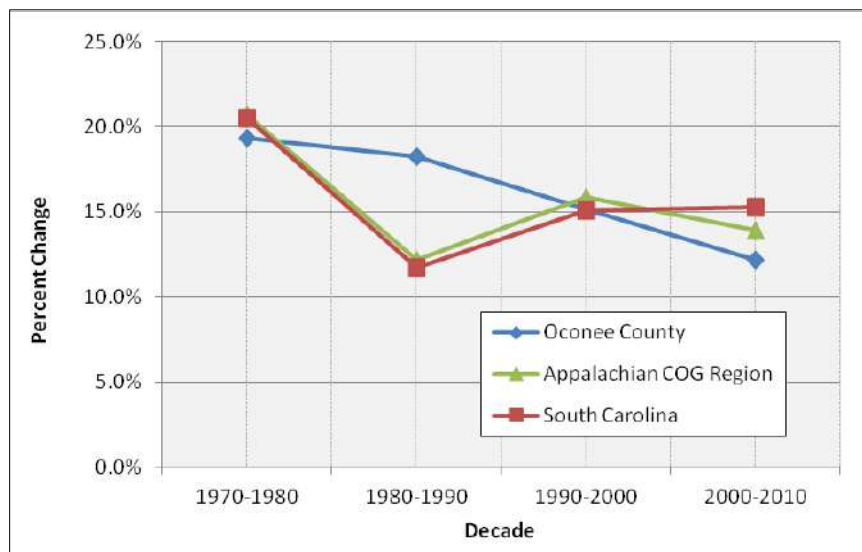
Table 2-1. Population Change by Decade, 1970 to 2010

Year	Oconee County		Appalachian COG Region		South Carolina	
	Total	% Change*	Total	% Change*	Total	% Change*
1970	40,728	--	656,219	--	2,590,516	--
1980	48,611	19.4%	791,895	20.7%	3,121,820	20.5%
1990	57,494	18.3%	888,057	12.1%	3,486,703	11.7%
2000	66,215	15.2%	1,028,656	15.8%	4,012,012	15.1%
2010	74,273	12.2%	1,171,497	13.9%	4,625,364	15.3%
Change 1970-2010	33,545	82.4%	515,278	78.5%	2,034,848	78.5%

* Percentage change from previous time period

Sources: U.S. Census Bureau, Decennial Census, 1970 through 2010;
S.C. Revenue and Fiscal Affairs Office, S.C. Statistical Abstract, 2018

Figure 2-1. Population Change by Decade, 1970 to 2010



Oconee County grew by 1,102 residents from 2010 to 2016, with a growth rate of 1.5% over the same period. The County seat of Walhalla had the largest population gain from 2000 to 2010 among Oconee County municipalities, with an increase of 462 people and a growth rate of 12.2%. Similarly, the City of Seneca added 450 people during the same period for a growth rate of 5.9%. The Town of Salem experienced moderate growth of only nine people (7.1%). However, Census data indicates population declines in the City of Westminster of 325 people (or 11.8%) and the Town of West Union of six people (or 2%) during the decade. ACS data from 2012-2016 reveals moderate population changes since 2010 in all of the County’s municipalities, ranging from an increase of 126 people in Seneca and 64 in Westminster to only



24 residents in Salem and West Union. Walhalla experienced no increase over the previous six-years.

As illustrated in Table 2-2, migration has been the primary source of population change in Oconee County since 1990. Net migration increased slightly from 2000 to 2010 over the previous decade, but migration in recent years slowed to an annual average of 426. However, net migration increased to 743 from 2015 to 2016 – a trend that if continued may result in a higher net migration for the decade.

Total population change is also impacted significantly by the rate of natural increase provided through births and deaths. While births exceeded deaths in Oconee County in the two decades since 1990, that trend reversed after 2010 with deaths outpacing births. This trend is projected to continue through the end of the decade.

Table 2-2. Components of Population Change in Oconee County

Estimate Timeframes	Total Population Change	Natural Increase			Net Migration	
		Total	Births	Deaths	Total	Average Per Year
1990 to 2000	8,721	1,913	7,629	5,716	6,808	680.8
2000 to 2010	8,058	1,077	8,114	7,037	6,981	698.1
2010 to 2016	2,080	-412	4,916	5,328	2,557	426.2
Annual Est. 2015-2016	611*	-122	782	904	743	---

* Includes a residual that cannot be attributed to any specific demographic component

Sources: U.S. Census Bureau, 2012-2016 ACS; S.C. Statistical Abstract, 2018

Patterns of population change are illustrated by an analysis of growth by Census tract. Three tracts were added to the County for the 2010 Census, with 2000 Census tracts 304 (304.01 and 304.02), 306 (306.01 and 306.02), and 309 (309.01 and 309.02) each split into two tracts (Map 2-2). Several Oconee County tracts encompass sizable, primarily rural areas, whereas tracts in the Seneca and Walhalla areas are comparatively smaller and more densely populated.

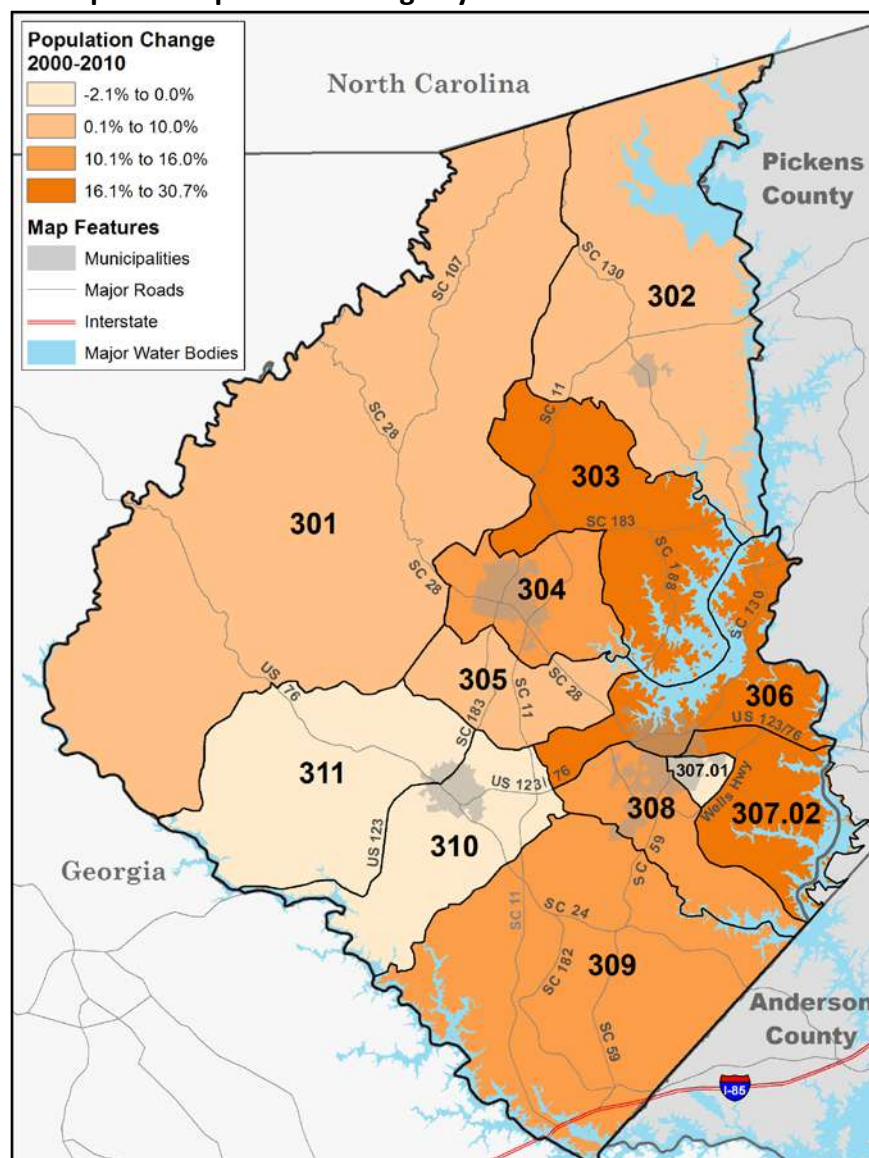
Table 2-3. Population Change by Census Tract, 2000, 2010 and 2016

2000 Census Tracts	2000 Census Population	2010 Census Tracts	2010 Census Population	2016 ACS Population	% Change 2000-2010	% Change 2010-2016
301	4,046	301	4,352	4,473	7.6%	2.8%
302	5,498	302	5,764	5,529	4.8%	-4.1%
303	5,005	303	6,145	6,825	22.8%	11.1%
304	7,892	304.01	6,989	6,985	11.1%	-0.1%
		304.02	1,779	1,873		5.3%
305	4,101	305	4,375	4,412	6.7%	0.8%
306	7,088	306.01	4,443	4,899	25.4%	10.3%
		306.02	4,447	4,640		4.3%
307.01	3,798	307.01	3,733	3,900	-1.7%	4.5%
307.02	4,656	307.02	6,086	6,520	30.7%	7.1%
308	6,395	308	7,214	6,744	12.8%	-6.5%
309	8,602	309.01	2,454	2,540	16.0%	3.5%
		309.02	7,526	7,372		-2.0%
310	5,354	310	5,267	4,821	-1.6%	-8.5%
311	3,780	311	3,699	3,842	-2.1%	3.9%
Total	66,215	---	74,273	75,375	12.2%	1.5%

Sources: U.S. Census Bureau, 2000 and 2010; 2012-2016 ACS



Map 2-2. Population Change by Census Tract 2000 to 2010*



*Based on 2000 Census Tract Boundaries
 Source: U.S. Census Bureau, 2000 and 2010

C. DEMOGRAPHIC OUTLOOK

Oconee County posted an 18.3% growth rate between 1990 and 2000. The County’s rate of population growth slowed to 15.2% from 2000 to 2010. The rate of increase continued to slow from 2010 to 2016 with a six-year growth rate of only 1.5% (1,102 residents).

The potential for future population growth may be fueled by continued single-family residential development in areas along the U.S. Highway 76/123 corridor between Seneca and Pickens County, in the areas surrounding the County’s larger municipalities, in the areas near Interstate 85 that offer an easy commute to the Greenville and Atlanta Metro areas, and in remaining



undeveloped infill areas bordering Lake Keowee. Potential multi-family development may also occur in the areas between Seneca and Pickens County. However, many other factors can influence future population changes including interest rates, local tax rates, the economy, the housing market, fuel prices, and an aging population.

South Carolina is projected to gain 400,000 new residents between 2010 and 2020 (*UNC Carolina Population Center, 2015*). The percentage of the aging population with the financial resources to relocate will increase as more of the “baby boomer” generation enters retirement. *Kiplinger* ranked South Carolina twelfth highest among the “Best States to Retire” in 2018, noting the State’s mild weather, below-average living costs, tax exemptions on social security and other retirement income, and low property taxes as influential factors. Given the frequency and severity of natural disasters such as hurricanes affecting popular retirement destinations along the Gulf and Atlantic coasts – coupled with rising property taxes, housing costs, and sharp increases in coastal insurance premiums – many retirees are seeking less expensive, less vulnerable communities further inland that offer many of the same amenities.

The ten-county Upstate Region is widely considered an attractive retiree destination within the State. Oconee County offers convenient regional access through the interstate and intrastate road systems; close proximity to Clemson university; abundant natural resources and a myriad of outdoor recreation opportunities including whitewater rafting, fishing, paddling, horseback riding, camping, and hiking. For many of the same reasons, families and individuals looking for a more rural residential setting, opportunities for an active lifestyle, or alternatives to more densely developed areas find Oconee County to be an attractive option. *SmartAsset*, a financial technology company that provides personal finance advice and decision tools, ranked the City of Seneca among the top 10 places to retire in South Carolina and the 15th best place to retire in the Nation in 2015. The list is based on tax friendliness, medical care, and social life.

The Environics Analytics Company, a leading global data and analytics company, provides annual estimates and five-year projections of population and other demographic data. The Company’s *Claritas Pop-Facts* data uses proprietary methodologies, combined with Census and American Community Survey data, to estimate current population and provide five-year projections for a range of geographies including counties and municipalities. The current edition provides 2018 estimates and 2023 projections for current-year geographies including counties and municipalities. County population projections through 2030 can be made using annual growth trends based on these five-year growth projections.

Claritas Pop-Facts estimates indicate that the population of Oconee County will reach 80,260 by 2023, with a projected increase of 10% to 84,739 residents by 2030 (Table 2-4). Growth is also projected in four of the County’s five municipalities over the 12-year period. The cities of Seneca and Walhalla are projected to grow by 8.2% (691 persons) and 6.5% (286 persons), respectively. Although the Town of West Union is projected to grow by only 26 persons, the rate of growth is similar to Seneca at 8%. Modest growth of less than one percent is anticipated



for the City of Westminster and no change is expected for the population of the Town of Salem in the coming decade

Table 2-4. Population Estimates and Projections

Jurisdiction	2010 ¹ Census	2018 ² EA Estimate	2023 ² EA Projection	2030 Projection	Projected Change 2018 - 2030	
					#	%
Oconee County	74,273	77,061	80,260	84,739	7,678	10.0%
Salem	135	121	121	121	0	0.0%
Seneca	8,102	8,418	8,706	9,109	691	8.2%
Walhalla	4,263	4,423	4,542	4,709	286	6.5%
Westminster	2,418	2,472	2,478	2,486	14	0.6%
West Union	291	329	340	355	26	8.0%

Sources: ¹U.S. Census Bureau, 2010 Census; ²Environics Analytics (EA) Claritas Pop-Facts, 2018

The future growth rate is also dependent on many factors including household and family size, availability of new housing, in and out-migration, economic activity, and the availability of a range of appropriate housing options. For municipalities, future annexations may also play a role in population growth.

D. URBAN AND RURAL POPULATION

Urban areas are defined by the Census as “densely settled territory”.

Rural areas are defined as all territory located outside of urban areas. In 2010, the County ranked 20th statewide in the percentage of rural population, with 64.9% of its residents living in rural areas (2010 Census). However, the County is becoming urbanized at a faster pace than urbanization statewide.

Table 2-5. Urban and Rural Population in the County and State, 1990, 2000, and 2010

	1990		2000		2010		% change 1990-2000	% change 2000-2010
	#	%	#	%	#	%		
Oconee County	57,494	100.0%	66,215	100.0%	74,273	100.0%	15.2%	12.2%
Urban	14,601	25.4%	19,215	29.0%	26,054	35.1%	31.6%	35.6%
Rural	42,893	74.6%	47,000	71.0%	48,219	64.9%	9.6%	2.6%
South Carolina	3,486,703	100.0%	4,012,012	100.0%	4,625,364	100.0%	15.1%	15.3%
Urban	1,905,378	54.6%	2,427,124	60.5%	3,067,809	66.3%	27.4%	26.4%
Rural	1,581,325	45.4%	1,584,888	39.5%	1,557,555	33.7%	0.2%	-1.7%

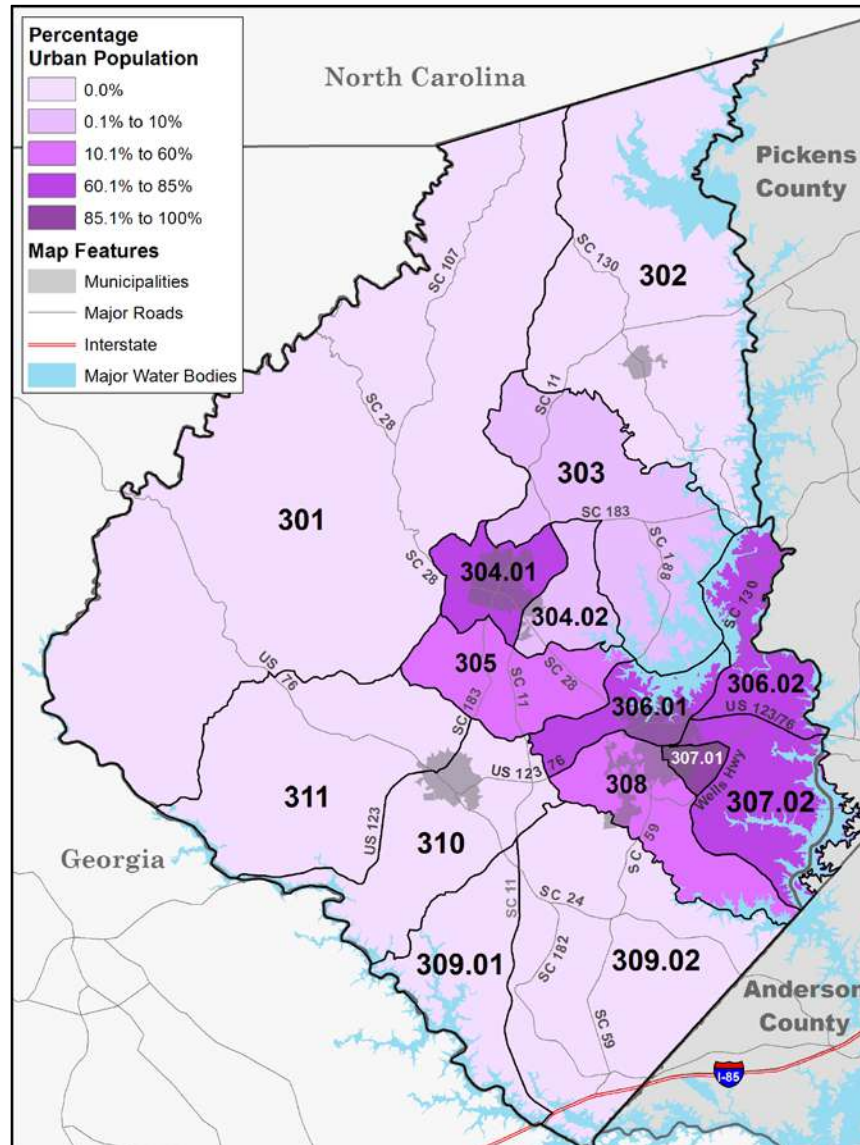
Sources: U.S. Census Bureau, 2000 and 2010; 2000-2001 S.C. Statistical Abstract

Oconee County’s urbanized areas include the cities of Seneca and Walhalla and the surrounding unincorporated areas, including areas along the south shore of Lake Keowee and its southern border with Pickens County. The County’s five predominantly urban tracts include the greater



Seneca and Walhalla areas, ranging from 100% urban in tract 307.01 that includes a southeastern portion of Seneca to 64.1% in tract 304.01 that includes most of Walhalla. The County’s six rural Census tracts are in the northern, western, and southernmost portions of the County. Map 2-3 details urban and rural population data by Census tract.

Map 2-3. Urban Population by Census Tract, 2010



Source: U.S. Census Bureau, 2010 Census

E. DEMOGRAPHIC COMPOSITION

Insight on population composition is essential to the local planning process. Data relating to age, race, gender, educational attainment, income, and household characteristics is requisite for determining the need for, and location of, new services or facilities such as parks, schools, emergency service centers, transit routes, health care facilities, and senior centers.



1. Age and Gender

The State and County populations are continuing to age as baby boomers near and enter their retirement years. The large number of post-World War II births, combined with an overall increased life expectancy, has contributed to an aging population nationwide. The median age of Oconee County residents compared to surrounding counties is shown in Table 2-6. Oconee also posted the highest median age of any Appalachian COG Region county in the 2000 and 2010 Census.

Table 2-6. Median Age in Years by Decade for the Appalachian COG Region and State 2000, 2010 and 2016

Jurisdiction	2000	2010	2016
Anderson County	37.3	39.7	40.5
Cherokee County	35.3	38.3	39.1
Greenville County	35.5	37.2	37.9
Oconee County	39.5	43.4	44.9
Pickens County	32.7	34.9	35.8
Spartanburg County	36.1	38.0	38.2
South Carolina	35.4	37.9	38.8

Sources: U.S. Census Bureau, 1990, 2000, and 2010 Census; 2012-2016 ACS

A comparison of age groups between Oconee County and the state in general is shown in Table 2-7.

Table 2-7. Population by Age Group for the County and State, 2016

Age Group	Oconee County		South Carolina	
	Number	Percent	Number	Percent
Total	75,375	100.0%	4,834,605	100.0%
Under 5 years	4,016	5.3%	291,499	6.0%
5-17 years	11,340	15.0%	794,280	16.4%
18-24 years	6,054	8.0%	479,402	9.9%
25 - 44 years	16,378	21.7%	1,223,300	25.3%
45 - 64 years	21,346	28.3%	1,284,444	26.6%
65 - 84 years	14,803	19.6%	680,832	14.1%
85+ years	1,438	1.9%	80,848	1.7%
Under 18 years	15,356	20.4%	1,085,779	22.5%
18+ years	60,019	79.6%	3,748,826	77.5%
65+ years	16,241	21.5%	761,680	15.8%

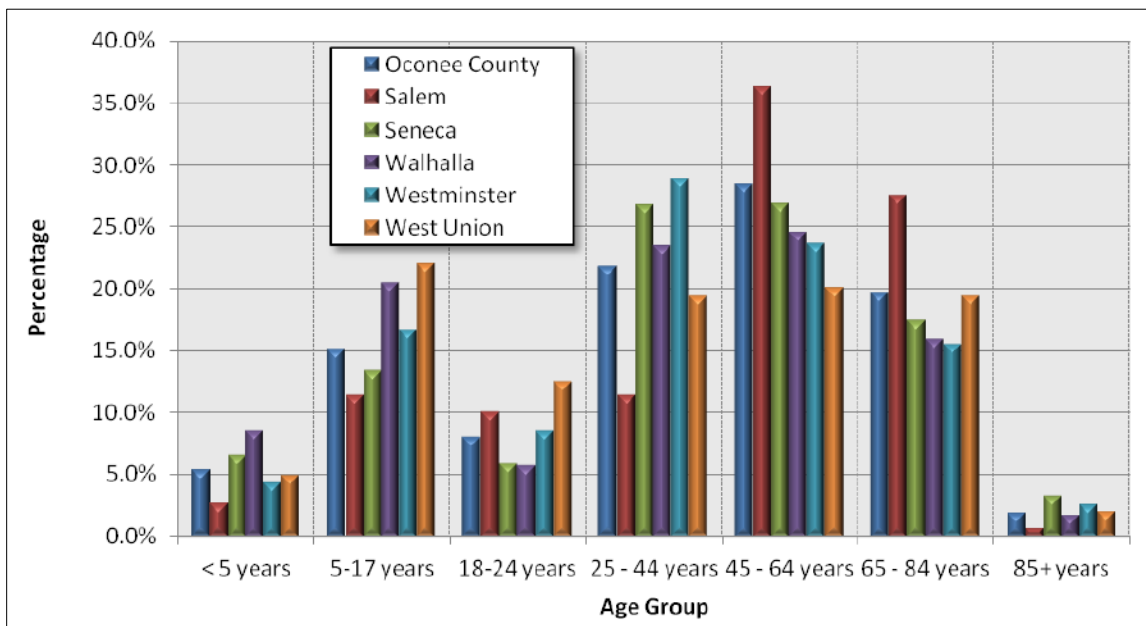
Source: U.S. Census Bureau, 2012-2016 ACS

The age distribution of Seneca and Westminster residents are similar to that of the County. In contrast, the age of Walhalla and West Union residents is younger, while that of Salem residents is older. Nearly 29% of Walhalla residents and 27% of West Union residents are



children under the age of 18 years. Well over a quarter (28.2%) of Salem residents are aged 65 or older. Figure 2-2 compares the age distribution of County and municipal residents.

**Figure 2-2. Comparative Age Distribution by Percentage, 2016
Oconee County and Municipalities**

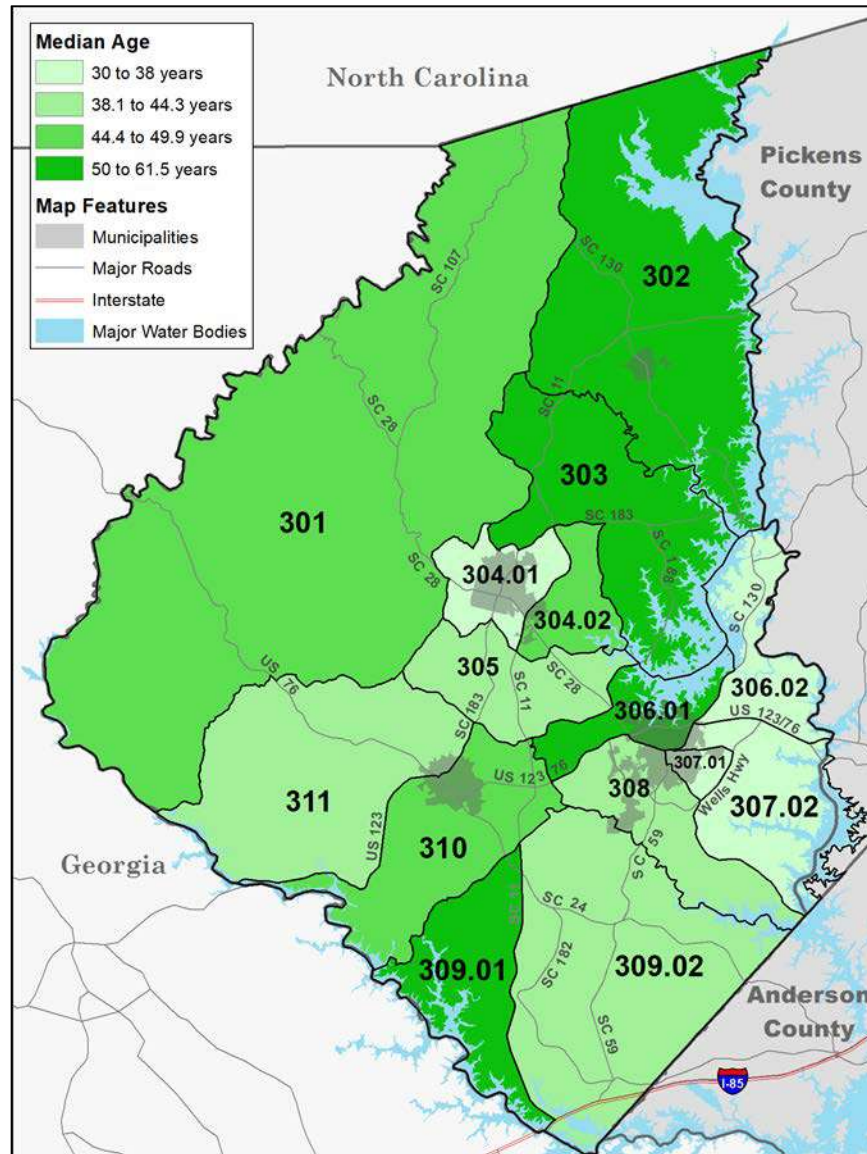


Source: U.S. Census Bureau, 2012-2016 ACS

Map 2-4 illustrates age distribution by Census tract for Oconee County. The tract with the youngest population is 307.02 with a median age of only 30 years. This tract is bordered by Lake Hartwell and is near the City of Clemson and Clemson University. Tracts 304.01 (includes Walhalla) and 306.02 (bordered by Lake Keowee and Pickens County near Clemson) also have comparatively lower median ages at 37.1 and 37.7 years, respectively. Two of the County’s more rural areas also have the oldest populations. Tract 302 in the northeastern area of the County that includes Lake Jocassee has the highest median age at 61.5 years, followed by a median of 53.5 years in tract 309.01 in southern Oconee County at the Georgia border. Tract 306.01 that includes a portion of the northern area of Seneca and bordered by Lake Keowee, and tract 303 east of Walhalla that includes a portion of Lake Keowee also have older populations with median ages of 50.6 and 50 years, respectively.



Map 2-4. Median Age by Census Tract, 2016



Source: U.S. Census Bureau, 2012-2016 ACS

The percentage of female residents in Oconee County mirrors the Nation at 50.8%, but is slightly lower than in the State at 51.4%. The gender balance decreases dramatically within the 85 and over age group in which nearly two-thirds (63%) are female. Younger mortality rates and war casualties among older men are the leading causes of the disparity between males (46.8%) and females (53.2%) among residents in the age 65 and older category. While males slightly outnumber females in children aged 5 to 17 and young adults aged 18 to 44, females outnumber males by a small percentage in all other groups. Women comprise nearly two-thirds (63%) of residents aged 85 and older.



The age and gender composition of residents can be a significant factor in local planning. An aging population requires a host of special services such as health care, specialized housing and transportation. Estimates of median age by gender reveal that both males and females in Oconee County are notably older than their counterparts throughout the State and Nation (Table 2-8).

Table 2-8. Median Age by Gender, 2016

Gender	Oconee County	South Carolina	United States
All Persons	44.9 years	38.8 years	37.7 years
Male	43.3 years	37.3 years	36.3 years
Female	46.1 years	40.3 years	39.0 years

Source: U.S. Census Bureau, 2012-2016 ACS

2. Racial and Ethnic Composition

The racial composition of Oconee County is predominantly White at more than 88%, well above the State at 67.3% and Nation at 73.3% (Table 2-9). The County has a lower percentage of African-American residents at 7.4%, as compared to the percentage statewide at 27.4% and nationwide at 12.6%. The percentage of County residents of other races, including persons of two or more races, is similar to that of the State at 4.4%. The same is true for the percentage of the County population whose ethnicity is Hispanic at 4.9%, which is slightly lower than the statewide percentage of 5.3%. An individual is considered to be of Latino or Hispanic origin if the person is of Cuban, Mexican, Puerto Rican, South or Central American or other Spanish culture of origin, regardless of race. Therefore, residents of Hispanic origin are counted within the racial categories of Caucasian, African-American and Other Races as provided in Table 2-9 and are also shown separately as an ethnic subcategory.

Table 2-9. Racial Composition, Oconee County and Municipalities, 2016

Jurisdiction	Total	White		African-American		Other Races ¹		Hispanic ²	
		#	%	#	%	#	%	#	%
Oconee County	75,375	66,486	88.2%	5,549	7.4%	3,340	4.4%	3,700	4.9%
Salem	149	145	97.3%	0	0.0%	4	2.7%	0	0.0%
Seneca	8,228	5,384	65.4%	2,198	26.7%	646	7.9%	506	6.1%
Walhalla	4,263	3,483	81.7%	373	8.7%	407	9.5%	1,138	26.7%
Westminster	2,482	2,219	89.4%	219	8.8%	44	1.8%	17	0.7%
West Union	305	218	71.5%	7	2.3%	80	26.2%	86	28.2%
South Carolina	4,834,605	3,252,252	67.3%	1,322,368	27.4%	259,985	5.4%	258,361	5.3%
United States	318,558,162	233,657,078	73.3%	40,241,818	12.6%	44,659,266	14.0%	55,199,107	17.3%

¹Other races also includes persons of two or more races

²Hispanic is an ethnic category in the Census, therefore persons of Hispanic Origin may be of any race

Source: U.S. Census Bureau, 2012-2016 ACS

Oconee County has experienced racial and ethnic composition changes in recent years. The County's White population increased by 10.4% in the 2000s. During the same decade, the



number of African-American residents increased by only 1.1% (63 persons). There were substantial increases among persons of “other races” and persons of “two or more races” at 110.8% (1,213 persons) and 115.6% (630 persons), respectively. Table 2-10 provides racial composition data for Oconee County for 2000, 2010 and 2016.

The County ranks 18th highest statewide in the percentage of Hispanic population and 17th in the number of Hispanic residents (2012-2016 ACS). By comparison, South Carolina’s Hispanic population statewide grew by nearly 148% from 2000 to 2010, while increase nationwide was much less at only 43%. Research by the Sisters of Charity Foundation indicates that there are a number of factors that draw Hispanic immigrants to South Carolina including opportunities for employment, low cost of living, a relatively safe place to live, desire to reunite with family members already in the area, access to quality education and healthcare for their children. (*Latino Immigrant Families in South Carolina, 2013*).

The County’s Hispanic community continues to grow, adding 351 persons since 2010, for a growth rate of 10.5% during the 6-year period. This is slightly higher than Hispanic population growth statewide at 9.6% and nationwide at 9.4%. In addition to being predominantly Mexican (71.4%), ACS data reveals that the County’s Hispanic population is evenly divided between females and males, with a median age of 25.3 years. More than one-fourth of the County’s Hispanic residents (637 persons) speak little-to-no English and nearly one-half (870 persons) lack a high school education. Over 40% of Hispanics in Oconee County (1,485 persons) live in poverty.

Table 2-10. Oconee County Racial Composition, 2000, 2010 and 2016

Race/Ethnicity	2000 Census		2010 Census		2016 ACS		Change 2000-2010	
	#	%	#	%	#	%	#	%
Total	66,215	99.2%	74,273	98.4%	75,375	97.9%	8,058	12.2%
White	59,025	89.1%	65,177	87.8%	66,486	88.2%	6,152	10.4%
African-American	5,550	8.4%	5,613	7.6%	5,549	7.4%	63	1.1%
Other Races	1,095	1.7%	2,308	3.1%	1,781	2.4%	1,213	110.8%
Two or more Races	545	0.8%	1,175	1.6%	1,559	2.1%	630	115.6%
Hispanic*	1,562	2.4%	3,349	4.5%	3,700	4.9%	1,787	114.4%

*Hispanic is an ethnic category in the Census, therefore persons of Hispanic Origin may be of any race

Sources: U.S. Census Bureau, 2000 and 2010 Census; 2012-2016 ACS



Table 2-11. Place of Birth, 2000 and 2016

Place of Birth	Oconee County				South Carolina			
	2000		2016		2000		2016	
	#	%	#	%	#	%	#	%
Total	66,215	100.0%	75,375	100.0%	4,012,012	100.0%	4,834,605	100.0%
United States Native	64,619	97.6%	72,552	96.3%	3,896,034	97.1%	4,603,889	95.2%
<i>South Carolina</i>	43,456	67.2%	44,484	61.3%	2,568,954	65.9%	2,784,196	60.5%
<i>Different State</i>	20,863	32.3%	27,308	37.6%	1,293,518	33.2%	1,767,132	38.4%
<i>Outside of US*</i>	300	0.5%	760	1.0%	33,562	0.9%	52,561	1.1%
Foreign Born	1,596	2.4%	2,823	3.7%	115,978	2.9%	230,716	4.8%

*Born outside of the United States, but entitled to U.S. citizenship

Source: U.S. Census Bureau, 2000 Census and 2012-2016 ACS

Lack of English proficiency can pose significant language barriers for residents seeking housing, education, employment, medical care, and financial and legal services. However, fewer than 4,000 (5.5%) of the County's population over the age of five speaks a language other than English at home. This is lower than the statewide percentage of 6.9% (Table 2-12). While most people who speak another language at home also speak English, many are not fluent. More than two-thirds (70.4%) of County residents who speak another language at home speak Spanish, and of those Spanish-speakers, less than half (42.5%) speak English "less than very well."

Table 2-12. Language Spoken at Home and Ability to Speak English, 2016

Language Spoken and Ability to Speak English	Oconee County		South Carolina	
	#	%	#	%
Total Population 5 Years and Over	71,359	100.0%	4,543,106	100.0%
Speaks English Only at Home	67,460	94.5%	4,230,746	93.1%
Speaks Language other than English at Home	3,899	5.5%	312,360	6.9%
Speaks Spanish	2,743	70.4%	200,761	64.3%
<i>Speaks English Less Than "Very Well"</i>	1,167	42.5%	89,325	44.5%
Speaks Other Indo-European Language	655	16.8%	58,669	18.8%
<i>Speak English Less Than "Very Well"</i>	113	17.3%	14,712	100.0%
Other Languages	266	6.8%	41,081	13.2%
<i>Speak English Less Than "Very Well"</i>	163	61.3%	18,453	44.9%

Source: U.S. Census Bureau, 2012-2016 ACS

3. Household and Family Characteristics

Household and family status are key indicators of social and economic conditions within the community. Households include all related and unrelated persons who occupy a housing unit. There are 30,867 households in Oconee County, with an average household size of 2.42 persons. This is slightly lower than the statewide average household size of 2.55 persons. More than two-thirds (67.8%) of County households consist of a family – defined as two or more persons living in the same household who are related by birth, marriage, or adoption. The



percentage of family households countywide is similar to the percentage statewide at 66.4%. There are 20,932 families in the County, with an average family size of 2.89 – lower than the State average of 3.13 persons per family. Nearly three-fourths (74.4%) of County family households consist of a married couple and 28% of these families include children younger than 18 years. Females with no husband present comprise 17.8% of all family households (3,724 households) and almost half of these include a child under 18 years of age.

More than a quarter (25.8%) of all County households include a child under the age of 18 and over a third (36.2%) include at least one person aged 65 or older. There are 9,935 non-family households, representing 32.2% of all Oconee County households. Most of the County's non-family households (86.9%) consist of an individual living alone, with 45.3% of these single-person householders aged 65 years or older.

4. Educational Attainment

Educational attainment is a key indicator of current and future earnings potential. As shown in Table 2-19, educational levels measurably improved in Oconee County between 2000 and 2016. The percentage of County residents with a Bachelor's degree or higher rose from 18.2% to 23.5%. Likewise, the percentage of residents with some college, including those with an associate degree, increased from 22.5% to 28.8%. The percentage of County residents who lack a high school education dropped by almost 10% from 2000 to 2016. Educational attainment compared between Oconee County and the state is shown in Table 2-13.

Table 2-13. Educational Attainment, 2000 and 2016

Educational Attainment	Oconee County				South Carolina			
	2000		2016		2000		2016	
	#	%	#	%	#	%	#	%
Population 25 Years and Over	45,896	100.0%	53,965	100.0%	2,596,010	100.0%	3,269,424	100.0%
Less Than 9th Grade	5,118	11.2%	3,329	6.2%	215,776	8.3%	153,262	4.7%
9th to 12th Grade, No Diploma	6,877	15.0%	5,468	10.1%	398,503	15.4%	302,825	9.3%
High School Graduate*	15,237	33.2%	16,963	31.4%	778,054	30.0%	963,022	29.5%
Some College, No Degree	7,420	16.2%	10,698	19.8%	500,194	19.3%	686,140	21.0%
Associate Degree	2,913	6.3%	4,817	8.9%	173,428	6.7%	299,118	9.1%
Bachelor's Degree	5,060	11.0%	7,486	13.9%	351,526	13.5%	551,968	16.9%
Graduate/Professional Degree	3,271	7.1%	5,204	9.6%	178,529	6.9%	313,089	9.6%

*Includes equivalency

Sources: U.S. Census Bureau, 2000 Census and 2012-2016 ACS

5. Income and Poverty

Household and family incomes in Oconee County are lower than household incomes statewide. Median household income in the County is \$41,818, more than \$5,000 lower than the State



median of \$46,898 (Table 2-14). Similarly, the County's median family income at \$52,310 is \$5,848 lower than the median family income for all South Carolinians.

Table 2-14. Median Household and Family Income, 2016

Jurisdiction	Median Household Income	Median Family Income
Oconee County	\$41,818	\$52,310
Salem	\$40,833	\$42,143
Seneca	\$35,236	\$51,904
Walhalla	\$30,973	\$28,203
Westminster	\$31,510	\$42,917
West Union	\$28,676	\$29,861
South Carolina	\$46,898	\$58,158

Source: U.S. Census Bureau, 2012-2016 ACS

Median household income among the County's municipalities ranges from a high of \$40,833 in Salem to a low of \$28,676 in West Union. Seneca has the highest median family income at \$51,904, while Walhalla posted the lowest median family income among the municipalities at \$28,861.

Per capita income for Oconee County residents at \$25,944 is slightly higher than that of South Carolina at \$25,521, but trails the national income of \$29,829. Income growth for local residents has exceeded the State, with a 36.8% increase in per capita personal income in Oconee County from 1999 to 2016. This rate is higher than State rate of 35.8%, but behind the national growth rate of 38.2%.

Table 2-15 details the per capita income for racial and ethnic groups in Oconee County. The County ranked 10th statewide in per capita income in 2016. While the per capita income for the County's African-American residents at \$16,629 is close to the income for African-American residents statewide, it is \$12,923 lower than the per capita income for the County's Caucasian residents. Countywide per capita income for Caucasians at \$25,944 is slightly higher than for Caucasians throughout the State at \$25,521. Per capita income among the County's Hispanic residents at \$12,047 is lower than that of Hispanics statewide at \$15,236.

Within Oconee County municipalities, the City of Seneca has the highest per capita income at \$23,692. West Union has the lowest per capita income at \$15,147. Per capita income among all racial and ethnic groups is highest in Seneca



Table 2-15. Per Capita Income by Race, 2016

Jurisdiction	All Persons	Caucasian	African-American	Hispanic
Oconee County	\$ 25,944	\$ 27,361	\$ 16,629	\$ 12,047
Salem	\$ 20,191	\$ 20,748	N/A*	N/A*
Seneca	\$ 23,692	\$ 28,849	\$ 15,180	\$ 12,839
Walhalla	\$ 15,895	\$ 17,026	\$ 12,217	\$ 6,856
Westminster	\$ 18,406	\$ 19,139	\$ 12,272	N/A*
West Union	\$ 15,147	\$ 18,013	\$ 12,457	\$ 9,222
South Carolina	\$ 25,521	\$ 29,767	\$ 16,844	\$ 15,236

*Per Capita Income not available

Source: U.S. Census Bureau, 2012-2016 ACS

An examination of household income by age reveals that the age group that includes Oconee County's youngest baby-boomers (residents aged 45-to-64) have the County's highest median household income at \$49,191. Incomes are also higher for persons aged 25-to-44 at \$41,790. The lowest median household income is found among the County's youngest residents (aged 25 years and younger) at \$24,333, followed by the County's older residents (aged 65 and older) at \$37,345.

County income levels are lower within all age groups than for residents of South Carolina, with the exception of residents under 25 years of age (Table 2-16). However, the median household income for County residents in this age group is only \$113 higher than the median household income for that age group statewide.

Table 2-16. Median Household Income by Age of Householder, 2016

Age of Householder	Oconee County	South Carolina
All Householders	\$ 41,818	\$ 46,898
15 to 25 years	\$ 24,333	\$ 24,220
25 to 44 years	\$ 41,790	\$ 50,671
45 to 64 years	\$ 49,191	\$ 54,421
65 years and over	\$ 37,345	\$ 37,795

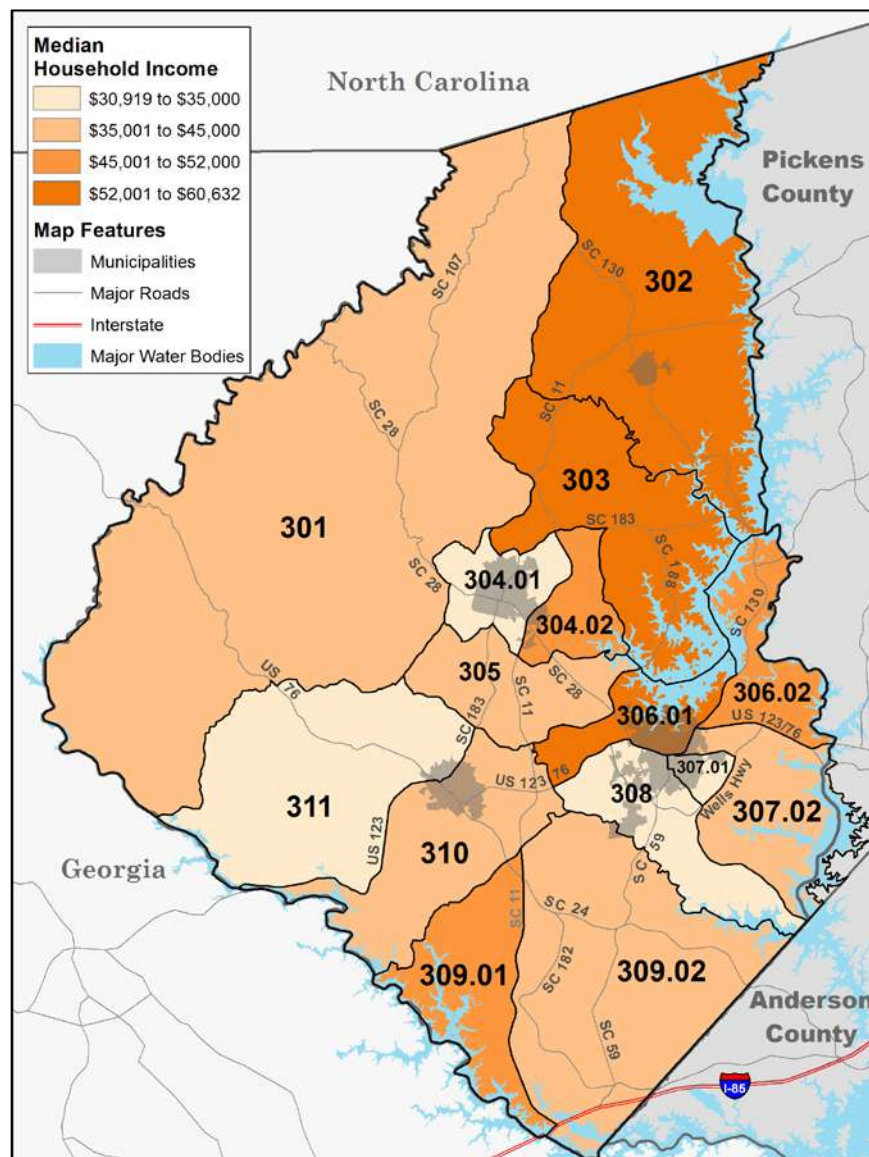
Source: U.S. Census Bureau, 2012-2016 ACS

As illustrated in Map 2-6, Tract 303 has the highest median household income in the County at \$60,632. Median household income was also higher at \$56,938 in adjacent tract 306.01 and tract 302 at \$53,939. Tract 307.01 has the lowest median income at \$30,919. Median household income was also lower at \$31,092 in tract 311 and in tract 304.01

Per capita income was highest in tract 306.02 at \$42,245, followed by a per capita income of \$41,664 in tract 302 Rural tract 311 and tract 307.01 had the lowest per capita incomes at only \$16,440 and \$16,577, respectively.



Map 2-6. Median Household Income by Census Tract, 2016



Source: U.S. Census Bureau, 2012-2016 ACS

Poverty is defined as having insufficient resources to meet basic living expenses, including the costs of food, shelter, clothing, transportation and medical expenses. Among Oconee County households, 16.4% (5,076 households) live in poverty (Table 2-17). More than half (53.3%) of these households in poverty are families. Approximately one-third (38.7%) of families living in poverty are married couples and 19.3% include related children under 18 years old. Over half (52.5%) of the families living in poverty are headed by a female with no husband present, with the majority of these families (1,154 families) including children less than 18 years of age.

Non-family households comprise 46.7% of the County’s households in poverty. Females living alone comprise more than 60% of non-family households in the County living in poverty. Nearly



one-fourth (23.5%) of Oconee's non-family households living in poverty include a single female aged 65 or older, while only 6.7% include a single male 65 years of age or older.

Table 2-17. Poverty Status by Household Type, 2016

Family Type	Oconee County		South Carolina	
	#	%	#	%
Total Households	30,867	100.0%	1,839,041	100.0%
Households Living Below Poverty Level	5,076	16.4%	299,882	16.3%
Family Households Living Below Poverty Level	2,705	53.3%	156,452	52.2%
Married Couple Family	1,046	38.7%	48,063	30.7%
<i>With Related Children under 18 years</i>	521	19.3%	27,448	17.5%
Female Householder, no Husband Present	1,419	52.5%	92,732	59.3%
<i>With Related Children under 18 years</i>	1,154	42.7%	79,043	50.5%
Nonfamily Households Living Below Poverty Level	2,371	46.7%	143,430	47.8%
Female Householder Alone	1,426	60.1%	85,976	59.9%
<i>65 Years and over</i>	557	23.5%	29,933	20.9%
Male Householder Alone	945	39.9%	57,454	40.1%
<i>65 Years and over</i>	160	6.7%	9,950	6.9%

Source: U.S. Census Bureau, 2012-2016 ACS

Nearly 19% of Oconee County residents live in poverty. This is higher than the State and national rates of 17.2% and 15.1%, respectively (Table 2-18). The highest percentage of County residents living in poverty includes persons between 18 and 44 years of age at 42.1%. Well over one-fourth (29.1%) of Oconee County residents living in poverty are children under the age of 17. Seniors aged 65 and older living in poverty comprise 9.8% of the County population, or 1,351 senior residents.

Table 2-18. Poverty Status by Age, 2016

	Oconee County		South Carolina		United States	
	#	%	#	%	#	%
Total Persons*	74,704	---	4,693,266	---	310,629,645	---
Persons in Poverty	13,806	18.5%	806,422	17.2%	46,932,225	15.1%
Under 5 years	1,372	9.9%	83,749	10.4%	4,614,933	9.8%
5 to 17 years	2,653	19.2%	186,356	23.1%	10,720,850	22.8%
18 to 44 years	5,814	42.1%	302,059	37.5%	18,401,450	39.2%
45 to 64	2,616	18.9%	163,363	20.3%	8,999,565	19.2%
65 to 74 years	700	5.1%	39,087	4.8%	2,210,809	4.7%
75 years and over	651	4.7%	31,808	3.9%	1,984,618	4.2%

*Persons for whom poverty is determined

Source: U.S. Census Bureau, 2012-2016 ACS

The percentages of the County's White and African-American residents living in poverty are similar at 18% and 18.7%, respectively. While the percentage of African-American residents living in poverty is lower than the percentages statewide and nationwide, the percentages of



White residents and residents of other races in poverty are higher. Significantly higher poverty rates are found among County residents of other races (27.3%) and of two or more races (26.5%). Most significant is the poverty rate among Hispanic residents in the County at more than 40%.

Table 2-19. Persons with Income below Poverty by Race and Ethnicity, 2016

Race	Oconee County			South Carolina			United States		
	Total	In Poverty		Total	In Poverty		Total	In Poverty	
		#	%		#	%		#	%
Total All Persons¹	74,704	13,806	18.5%	4,693,266	806,422	17.2%	310,629,645	46,932,225	15.1%
White	65,975	11,903	18.0%	3,172,266	393,568	12.4%	228,440,346	28,424,685	12.4%
African-American	5,418	1,012	18.7%	1,271,610	350,792	27.6%	38,562,630	10,111,248	26.2%
Other Races	1,774	484	27.3%	154,919	36,600	23.6%	34,183,313	6,576,421	19.2%
2 or more Races	1,537	407	26.5%	94,471	25,462	27.0%	9,443,356	1,819,871	19.3%
Hispanic ²	3,688	1,485	40.3%	248,459	72,146	29.0%	54,085,091	12,653,597	23.4%

¹Population for whom poverty is determined

²Hispanic is an ethnic category in the Census, therefore persons of Hispanic Origin may be of any race

Source: U.S. Census Bureau, 2012-2016 ACS

F. SPECIAL POPULATIONS

Special populations can experience a greater need for community services than the public as a whole. Data reveals that special populations in Oconee County include residents with low incomes, the elderly, and single-parent families. Consideration of these residents and their needs should be addressed through each Plan element.

1. Elderly

The needs of an aging population can increase demand for services such as adult day care, home meal delivery, in-home respite services, home repair and modification, transportation services, long-term care, and focused recreational and fitness programs. Oconee County has the highest percentage of residents 65 years and older among the six Appalachian Region counties at 21.5% (ACS, 2016). The percentage of older female residents in the County is even higher at 22.6%. Nearly 10%, or 1,351 of these Oconee County seniors, live in poverty. The poverty rate for senior females is more than double that of males. More than one-third (35%) of households with one or more people aged 65 and older are comprised of elderly persons living alone. One of every three County seniors (6,203 persons) has a disability and of these, 28.8% (1,788 persons) has cognitive difficulty. Over 2,330 elderly persons in the County have difficulty living independently.



2. Veterans

South Carolina's large veteran population often has special needs in the areas of long-term care, employment assistance, homelessness, and medical care. The 2012-2016 ACS reported that there were 6,508 veterans living in Oconee County. Nearly one fourth (24.2%) of the County's senior residents (aged 65 and older) and 21.3% of males are veterans. Veterans comprise 10.8% of the County population. Area veterans are attracted to the Upstate Region by the factors that appeal to other retirees – temperate weather, recreation, cultural and natural amenities, and lower housing prices.

More than 60% of living veterans in Oconee County (3,933 veterans) are aged 65 years or older (ACS, 2016). Over one-third of all Oconee County veterans (2,197 veterans) are disabled. The U.S. Department of Housing and Urban Development estimates that 12.3% of South Carolina's homeless population are veterans, with many more living in poverty and at risk of becoming homeless. These conditions generate a growing need for a full spectrum of home and community-based support programs. The number and percentage of disabled veterans continues to climb as aging veterans of the baby boom era develop disabilities and younger service personnel suffer disabling injuries while serving in recent conflicts.

3. Hispanic Population

According to the 2012-2016 ACS, 17.3% of the population of the United States is Hispanic or Latino as compared to 12.5% in 2000. In South Carolina, the Hispanic population has more than doubled from 2.4% in 2000 to 5.3% of the State's total population. These numbers do not include an estimated 87,000 undocumented immigrants (*Migration Policy Institute, 2018*).

In Oconee County, 4.9% of the population (3,700 persons) is Hispanic, more than double the 1,562 persons of Hispanic origin (2.4%) in 2000. The County ranks 18th highest statewide in the percentage of Hispanic population and 17th in the number of Hispanic residents. In addition to being predominantly Mexican (71.4%), ACS data reveals that the County's Hispanic population is evenly divided between females and males, with a median age of 25.3 years. Over 40% of Hispanics in Oconee County (1,485 persons) live in poverty. Nearly one-fifth of the County's Hispanic residents (637 persons) speak little-to-no English and nearly one-fourth (870 persons) lack a high school education. Communication is a major issue of concern for many Hispanic residents, who often find it difficult to find and obtain government services, health care, and other essential services because they do not understand materials that are provided only in English and cannot communicate effectively with providers in person or online if only English is spoken.

The continued growth of the County's Hispanic population will create new service demands on local service providers, particularly the School District and area health care providers. The Centers for Disease Control and Prevention (CDC) report that while Hispanics in the United States have slightly lower rates of heart disease and cancer than Caucasians, they have 24%



more poorly controlled high blood pressure, 23% more obesity, are 28% less likely to be screened for colorectal cancer, and are 50% more likely to die from diabetes or liver disease (CDC, 2015). Hispanics are more likely to lack health insurance than any other racial or ethnic group, with one in four uninsured (National Center for Health Statistics, 2015). Language barriers can compound these factors. The local hospital emergency room is a common point for medical treatment for immigrant residents who often lack a primary care physician (Hispanic Access Foundation, 2016).

4. Homeless Population

The homeless population encompasses a broad range of individuals and families with special needs. National research indicates that more than one third (37%) are in families and nearly two-thirds (63%) are individuals (National Alliance to End Homelessness, 2016). More than 8% of the Nation's homeless population are veterans. Homelessness is a significant risk factor for a broad range of health and social problems. Alcohol and drug abuse, domestic violence, and mental illness are common problems among the adult homeless population. Domestic violence is a leading cause of homelessness, with 15.8% of the Nation's homeless adults identified as survivors of domestic violence (HUD Continuum of Care Homeless Populations and Subpopulations Report, 2017). While families who are doubling up (staying) with friends or relatives because they have no other housing options are not included in the HUD definition of homeless individuals and families, they are often at risk of losing that shelter and becoming homeless. Doubled-up friends or families often impose space and financial burdens on the host family and the guests are often asked to leave after a short time. In smaller and more rural communities with no public shelters, doubling up is often the stop-gap measure before sleeping on the streets.

Oconee County is located within the service and planning area of the Upstate Consortium Continuum of Care (Upstate CoC) that encompasses a 13-county region that spans Abbeville, Anderson, Cherokee, Edgefield, Greenville, Greenwood, Laurens, McCormick, Oconee, Pickens, Saluda, Spartanburg and Union Counties. The Upstate Continuum consists of more than 80 partner agencies that provide services to the homeless or near homeless. Oconee County is also a member of the local Tri-County Chapter that includes Anderson and Pickens Counties.

Although methodologies exist to count the homeless who take advantage of services offered by various agencies, it is a challenge to determine the true number of homeless within the County. The most accurate assessment of the homeless population at the county, state and national levels is provided through bi-annual *point-in-time* (PIT) counts. In an effort to standardize homeless counts nationwide, the U.S. Department of Housing and Urban Development mandated that an unduplicated count of homeless persons and families be conducted in each state every two years. Point-in-time counts are one-night counts of both sheltered and unsheltered homeless populations.



United Housing Connections provides the organization and planning for recent point-in-time counts in the Upstate CoC region. The homeless count includes those in shelters, in transitional housing, living on the street, or in other locations not meant for human habitation. The most recent point-in-time count was conducted in January 2018. On that date, 54 individuals were counted as homeless in Oconee County (*S.C. Point in Time Count Report, 2018*). Of these individuals, 16 were unsheltered and 38 were housed in shelters or temporary housing. Included in the count were three veterans and nine chronically homeless persons. This is a decrease from the 2017 PIT count for Oconee County that reported a total of 63 homeless individuals, of which 22 were unsheltered and 41 were sheltered.

Oconee County has a number of precariously housed families and individuals who are at risk for homelessness based on cost-burden, overcrowding, and income eligibility for the federal school lunch program. Residents with low and moderate incomes can have difficulty affording adequate and safe housing in Oconee County. The U.S. Department of Housing and Urban Development (HUD) defines low and moderate income (LMI) households as those households with incomes below 80% of median family income (MFI). More than 40% of all Oconee County households are considered to be LMI. More than one-fourth (25.7%) of all households in Oconee County (7,840 households) are cost-burdened, paying more than 30% of their income for housing costs (*U.S. HUD CHAS Data, 2018*). At particular risk for homelessness are households that spend more than half of their income on housing and related expenses. Housing costs exceed more than half (50%) of household income for 2,020 homeowners in Oconee County, or 8.9% of all owner-occupied units. Among renter households, 22.9%, or 1,815 households, pay more than 50% of their monthly income in housing costs. These households are considered at risk for homelessness, sometimes spending so much for housing that other life necessities such as medical care and food must be deferred.

Housing overcrowding results from doubling up with family and friends is often the last resort to ending up on the streets. Housing units are considered to be overcrowded when there are 1.01 or more household members per room, including baths and kitchens. In Oconee County, 627 housing units are overcrowded based on this definition (*2012-2016 ACS*).

Free and reduced lunch data for Oconee County schools also indicates a significant number of low-income households. To be eligible for the school lunch program, families must meet annual criteria based on household size and income. Under the guidelines for the 2018-2019 school year, a family of four making \$46,435 (\$893 per week) or less would be eligible for reduced price meals and the same family making \$32,630 (\$628 per week) or less would be eligible for free meals (*U.S. Department of Agriculture, 2018*). Children who are members of households that are eligible to receive Food Stamps or Temporary Assistance to Needy Families (TANF) are automatically eligible for free meals. More than half (51.2%) of students countywide, or 5,202 students in grades K-5 through 12, meet federal income eligibility limits for free or reduced lunch (*Oconee County School District, 2018*).



G. GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

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

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
Goal 2.1. Improve the quality of life for existing and future residents of Oconee County.		
Objective 2.1.1. Increase understanding of the County's population composition and characteristics.		
<u>Strategy 2.1.1.1.</u> Monitor demographic patterns in the County and its municipalities in order to respond to growth and the changing needs of residents, especially special populations.	<ul style="list-style-type: none"> Oconee County Service Providers 	2023
<u>Strategy 2.1.1.2.</u> Coordinate and collaborate with regional agencies and neighboring jurisdictions to share demographic data and update population projection data and methodologies.	<ul style="list-style-type: none"> Oconee County ACOG Neighboring Jurisdictions 	On-Going
Objective 2.1.2. Encourage and attract young adults and families to remain in Oconee County.		
<u>Strategy 2.1.2.1.</u> Create economic opportunities for residents and potential residents through recruitment and retention of industries and businesses.	<ul style="list-style-type: none"> Oconee County Upstate SC Alliance Chamber of Commerce Clemson University 	On-Going
<u>Strategy 2.1.2.2.</u> Develop and promote policies and programs that improve economic opportunity for residents and potential residents.	<ul style="list-style-type: none"> Oconee County Municipalities 	On-Going
<u>Strategy 2.1.2.3.</u> Develop opportunities to provide or encourage entertainment and recreation options that are attractive to young adults and families.	<ul style="list-style-type: none"> Oconee County Municipalities 	On-Going
<u>Strategy 2.1.2.4.</u> Interface with the School District of Oconee County (SDOC), private schools, Clemson University, and Tri-County Technical College (TCTC) to optimize educational quality and access to advanced training opportunities.	<ul style="list-style-type: none"> Oconee County SDOC Private Schools TCTC Clemson University Inter-regional Education Center representative 	2023



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
Objective 2.1.3. Assess and seek to address the needs of the County's alternative populations.		
<u>Strategy 2.1.3.1.</u> Seek partnerships to assess the unmet needs of alternative populations and develop strategies and leverage resources to address these needs.	<ul style="list-style-type: none"> • Oconee County • Municipalities • State and Local Agencies • Non-profits • Interfaith Ministries 	On-Going
<u>Strategy 2.1.3.2.</u> Provide opportunities for local service agencies and organizations to explore efforts to prevent and eliminate homelessness and provide needed services for the County's homeless population.	<ul style="list-style-type: none"> • Oconee County • Municipalities • United Way • Local Service Agencies and Organizations • Faith-based Organizations 	On-Going
<u>Strategy 2.1.3.3.</u> Reduce language barriers in the provision of health care, public safety, and other public services to all Oconee County residents.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Health Providers • Other Public Service Providers 	2025
<u>Strategy 2.1.3.4.</u> Assess measures to accommodate the needs of the County's aging population in areas such as signage, lighting, and transportation options.	<ul style="list-style-type: none"> • Oconee County • Municipalities • CAT Bus Service 	2025
Goal 2.2. Promote a livable community in which County residents are healthy, supported, and productive.		
Objective 2.2.1. Ensure access to adequate health care and preventative services.		
<u>Strategy 2.2.1.1.</u> Coordinate the provision of a continuum of supportive services, home repair programs, and infrastructure that enable elderly residents to <i>age in place</i> to the extent possible.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Council on Aging • Faith-based Organizations • Oconee County Department of Social Services (DSS) • Oconee County Disabilities & Special Needs Board (DSNB) • YMCA • SDOC 	2025



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
<p><u>Strategy 2.2.1.2.</u> Support access to adequate health care facilities and services for all segments of the population to reduce the incidence and high costs associated with chronic health conditions for local residents, especially geriatric care and accessible care for veterans.</p>	<ul style="list-style-type: none"> • Oconee Memorial Hospital/Prisma Health • County Health Department • DSNB • Rosa Clark Free Medical Clinic • YMCA • SDOC • Nonprofits 	<p>On-Going</p>
<p><u>Strategy 2.2.1.3.</u> Provide a range of fitness and recreational opportunities that encourage health and well-being and that also safely accommodate residents with disabilities, older adults, youth, families, and other special needs populations.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • SDOC • YMCA 	<p>2025</p>
<p>Objective 2.2.2. Promote educational attainment and job readiness among County residents.</p>		
<p><u>Strategy 2.2.2.1.</u> Create a safe and healthy environment for education and socialization for students at all levels.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • SDOC • TCTC 	<p>2023</p>
<p><u>Strategy 2.2.2.2.</u> Support and promote workforce development programs that address the skilled labor needs of current and potential employers in the County in trades, high tech, and high demand pathways.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • Worklink WIA • SDOC • Tri-County Technical College • Oconee Adult Education • Local Employers 	<p>2021</p>
<p><u>Strategy 2.2.2.3.</u> Support local efforts to raise literacy levels of County residents through afterschool programs, family and early literacy efforts, and church-based programs.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • SDOC • Oconee County Adult Education/Literacy Program • Faith-based Providers 	<p>2026</p>



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
Goal 2.3. Foster a high level of efficiency, coordination, and cooperation among County and municipal services.		
Objective 2.3.1. Coordinate planning efforts among the County, municipalities, and neighboring jurisdictions.		
<u>Strategy 2.3.1.1.</u> Review and/or update the County’s Population Element at least once every five years.	<ul style="list-style-type: none"> • Oconee County 	2023
<u>Strategy 2.3.1.2.</u> Coordinate service delivery planning among the County, municipalities, and neighboring jurisdictions to eliminate duplication of effort and address long-term needs of residents.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Utilities • Neighboring Jurisdictions • ACOG 	2025
<u>Strategy 2.3.1.3.</u> Foster on-going coordination and communication among Oconee County, municipalities, and neighboring jurisdictions on a wide range of issues including land use planning and regulation, facilities planning, transportation, and the extension and upgrade of utilities.	<ul style="list-style-type: none"> • Oconee County • Municipalities • ACOG • Neighboring Jurisdictions • Utility Providers • Nonprofits 	On-Going
<u>Strategy 2.3.1.4.</u> Review current land use planning, building codes, zoning and development regulations, and other County ordinances for potential impact on population growth and special populations.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2022



Chapter 3. Housing Element

Adequate, safe housing is a basic human need. The American Public Health Association ranks housing as one of the top three issues affecting personal and community health. The quality, availability, and affordability of a community's housing stock weighs heavily in the decision-making process of businesses and employers when considering new locations. Newcomers to Oconee County consider a variety of factors when choosing their new homes such as quality of schools, public safety, and convenience to jobs and services, as well as other community amenities. However, the deciding factor in housing choice is typically the quality and affordability of the available homes in an area.

The purpose of the Housing Element of the Comprehensive Plan is to assess the condition, availability, and affordability of Oconee County's housing stock and to project future housing needs. The prediction of future housing needs poses a distinct challenge as homes are essentially expensive consumer products with a demand that is greatly influenced by economic conditions. Interest rates and the overall economy have dramatic effects on the housing market. When such factors make home ownership unattainable for lower income persons, many residents find themselves dependent on the rental market. This element considers both owner-occupied and rental housing needs for the next ten years in Oconee County and its municipalities.

Oconee County is faced with a myriad of possibilities and challenges in planning for future housing needs. A thorough study of current housing conditions and probable trends for the future can identify a balance of housing types to accommodate the diverse housing needs of current and future County residents.

A. HOUSING GROWTH

Growth in housing supply is closely associated with population growth. While population growth can provide the impetus for an increase in housing supply, a housing stock that offers variety, affordability, and quality can also attract people to a community. Oconee County experienced a 12.2% increase in population from 2000 to 2010, accompanied by a 19.7% increase in housing units. Housing growth outpaced population growth by 7.5% during this period. This disparity between population and housing growth rates can be attributed in part to movement of current residents from older housing units to newer homes, resulting in no population increase, but higher housing vacancy rates – rising from 15.7% in 2000 to 21.1% in 2016.

Beyond the general counts provided in the 2000 and 2010 Census, detailed housing data is available through the American Community Survey (ACS) in single-year and multi-year compilations. The most reliable and accessible of these are the five-year ACS estimates that are based on 60 months of collected data at all geographic levels including municipalities, Census tracts, block groups, and blocks. The most recent five-year ACS is the 2012 to 2016 survey.



As detailed in Table 3-1, Oconee County has 39,139 housing units, with 7,632 (19.5%) of these units located in incorporated areas, including 4,230 units in the City of Seneca. The 19.7% growth rate in the Oconee County housing supply from 2000 to 2010 mirrors housing growth statewide at 21.9%. In contrast, housing growth among the County's municipalities has varied widely in since 2000 as shown in Table 3-1.

Table 3-1. Housing Unit Growth, County and Municipalities, 2010 to 2016

Jurisdiction	2000 Census	2010 Census	# Change 2000-2010	% Change 2000-2010	2016 ACS	# Change 2010-2016	% Change 2010-2016
Oconee County	32,383	38,763	6,380	19.7%	39,139	376	1.0%
Salem	72	77	5	6.9%	72	-5	-6.5%
Seneca	3,677	4,076	399	10.9%	4,230	154	3.8%
Walhalla	1,705	1,852	147	8.6%	1,896	44	2.4%
Westminster	1,333	1,227	-106	-8.0%	1,281	54	4.4%
West Union	145	150	5	3.4%	153	3	2.0%

Sources: U.S. Census Bureau, 2010 Census and 2012-2016 ACS

Oconee County is the most rural of the ten counties in South Carolina's Appalachian Region and ranks as the 18th most rural county statewide. More than 68% of its housing units (26,394 units) are located in rural areas outside of municipalities (Table 3-2). The percentage of rural housing units in the County is substantially higher than the 43.8% of statewide housing considered as rural. However, the County has become more urban in recent decades, Urban housing units in Oconee County increased by more than a third in both the 1990s and the 2000s.

Table 3-2. Urban and Rural Housing Units in the County and State, 1990, 2000 and 2010

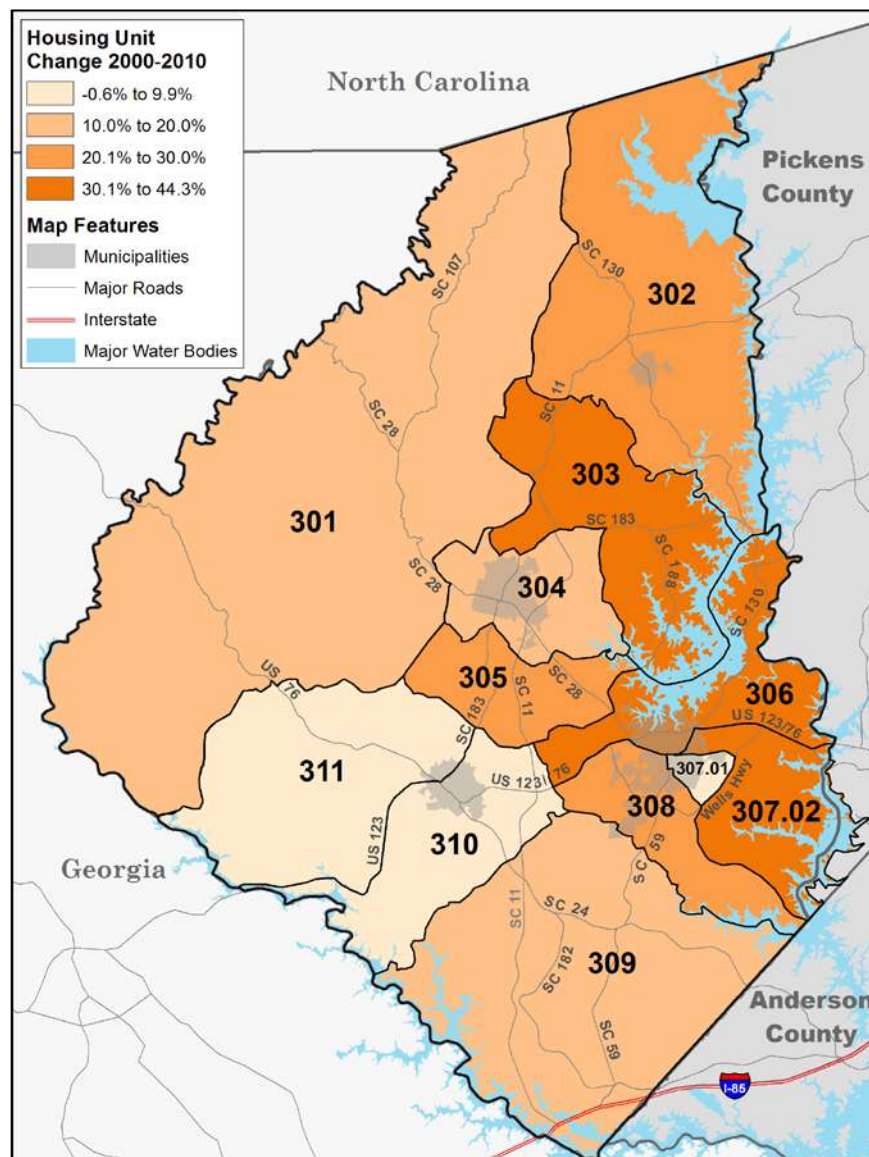
	1990		2000		2010		% change 1990-2000	% change 2000-2010
	#	%	#	%	#	%		
Oconee County	25,983	100.0%	32,383	100.0%	38,763	100.0%	24.6%	19.7%
Urban	6,460	24.9%	8,871	27.4%	12,369	31.9%	37.3%	39.4%
Rural	19,523	75.1%	23,512	72.6%	26,394	68.1%	20.4%	12.3%
South Carolina	1,424,155	100.0%	1,753,670	100.0%	2,137,683	100.0%	23.1%	21.9%
Urban	799,979	56.2%	1,073,187	61.2%	1,423,307	66.6%	34.2%	32.6%
Rural	624,176	43.8%	680,483	38.8%	714,376	33.4%	9.0%	5.0%

Sources: U.S. Census Bureau, 2000 and 2010; 1990 Census of Population and Housing: South Carolina

Housing growth by Census tract is illustrated in Map 3-1. The percentage of growth among the County's Census tracts from 2000 to 2010 ranged from a loss of 11 units in tract 307.01 (includes the southeastern portion of Seneca) to a 44.3% growth rate in tract 303 (west of Walhalla and bordering Lake Keowee). Tracts with the highest rates of growth are bordered by Lake Keowee or Lake Hartwell.



Map 3-1. Housing Growth by Census Tract, 2000 to 2010



Source: U.S. Census Bureau, 2000 and 2010 Census

1. Residential Building Permits

An examination of single-family residential building permits provides additional information on housing growth trends in recent years. Single-family residential permit data for Oconee County from 2014 to November 2018 is listed in Table 3-4 and illustrated in Figure 3-1. This data includes single-family, site-built construction as well as manufactured homes that were moved into the County.

Single-family, site-built homes accounted for nearly three-fourths (73.2%) of these permits (1,539 housing units) during the period. Permits for single-family, site-built homes have



exceeded those issued for newly located manufactured homes in each of these years. County permitting for single-family residential homes peaked in 2017 at 541 permits, with the lowest number issued in 2014 at only 270 permits. While permitting for manufactured homes has remained relatively steady since 2014, permitting for site-built homes rose sharply in 2016, a trend that continued in 2017. Based on permits issued through November 2018, single-family permitting for that year is consistent with 2017 activity.

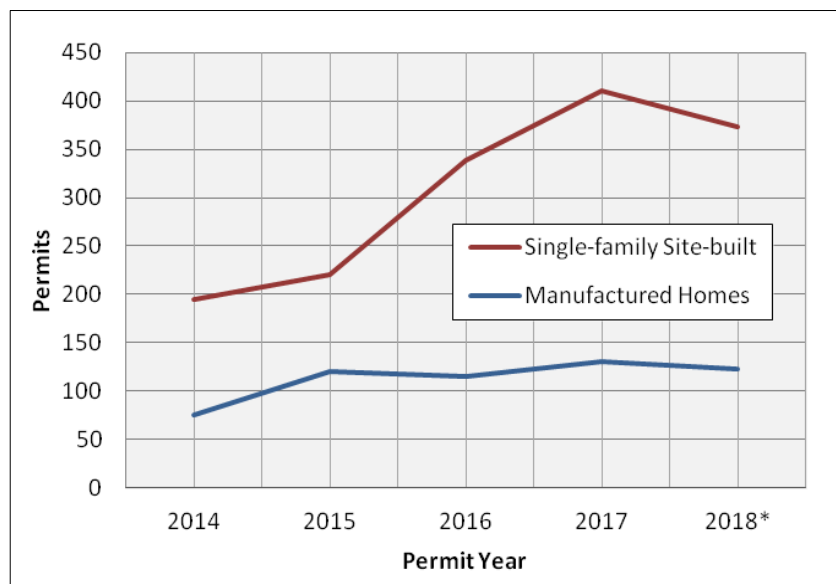
Table 3-4. Single-family Residential Housing Units Permitted, 2014 to November 2018

Year	Single-family Site-built Homes		Manufactured Homes		Totals
	#	%	#	%	
2014	195	72.2%	75	27.8%	270
2015	221	64.8%	120	35.2%	341
2016	339	74.7%	115	25.3%	454
2017	411	76.0%	130	24.0%	541
2018*	373	75.2%	123	24.8%	496
Total Units	1,539	73.2%	563	26.8%	2,102

*Permits issued through November 2018

Source: Oconee County Planning and Zoning, November 2018

Figure 3-1. New Single-family Residential Permits, 2014 to 2018*



*Permits issued through November 2018

Source: Oconee County Planning and Zoning, November 2018



B. HOUSING LOCATION

Land in residential use comprises more than 11% (42,909.5 acres) of the County's unincorporated land area (Table 3-5). Single-family residential includes single-family homes, as well as manufactured homes on individual properties. Multi-family residential includes duplexes, structures with three or more dwelling units, zero lot line and patio home developments, condominiums, and townhouses. Manufactured home parks in Oconee County are defined as "a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale." Properties less than five acres in size that are classified as agriculture or forestry for tax purposes, but also include a residence, are shown as residential. Single-family is the most prevalent type of residential use, accounting for 98.3% of all residential land in the County. Only one percent of residential land is in use as manufactured home parks and less than one percent as multi-family. In addition, there are more than 3,000 properties larger than five acres in size and in use as agriculture or forestry that also include a residential use.

Table 3-5. Land Area by Residential Land Use, 2018

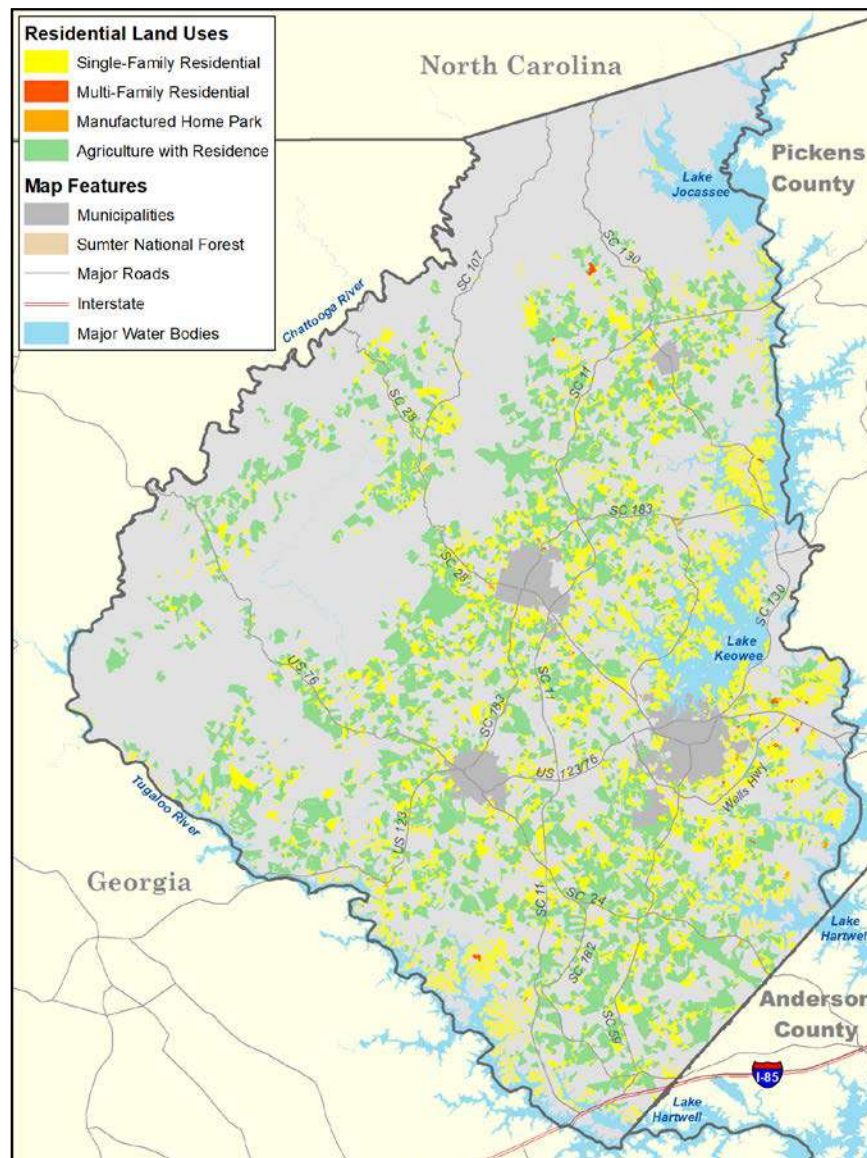
Land Use	Acres	% of All Residential
Single-Family	41,891.81	98.3%
Multi-Family	300.32	0.7%
Manufactured Home Park	422.14	1.0%
Total All Residential	42,614.27	100.0%
Total Acres		% Residential of Total Acres
Total All Land Uses	374,482.9	11.4%

Source: Oconee County Assessor, November 2018

Land in residential use is found throughout the unincorporated area of Oconee County, with the exception of land in the Sumter National Forest. Single-family homes are generally concentrated near municipalities, along major transportation routes, and along or near Lake Keowee and Lake Hartwell. Most of the County's multi-family housing is found near the cities of Seneca and Walhalla and along the corridor between Seneca and Clemson, with some developments located near Lake Keowee and Lake Hartwell. Map 3-2 illustrates the location of land in residential use in the County.



Map 3-2. Land in Residential Use, 2018



Source: Oconee County Assessor, November 2018

C. HOUSING OUTLOOK

Housing growth projections are used by local governments to plan for infrastructure and services that will be needed to accommodate future growth. Predicting future housing growth for jurisdictions is influenced by the economy, interest rates, condition and availability of existing housing, infrastructure, in and out migration, job growth, and intangible factors such as buyer or renter preference. Additional factors for municipalities include annexation and land availability. These variables can significantly impact housing development in smaller jurisdictions, while the impacts on larger jurisdictions with larger populations and land area may be less measurable.



Claritas Pop-Facts data provides 2018 estimates and 5-year growth projections for housing units. Projections for 2030 can be made using yearly growth trends based on the five-year growth projections. However, assumptions based on these estimates require updating over time as they are influenced by other factors including household and family size, availability of new housing, in and out-migration, economic activity, and the availability of a range of appropriate housing options. These base projections of future housing growth can be adjusted as new information provides additional insight.

Oconee County’s housing supply is projected to reach 43,518 units by 2030, a 12-year increase of 8.4%. Growth is also projected in each of the County’s municipalities. Table 3-6 includes housing unit estimates and projections for the County and five municipalities.

Table 3-6. Housing Unit Estimates and Projections

Jurisdiction	2010 ¹ Census	2018 ² EA Estimate	2023 ² EA Projection	2030 Projection	Projected Change 2018 - 2030	
					#	%
Oconee County	38,763	40,163	41,561	43,518	3,355	8.4%
Salem	70	65	66	67	2	3.7%
Seneca	3,953	4,124	4,256	4,441	317	7.7%
Walhalla	1,885	1,954	1,992	2,045	91	4.7%
Westminster	1,144	1,214	1,221	1,231	17	1.4%
West Union	139	156	160	166	10	6.2%

Sources: ¹U.S. Census Bureau, 2010 Census; ²Envionics Analytics Pop-Facts Demographics Trend Report, 2018

The location of future housing growth is difficult to predict, with multiple factors at play in the development process such as the availability of water and sewer, proximity to major transportation routes, natural and other resources, employment centers, past development trends, and related amenities associated with urbanized areas. It is anticipated that much of the County’s future residential development and growth will continue to be focused along the U.S. Highway 76/123 corridor between Seneca and Pickens County, in the areas surrounding the County’s larger municipalities, and in the areas near Interstate 85 that offer an easy commute to the Greenville and Atlanta Metro areas. Infill residential growth is also anticipated along the shores of Lake Keowee, with possible multi-family development in areas closest to Clemson and near Lake Hartwell.

Two developments are under construction off of U.S. Highway 123 near Clemson University that will add to the County’s housing inventory. *Clemson Epoch* is a residential mixed-use development that will include a total of 298 housing units including cottages, townhouses and apartments as well as a meeting house, market pavilion, café, and fitness facility. The development is on Jacobs Road near Clemson Boulevard. Partial occupancy began in the fall of 2019. *Lakeside Lodge* is a 118-unit condo-hotel located off of Clemson Boulevard on Lake Hartwell. The Lodge is expected to be ready for occupancy by fall 2019. Condo-hotels typically combine traditional condo ownership with modified hotel amenities and services. Condos are



sold to individual investors who may use the property as a vacation home and also generate income through participation in a short-term on-site rental program, managed by a property management company.

Residential growth is possible on nearly all of the County's vacant land and land currently in use for agriculture or forestry, totaling almost 191,398 acres. Of this land, more than 89% (170,664 acres) is within the *Control Free* zoning district that currently allows all types of residential uses and densities. Nearly 12,500 acres of vacant or agriculture/forestry land is zoned as *Traditional Rural District* and allows detached single-family and multi-family residential uses, as well as residential subdivisions. Among the County's vacant or agriculture/forestry land, 6,354 acres is in the *Agricultural* zoning district that allows single-family detached residences and smaller residential subdivisions of ten lots or less.

D. HOUSING TYPE

Housing types available to Oconee County residents range from single-family units to multi-family housing. Single-family (one-unit detached) units are detached from other houses, with open space on all four sides. The Census Bureau includes single unit modular housing (built off-site and transported to the site) in the definition of single-family units, in addition to site-built homes. Single units that are attached (1-unit attached) have one or more walls extending from ground to roof that separate the unit from adjoining structures. Most single-family housing is constructed entirely on-site, in compliance with local building code standards. Duplexes include two housing units in one structure. Multi-family buildings contain more than two housing units within the structure. Manufactured (also known as mobile) homes are constructed off-site and transported to the site on wheels that are attached to the structure.

As of 2016, more than two-thirds (67.6%) of all housing units in the County were single-family, detached homes, a slight increase from the 2000 Census share of 63.2% (Table 3-7). These percentages exceeded the statewide percentages of 61.5% in 2000 and 62.9% in 2016. Costs for attached single-family and duplex construction are also generally less per housing unit than site-built single-family homes. However, in Oconee County these housing types make up a very small percentage of the total housing stock, together accounting for only 3.5% of all housing units.

Manufactured housing offers a less expensive alternative to site-built housing. Manufactured homes account for more than 20% of County housing units, a lower percentage than in 2000 when one in four housing units were manufactured homes. More than one in every five units (8,037 units) in the County's housing market is a manufactured home.

Table 3-7. Housing Unit Type, 2000 and 2016

Unit Type	Oconee County				South Carolina			
	2000		2016		2000		2016	
	#	%	#	%	#	%	#	%
Total Units	32,383	100.0%	39,424	100.0%	1,753,670	100.0%	2,236,262	100.0%
1 unit, detached	20,462	63.2%	26,641	67.6%	1,078,678	61.5%	1,406,900	62.9%
1 unit, attached	276	0.9%	767	1.9%	40,185	2.3%	70,730	3.2%
Duplex	634	2.0%	635	1.6%	43,607	2.5%	45,685	2.0%
Multi-family (3-19)	1,677	5.2%	3,016	7.7%	177,140	10.1%	230,218	10.3%
Multi-family (20+)	202	0.6%	328	0.8%	56,005	3.2%	112,634	5.0%
Mobile Home	8,923	27.6%	8,037	20.4%	355,499	20.3%	369,050	16.5%
Boat, RV, Van, etc.	209	0.6%	0	0.0%	2,556	0.1%	1,045	0.0%

Source: U.S. Census Bureau, 2000 Census and 2012-2016 ACS

Construction costs for multi-family development are generally less per housing unit. These lower construction costs are passed on as savings to buyers of condominium units and renters, making this housing type generally a less expensive alternative. Only 7.8% of the County's housing stock (3,344 units) is multi-family. Most of the County's multi-family housing (3,016 units) is in smaller developments of 3 to 19 units. This market segment has experienced significant growth, almost doubling from only 1,879 units in 2000 to 3,344 units by 2016. While affordable multi-family options continue to be needed for low and moderate income residents, some multi-family developments in areas within proximity to Clemson University have increasingly transitioned to housing for college students seeking affordable options close to campus. New projects are also oriented to students, including the *Epoch Clemson* development that will add 298 townhome and apartment units once completed in early 2020.

E. HOUSING AGE AND CONDITION

Oconee County housing is similar in age to housing statewide, with a median year built of 1986 (Table 3-8). The County's municipalities have older housing stock, with median year built of 1966 in Westminster to 1978 in Salem and Seneca.

Table 3-8. Year Housing Units Built, 2016

Jurisdiction	Total Units	2000 or later		1970 to 1999		1969 or earlier		Median Year
		#	%	#	%	#	%	
Oconee County	39,139	9,149	23.4%	20,620	52.7%	9,370	23.9%	1986
Salem	72	7	9.7%	40	55.6%	25	34.7%	1978
Seneca	4,230	760	18.0%	2,050	48.5%	1,420	33.6%	1978
Walhalla	1,896	169	8.9%	711	37.5%	1,016	53.6%	1968
Westminster	1,281	22	1.7%	544	42.5%	715	55.8%	1966
West Union	153	38	24.8%	60	39.2%	55	35.9%	1976
South Carolina	2,192,041	527,484	24.1%	1,141,691	52.1%	522,866	23.9%	1986

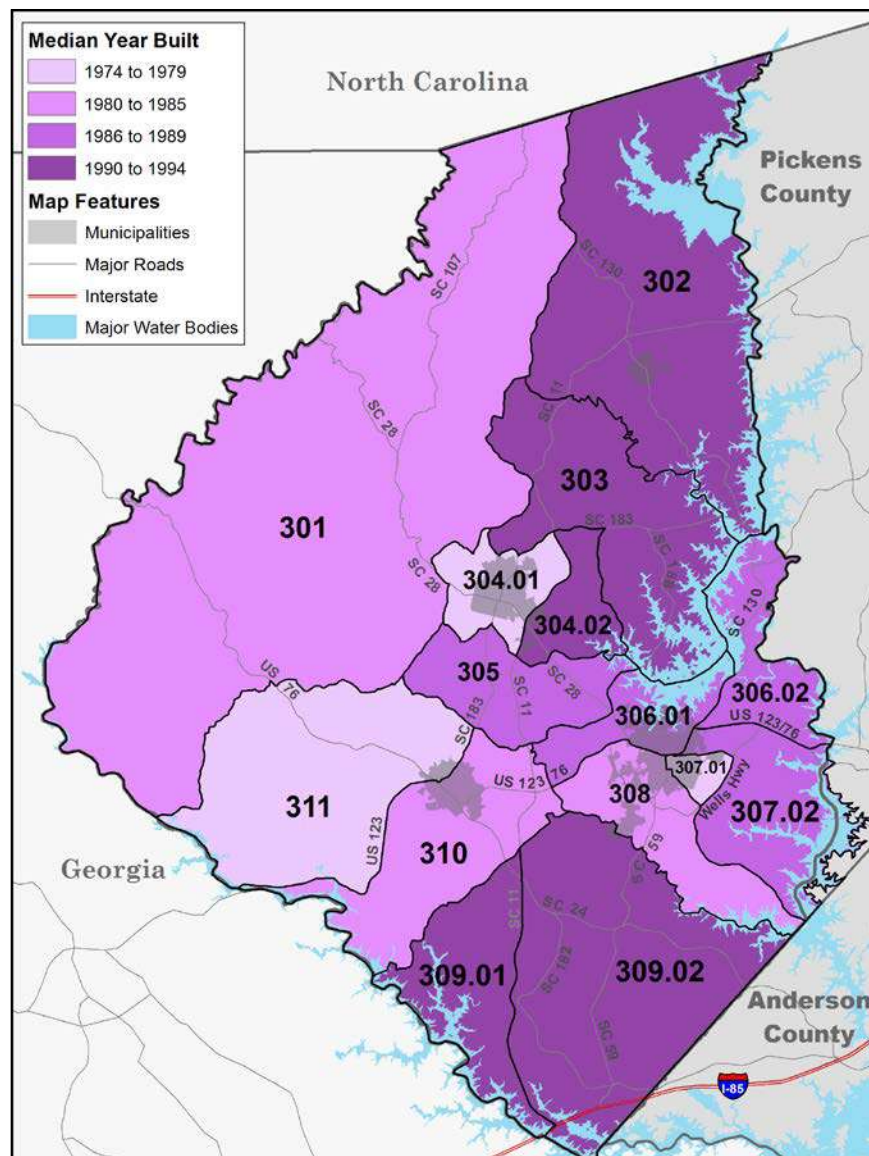
Source: U.S. Census Bureau, 2012-2016 ACS



Nearly one-fourth (23.9%) of Oconee County’s housing stock (9,370 units) was built 49 years ago or earlier. More than half of the County’s housing stock (20,620 units) was built between 1970 and 1999. Almost one-quarter of Oconee County housing (9,149 units) were built in 2000 or later, with 11% of these newer homes (1,003 units) built in 2010 or later.

As illustrated in Map 3-3, Census tracts with older housing include 307.01 (1974), 304.01 (1975), and 311 (1978). Smaller tract 307.01 includes the southeastern portion of Seneca, while tract 304.01 includes most of Walhalla and tract 311 includes a small northern portion of Westminster. Tracts with the newest median housing age include 304.02 (1994), 309.01 (1992), 303 (1991), and tracts 302 and 309.02 (1990). Three of these tracts are bordered by Lake Keowee and two are bordered by Lake Hartwell.

Map 3-3. Median Year Homes Built by Census Tract, 2016



Source: U.S. Census Bureau, 2012-2016 ACS



One indicator of housing condition is evidence of overcrowding. Housing units are considered to be crowded when there are 1.01 or more household members per room (including baths and kitchens). Only 2% of housing units in Oconee County (627 units) have 1.01 or more persons per room (Table 3-9). The City of Walhalla has the largest number of overcrowded homes among the County’s municipalities at 81 housing units. While West Union has the highest percentage of homes that are overcrowded at 9.4%, this equates to only 12 housing units.

Table 3-9. Persons per Room - Occupied Housing Units, 2016

Jurisdiction	2000			2016		
	Total Occupied Units	Units with 1.01+ Persons per Room		Total Occupied Units	Units with 1.01+ Persons per Room	
		#	%		#	%
Oconee County	27,283	571	2.1%	30,867	627	2.0%
Salem	53	4	7.5%	64	2	3.1%
Seneca	3,383	97	2.9%	3,826	28	0.7%
Walhalla	1,498	93	6.2%	1,594	81	5.1%
Westminster	1,226	26	2.1%	1,021	20	2.0%
West Union	132	14	10.6%	128	12	9.4%
South Carolina	1,533,854	49,338	3.2%	1,839,041	33,096	1.8%

Source: U.S. Census Bureau, 2000 Census and 2012-2016 ACS

Although specific data on housing condition in Oconee County is not available, input from local agencies and community stakeholders indicates the need to explore options for upgrading and replacing substandard housing in areas that include the Utica and Walhalla mill villages. Redevelopment of the former Utica Mill property has been identified as a potential catalyst to revitalize the surrounding area. The County is exploring various economic development incentives for these and other areas within the County.

F. HOUSING OCCUPANCY AND TENURE

The Oconee County housing market has a 21.1% vacancy rate, a substantial increase over the 2000 rate of 15.7%. This rate is significantly higher than the State rate of 16.1% (Table 3-10). The percentage of vacant housing units is varied among the County’s municipalities. Unoccupied units are most prevalent in Westminster at 20.3% (260 units), while only 9.6% of homes (404 units) are vacant in the City of Seneca and less than 16% (302 units) are unoccupied in Walhalla.

The County’s homeownership rate of 72.9% is well above the State rate of 68.4%. While homeownership in Salem at 84.4% is higher than both the County and the State, the other four municipalities have much lower ownership rates. Walhalla has the lowest owner-occupied rate at 55%.



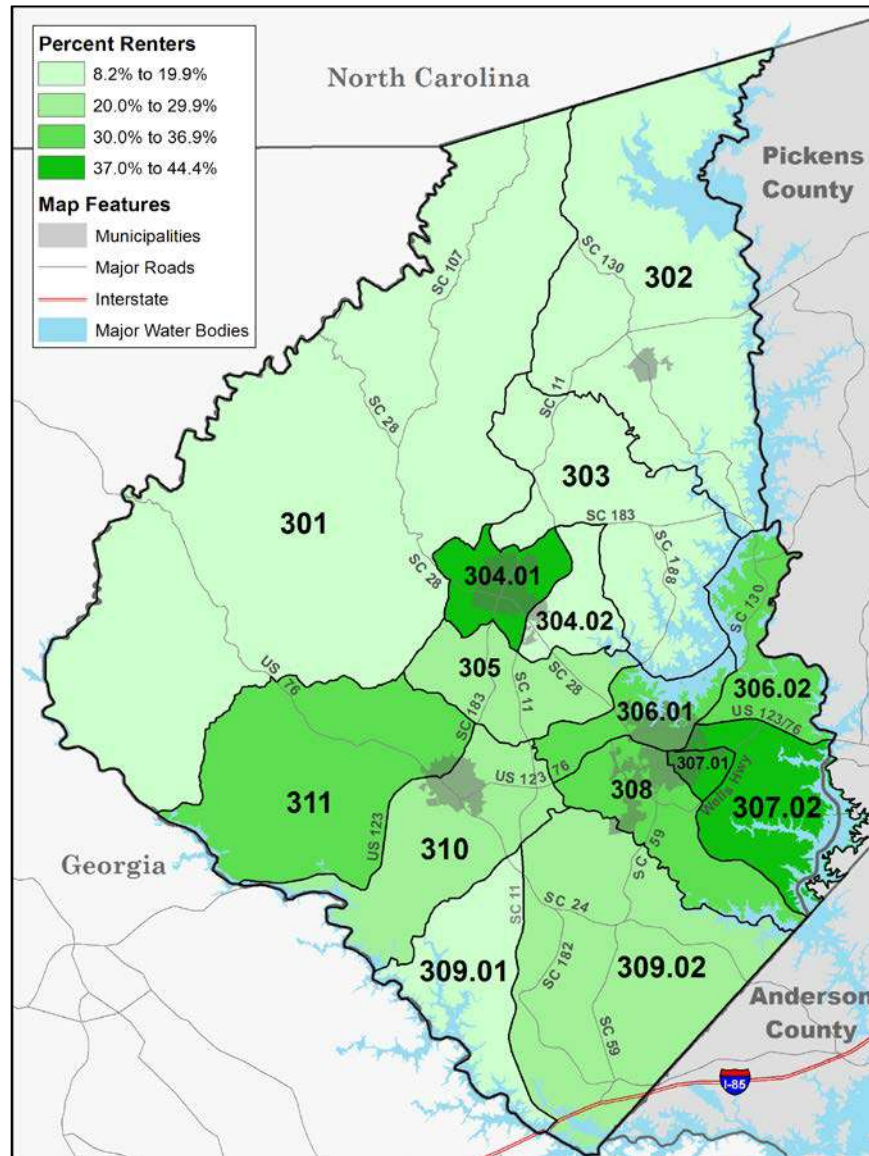
Table 3-10. Housing Occupancy and Tenure, 2016

Jurisdiction	Total Units	Occupied Housing Units (HU)						Vacant Housing Units	
		Total Occupied HU		Owner Occupied		Renter Occupied		#	%
		#	%	#	%	#	%		
Oconee County	39,139	30,867	78.9%	22,517	72.9%	8,350	27.1%	8,272	21.1%
Salem	72	64	88.9%	54	84.4%	10	15.6%	8	11.1%
Seneca	4,230	3,826	90.4%	2,182	57.0%	1,644	43.0%	404	9.6%
Walhalla	1,896	1,594	84.1%	881	55.3%	713	44.7%	302	15.9%
Westminster	1,281	1,021	79.7%	591	57.9%	430	42.1%	260	20.3%
West Union	153	128	83.7%	82	64.1%	46	35.9%	25	16.3%
South Carolina	2,192,041	1,839,041	83.9%	1,258,661	68.4%	580,380	31.6%	353,000	16.1%

Source: U.S. Census Bureau, 2012-2016 ACS

As illustrated in Map 3-4, the highest concentrations of rental housing are found in Census tract 307.01 at 44.4% (includes a portion of Seneca), tract 304.01 at 38.2% (includes most of Walhalla), and tract 307.02 at 37.6% (bordered by Lake Hartwell near Clemson). The areas of the County with the lowest percentages of renters and the highest concentration of owner-occupied units are generally in the more rural areas of the County and range from 8.2% in tract 309.01 in the southwestern area of the County at the Georgia border to 15.7% in tract 304.02 that includes a small portion of Walhalla.

Map 3-4. Percentage Renters of Occupied Housing Units by Census Tract, 2016



Source: U.S. Census Bureau, 2012-2016 ACS

Average household size is an indication of the number of persons, whether related or unrelated, that live in a dwelling unit. The average number of persons per housing unit in Oconee County is 2.42, slightly lower than the statewide average of 2.55 persons (Table 3-11). The average for owner-occupied units is also lower for the County at 2.36 persons than for the State at 2.57 occupants. Unlike the State, where household size in owner-occupied units is larger than renter occupied units, the average number of persons residing in renter-occupied housing units Oconee County is significantly higher at 2.57 than in owner occupied units.

Average household size in Walhalla at 2.59 persons is the highest among the County's municipalities, followed by 2.43 persons per unit in Westminster. Average household size for



renter units is higher than for owner occupied units in all municipalities except for Seneca, where average household size for renter units is only 1.8 persons per housing unit.

Table 3-11. Average Household Size - Occupied Housing Units, 2016

Jurisdiction	Average Persons per Housing Unit		
	Total all Units	Owner-Occupied	Renter-Occupied
Oconee County	2.42	2.36	2.57
Salem	2.33	2.31	2.40
Seneca	2.14	2.39	1.80
Walhalla	2.59	2.11	3.18
Westminster	2.43	2.33	2.57
West Union	2.38	2.20	2.72
South Carolina	2.55	2.57	2.53

Source: U.S. Census Bureau, 2012-2016 ACS

The Census defines a householder as the person in whose name a housing unit is owned or rented. Adults aged 65 or older are the householder for nearly one-third of all housing units (10,109 units) in the County, higher than the State percentage of 25.7% (Table 3-12). More than 32% of householders in the County are between the ages of 35 to 54 years, which is lower than the statewide percentage of 36%. Adults aged 55 to 64 comprise nearly 21% of all County householders.

Table 3-12. Age of Householder by Tenure, 2016

Householder Age by Tenure	Oconee County		South Carolina	
	#	%	#	%
Total All Occupied Units	30,867	100.0%	1,839,041	100.0%
15 to 24 years	992	3.2%	73,587	4.0%
25 to 34 years	3,466	11.2%	266,719	14.5%
35 to 54 years	9,915	32.1%	662,525	36.0%
55 to 64 years	6,385	20.7%	362,732	19.7%
65+ years	10,109	32.8%	473,478	25.7%
Owner Occupied Units	22,517	72.9%	1,258,661	68.4%
15 to 24 years	132	0.6%	11,082	0.9%
25 to 34 years	1,475	6.6%	112,052	8.9%
35 to 54 years	6,533	29.0%	446,398	35.5%
55 to 64 years	5,371	23.9%	287,278	22.8%
65+ years	9,006	40.0%	401,851	31.9%
Renter Occupied Units	8,350	27.1%	580,380	31.6%
15 to 24 years	860	10.3%	62,505	10.8%
25 to 34 years	1,991	23.8%	154,667	26.6%
35 to 54 years	3,382	40.5%	216,127	37.2%
55 to 64 years	1,014	12.1%	75,454	13.0%
65+ years	1,103	13.2%	71,627	12.3%

Source: U.S. Census Bureau, 2012-2016 ACS



Seniors aged 65 and older account for 40% of householders living in owner-occupied units, but only 13.2% in rental units. Householders aged 35 to 54 comprise the highest percentage of renters in the County at 40.5% and the second highest percentage of homeowners at 29%.

As detailed in Table 3-13, more than 90% of Oconee County householders are White, 6.7% are Black, and 2.9% are of other races. Persons of Hispanic or Latino descent comprise 3.5% of all householders in the County, similar to the statewide percentage of 3.6%. The City of Seneca is the most racially diverse with regard to householders among the County's municipalities with 69.6% White, 26% African-American, and 4.4% of other races. The small Town of West Union has the highest percentage of Hispanic householders at 21.9%, followed closely by the City of Walhalla at 21%.

Table 3-13. Race of Householder, 2016

Jurisdiction	Total Occupied Units	Householder Race						Hispanic*	
		White		African-American		Other			
		#	%	#	%	#	%	#	%
Oconee County	30,867	27,910	90.4%	2,057	6.7%	900	2.9%	1,088	3.5%
Salem	64	64	100.0%	0	0.0%	0	0.0%	0	0.0%
Seneca	3,826	2,662	69.6%	996	26.0%	168	4.4%	182	4.8%
Walhalla	1,594	1,299	81.5%	128	8.0%	167	10.5%	334	21.0%
Westminster	1,021	931	91.2%	68	6.7%	22	2.2%	6	0.6%
West Union	128	107	83.6%	3	2.3%	18	14.1%	28	21.9%
South Carolina	1,839,041	1,294,880	70.4%	477,479	26.0%	66,682	3.6%	67,116	3.6%

* Hispanic is an ethnic category in the Census, therefore persons of Hispanic Origin may be of any race.

Source: U.S. Census Bureau, 2012-2016 ACS

G. HOUSING COSTS AND VALUE

Quality housing that meets diverse economic and social needs is essential to achieving a balanced and sustainable housing mix within a community. Housing affordability is a leading factor in the decision to locate in a community, it is equally important to have a variety of housing types from which to choose. The residential *trickle-down* effect – the process of residents buying or moving into more expensive housing when their financial situations allow and subsequently freeing less expensive housing for persons with lower incomes – only works when there is an adequate range of homes available. Conversely, older residents are often looking to “downsize” by moving into housing that is smaller, requires less maintenance, and is generally less expensive than their previous home.

The median value of owner-occupied housing units in Oconee County in 2016 was \$151,100 – \$7,500 more than the statewide median value of \$143,600 (Table 3-14). The median value of owner-occupied housing units in Oconee County ranked 11th highest out of the State's 46 counties. This median value was higher than Pickens County (\$124,000) and similar to Anderson County at \$151,100. Median housing values among the County's municipalities range from a high of \$139,500 in Seneca to a low of \$75,000 in Salem – a stark difference of \$64,500.



Gross rent is defined as the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, and wood) if these costs are paid by the renter or paid for the renter by another party. Median monthly gross rent in Oconee County at \$698 is significantly lower than the State median of \$811 (Table 3-14). Median gross rents varied among the municipalities in 2016, from \$544 in Seneca to \$636 in West Union. Median gross rent was not available for the Town of Salem in the 2012-2016 ACS.

Table 3-14. Median Value and Gross Rent of Occupied Housing Units (HU), 2016

Jurisdiction	Owner-Occupied HU		Renter-Occupied HU	
	Median Year Built	Median Value	Median Year Built	Median Monthly Gross Rent
Oconee County	1988	\$151,100	1984	\$698
Salem	1981	\$75,000	1967	---*
Seneca	1976	\$139,500	1978	\$544
Walhalla	1966	\$103,400	1975	\$590
Westminster	1959	\$107,500	1973	\$596
West Union	1973	\$104,700	1985	\$636
South Carolina	1988	\$143,600	1984	\$811

* Data not available

Source: U.S. Census Bureau, 2012-2016 ACS

The housing value data for owner-occupied homes included in Table 3-15 reveals higher percentages of more expensive homes from \$300,000 and up, but lower percentages of homes in the low and moderate cost range between \$50,000 and \$299,999. However, Oconee has a larger percentage of homes in the lowest value range of less than \$50,000. More than a quarter of homes are valued between \$200,000 and \$499,999. Among owner-occupied homes, 2,090 (9.3%) are valued at more than \$500,000 and, of these, 396 are valued at \$1 million or more.

Table 3-15. Housing Values - Owner-occupied Housing Units, 2016

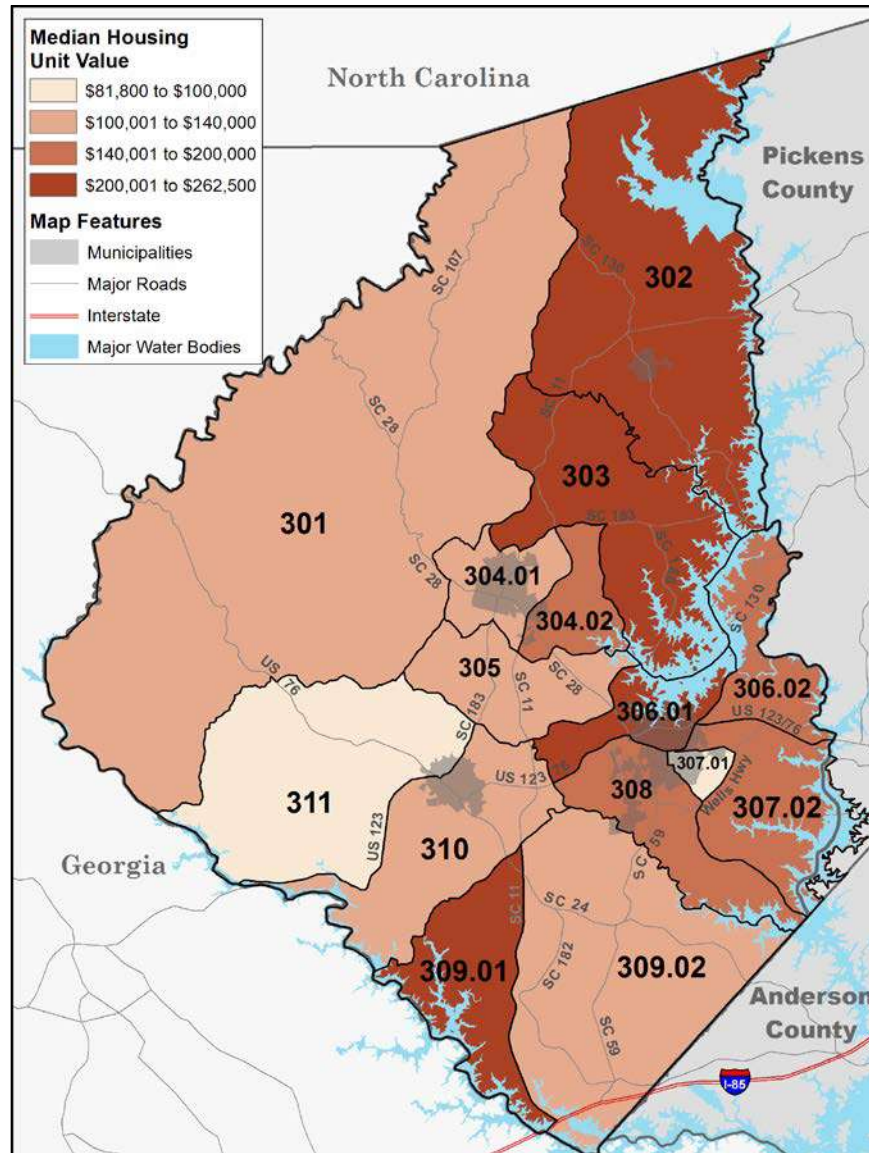
Housing Unit Value	Oconee County Housing Units		South Carolina Housing Units	
	#	%	#	%
Total Units	22,517	100.0%	1,258,661	100.0%
Less than \$50,000	3,508	15.6%	171,287	13.6%
\$50,000 to \$99,999	4,200	18.7%	246,394	19.6%
\$100,000 to \$149,000	3,452	15.3%	241,450	19.2%
\$150,000 to \$199,999	3,387	15.0%	203,983	16.2%
\$200,000 to \$299,999	2,992	13.3%	196,467	15.6%
\$300,000 to \$499,999	2,888	12.8%	128,952	10.2%
\$500,000 to \$999,999	1,694	7.5%	55,037	4.4%
\$1,000,000 or more	396	1.8%	15091	1.2%

Source: U.S. Census Bureau, 2012-2016 ACS



Census tracts with the lowest median home value for owner-occupied units are 307.01 (\$81,800) that includes the southeastern portion of Seneca and 311 (\$91,700) that includes a small portion of Westminster and is bordered by the Tugaloo River and Georgia (Map 3-5). The tract with the highest median value is 306.01 that includes a northern portion of Seneca and is bordered by Lake Keowee, with a median value of \$262,500. Median home values are also comparatively higher in tract 303 (\$235,900) and 302 (\$211,200) that are both bordered by Lake Keowee to the east, as well as tract 309.01 (\$205,100) that borders Anderson County.

Map 3-5. Median Housing Value for Occupied Housing Units by Census Tract, 2016



Source: U.S. Census Bureau, 2012-2016 ACS

An examination of recent Multiple Listing Service (MLS) data for Oconee County reveals a steady increase in residential sales from 2009 through 2017 that likely continued through 2018



(Table 3-16). Sales prices decreased annually from 2010 through 2012 to a median low of \$143,750 before steadying and rising to a median high of \$179,500 through November 2018. The difference between annual median listed price and annual median sale price for residential units reached a 10-year high of almost 23% in 2018, with the median list price exceeding the actual median sale price by \$53,400. While this gap fluctuated throughout the decade, the lowest percentage difference between average list price and average sold price was -7.3% in 2010 – the only year that median sale price exceeded list price during the ten-year period.

**Table 3-16. Residential Housing Units - MLS Listings Summary
Oconee County, 2009 to 2018***

Year	Units Listed	Units Sold	Median Price		
			Listed	Sold	% Difference
2009	3,515	591	\$168,425	\$149,575	11.2%
2010	3,867	595	\$144,125	\$154,700	-7.3%
2011	4,170	606	\$176,400	\$144,750	17.9%
2012	4,775	680	\$159,975	\$143,750	10.1%
2013	5,660	746	\$183,500	\$159,003	13.3%
2014	10,371	839	\$184,250	\$159,503	13.4%
2015	13,378	999	\$189,000	\$159,000	15.9%
2016	11,985	1,266	\$192,200	\$162,000	15.7%
2017	10,196	1,331	\$198,950	\$170,775	14.2%
2018*	7,278	1,249	\$232,900	\$179,500	22.9%
Total	75,195	8,902	\$183,875	\$159,002	13.5%

* Data through November 2018

Source: Western Upstate S.C. Consolidated Multiple Listing Service, November 2018

Table 3-17 provides a more detailed examination of rental costs in Oconee County. Compared to renters statewide, Oconee residents generally pay lower monthly rents. A fifth of County renters pay less than \$500 a month, as compared to less than 13% of renters statewide. Only 17.5% of County renters live in more expensive rental housing of more than \$1,000 a month – significantly lower than the 25.8% of renters statewide.

Table 3-17. Monthly Gross Rent for Renter-occupied Housing Units, 2016

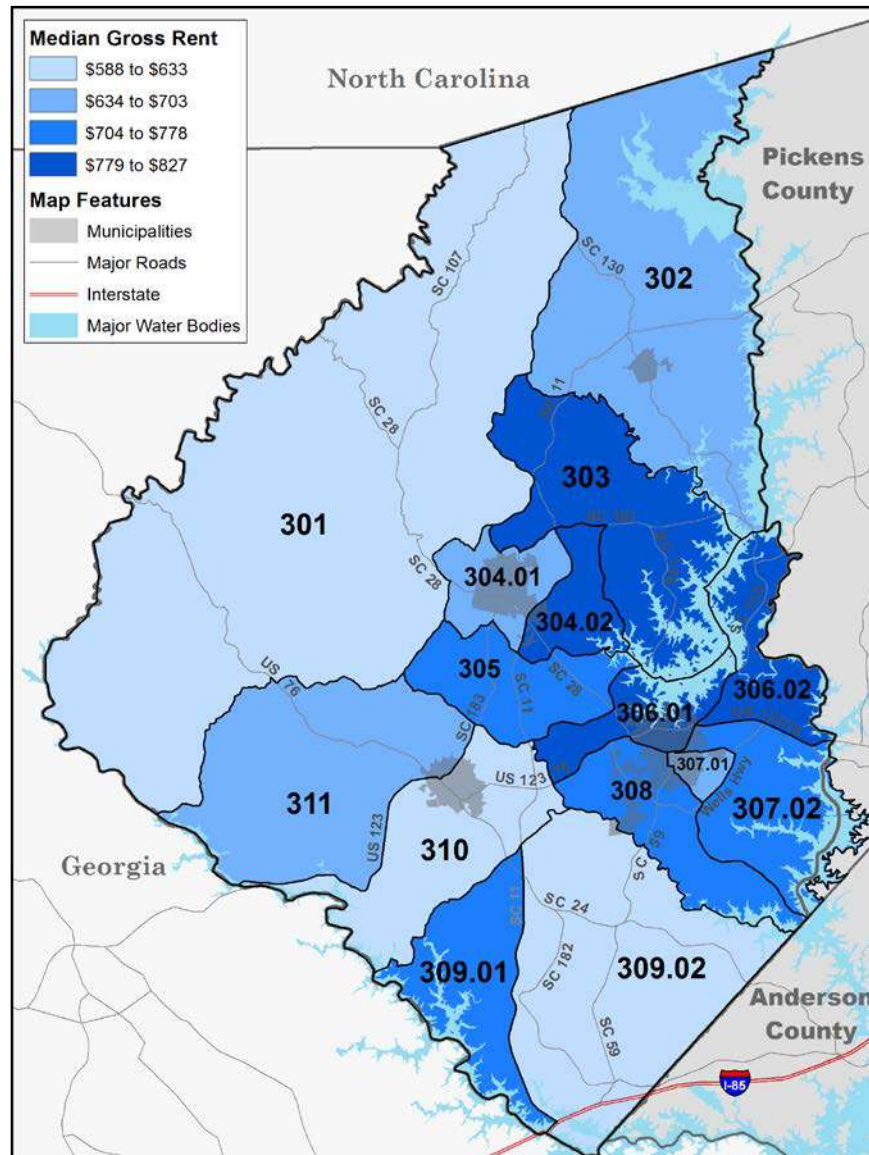
Monthly Gross Rent	City of Seneca		City of Walhalla		City of Westminster		Oconee County		South Carolina	
	#	%	#	%	#	%	#	%	#	%
Total Units Paying Rent	1,644	100.0%	713	100.0%	430	100.0%	8,350	100.0%	580,380	100.0%
< \$200	55	3.3%	0	0.0%	5	1.2%	78	0.9%	8,196	1.4%
\$200 to \$299	235	14.3%	73	10.2%	16	3.7%	420	5.0%	17,576	3.0%
\$300 to \$499	349	21.2%	163	22.9%	79	18.4%	1,185	14.2%	48,549	8.4%
\$500 to \$749	366	22.3%	269	37.7%	138	32.1%	2,561	30.7%	148,665	25.6%
\$750 to \$999	266	16.2%	28	3.9%	78	18.1%	1,507	18.0%	154,484	26.6%
\$1,000 to \$1,499	239	14.5%	51	7.2%	35	8.1%	942	11.3%	112,639	19.4%
\$1,500 or more	54	3.3%	56	7.9%	0	0.0%	523	6.3%	37,014	6.4%

Source: U.S. Census Bureau, 2012-2016 ACS



As shown in Map 3-6, tracts with the highest gross rents in Oconee County border Lake Keowee – 306.02 (\$827), 304.02 (\$810), 303 (\$783), and 306.01 (\$778). Tracts with the lowest gross rents include 309.02 (\$588) in the southernmost area of the County and bordered by Anderson County, 310 (\$613) that includes most of the Town of Westminster, and 301 (\$614) in the western area of the County that borders Georgia and North Carolina.

Map 3-6. Median Gross Rent by Census Tract, 2016



Source: U.S. Census Bureau, 2012-2016 ACS



H. HOUSING AFFORDABILITY

Affordability is a key factor in the housing market. The cost of housing must be in sync with local household incomes if a community is to meet future housing needs. Lending institutions generally base affordability on housing costs not exceeding 2.5 times the gross household income. This translates to about 30% of household income available for gross housing expenses. HUD defines gross housing expenses to include utilities for renters and mortgage payments, utilities, taxes, and insurance for homeowners. Under HUD criteria, a housing unit is considered *affordable* if its gross cost does not exceed 30% of the occupant's income. Conversely, a household is considered *cost-burdened* if its occupants are paying more than 30% of their income for housing costs.

Census data is useful in developing a picture of housing affordability in Oconee County. Median homeowner costs (for homeowners with a mortgage) comprise only 21.1% of household income in Oconee County – well within the definition of affordable housing and slightly lower than the statewide percentage of 21.3% (Table 3-18). Homeowners without a mortgage spend only 10% of their household income on housing costs. Median costs for homeowners in the County's municipalities are also well below 30%.

Cost burden is more prevalent among the County's renters than homeowners. Median gross rent comprises 31.5% of household income countywide, as compared to 30.5% statewide. Median gross rent exceeds 30% of household income in all of the County's municipalities, with renters paying nearly 36% of their incomes for rent and utilities in Westminster.

Table 3-18. Owner and Renter Costs as a Percentage of Household Income, 2016

Jurisdiction	Median Selected Owner Costs as a Percentage of Household Income				Median Gross Rent as Percentage of Household Income	
	With a Mortgage		Without a Mortgage		\$	%
	\$	%	\$	%		
Oconee County	\$1,141	21.1%	\$324	10.1%	\$698	31.5%
Salem	\$840	16.3%	\$340	11.7%	_*	_*
Seneca	\$1,063	20.9%	\$382	10.8%	\$544	30.8%
Walhalla	\$983	21.7%	\$312	13.0%	\$590	31.3%
Westminster	\$1,033	23.8%	\$330	14.0%	\$596	35.8%
West Union	\$739	23.8%	\$253	13.8%	\$636	30.0%
South Carolina	\$1,185	21.3%	\$349	10.7%	\$811	30.5%

* Data not available

Source: U.S. Census Bureau, 2012-2016 ACS

Additional data on housing costs as a percentage of household income provide insight into housing affordability conditions. Among County homeowners, 4,345 (19.3% of all housing units) live in homes that cost more than they can comfortably afford, slightly lower than the percentage statewide at 21.9% (Table 3-19). Nearly one-third (30%) of County homeowners (3,294 housing units) pay mortgages and associated housing costs totaling 30% or more of their



income, slightly higher than the State percentage of 28.6%. Among County homeowners without a mortgage, only 9.3% (1,051 housing units) are cost-burdened. Nearly half (44.7%) of County renters (3,732 households) are cost-burdened, spending more than 30% of their income on rent and utilities, similar to the statewide percentage of 44.9%.

However, of greater concern are the 1,904 homeowners (8.5% of all homeowners) and 1,975 renters (23.7% of all renters) in Oconee County who spend more than half of their household incomes on housing costs (2012-2016 ACS). A significant percentage of County residents are paying more than they can afford for housing and, of these, many are paying considerably more than they can afford. Households with such significant cost burdens must sometimes delay purchase of essential needs such as food, health care and medications to remain in their homes – a problem that has been exacerbated in recent years by rising prices on basic necessities such as health care and food.

Table 3-19. Housing Units Paying more than 30% of Household Income for Selected Monthly Homeowner Costs or Gross Rent, 2016

Jurisdiction	Selected Monthly Costs - Owners						Gross Rent - Renters	
	All Housing Units		With a Mortgage		Without a Mortgage			
	#	% of All HU	#	% of All HU	#	% of All HU	#	% of All HU
Oconee County	4,345	19.3%	3,294	29.5%	1,051	9.3%	3,732	44.7%
Salem	5	9.3%	5	19.2%	0	0.0%	0	0.0%
Seneca	453	20.8%	421	32.7%	32	3.6%	783	47.6%
Walhalla	209	23.7%	136	34.3%	73	15.1%	331	46.4%
Westminster	177	29.9%	129	40.6%	48	17.6%	182	42.3%
West Union	18	22.0%	6	19.4%	12	23.5%	22	47.8%
South Carolina	275,773	21.9%	214,241	28.6%	61,532	12.1%	260,825	44.9%

Source: U.S. Census Bureau, 2012-2016 ACS

Local agency and community representatives indicate that it is difficult for young families, professionals, and other individuals who would like to live and work in Oconee County to find homes in moderate price ranges that are also safe and in good condition. While the County has a comparatively high vacancy rate of 21%, with most vacant units found in the unincorporated area, the reason for some of the vacancies is the poor condition of the housing units. Location can also be a factor, with housing near employment centers, major transportation routes, and the services and resources available in the more urbanized eastern area of the County in higher demand and therefore in short supply. The steeper topography found in some areas of the County can also result in increased residential construction costs.

Oconee County residents would also benefit from housing options that allow them to remain in the community throughout the various stages of life – a concept known as “aging in place.” This concept requires housing that accommodates a variety of ages, prices, and life styles. Young families need affordable options near schools, employment centers, recreation, and activities.



College students and young professionals generally prefer higher density housing options with amenities, in proximity to employment, recreation, and entertainment. Older residents need housing options that can accommodate limited mobility and are near essential healthcare services and transportation, with an option to transition to nearby assisted living or nursing care if needed. Most residents want housing with convenient access to essential services such as grocery stores and shopping.

I. PUBLIC AND ASSISTED HOUSING PROGRAMS

Not all Oconee County residents have the means to afford market housing prices or rents. Several programs are in place to assist these individuals in obtaining adequate, safe and affordable housing.

1. Public Housing

The South Carolina Regional Housing Authority for Region One (SCRHA No. 1) provides general administration and oversight for eight public housing developments in Oconee County through its Seneca office. These complexes are located within three of the County’s cities and provide a total of 228 housing units for qualifying residents (Table 3-20).

Table 3-20. Public Housing Complexes, 2018

Complex Name	Number of Housing Units
City of Seneca	
North Hunter St./East South Second St.	22
South Stribling St.	14
North Hunter St. (for elderly/disabled residents)	40
Tribble St.	60
City of Walhalla	
Wagener Circle	50
Moore/Todd Apartments	10
City of Westminster	
Highland Ave. Apartments	22
South Spring St.	10
Total Public Housing Units	228

Source: S.C. Regional Housing Authority No. 1, November 2018

2. Housing Choice Voucher Program

South Carolina Regional Housing Authority No. 1 administers the *Housing Choice Voucher Program* (formerly known as the *Section 8 Rental Assistance Program*) for Oconee County. *Housing Choice* provides subsidies for privately-owned housing for eligible applicants. Eligibility is based primarily on income as established by HUD and adjusted annually. Housing Choice Vouchers can be used to obtain housing in an assisted housing development (*project-based*) or



to subsidize rent for a home or apartment on the private rental market (*tenant-based*). Voucher allocations are made on a regional basis and distributed by SCRHA No. 1 to applicants throughout its nine-county region on a case-by-case basis.

As of December 2018, there were an estimated 100 to 120 Housing Choice Vouchers in use for housing assistance by Oconee County families. There are 72 Oconee County families on the waiting list for housing vouchers. SCRHA No. 1 staff report that 25 families with vouchers have been unable to find housing developments that accept vouchers in Oconee County. While some apartment complexes have historically accepted vouchers, several owners have paid off their mortgages, removing low and moderate-income rental requirements. Many of the complexes that formerly housed County residents with vouchers are now home to Clemson students who are seeking affordable housing options near the campus and are willing to pay higher rents than are possible from housing voucher holders.

3. Assisted Housing

In addition to public housing developments, there are 19 assisted multi-family housing developments in Oconee County, supported by various types of subsidies (Table 3-21). An estimated 824 multi-family housing units are occupied by residents who receive some form of financial assistance. The rent for most of these units is set at a price that is affordable to low income households. Assistance varies from project to project, as well as family to family, and includes:

- Housing Choice (Section 8) Voucher rent subsidies for low and very low-income households;
- Financing incentives to developers for building multi-family rental units for low and moderate income families; and
- The provision of tax credits to developers of multi-family rental units who provide affordable housing for low-income families in 20% or more of their units.

Among assisted rental units, 99 of the units housing persons receiving financial assistance are specifically allocated to elderly residents and 12 units provide supportive housing for persons with disabilities.



Table 3-21. Inventory of Assisted Rental Housing for Oconee County, 2018*¹

Project and Location	Assistance Type	Total Units	Assisted Units	Family Units		Elderly Units	
				#	% of Assisted	#	% of Assisted
Applewood Villas W. S. Fourth St., Seneca	Community Investment Corp. of the Carolinas	50	50	50	100.0%	0	0.0%
Autumnwood Village Apts. Autumnwood Ln., Walhalla	LIHTC	32	32	32	100.0%	0	0.0%
Country Ridge Apts. Pine Manor Cir., Walhalla	LIHTC	32	19	19	100.0%	0	0.0%
Fair Oaks Village Fair Oaks Cir., Seneca	Section 515 Rural Rental Housing	64	63	63	100.0%	0	0.0%
Greenfield Apts. Fairfield Dr., Seneca	Section 8 Project-Based	52	40	40	100.0%	0	0.0%
Highland Glen Apts. Highland Glen Ct, Walhalla	LIHTC	64	64	64	100.0%	0	0.0%
Laurel Estates Autumnwood Lane, Walhalla	USDA	20	15	0	0.0%	15	100.0%
Mountain Trace Hillsborough Dr., Seneca	Section 8 Project-Based	56	56	56	100.0%	0	0.0%
New Walhalla I Apts. Walhalla Gardens Cir., Walhalla	Section 8 Project-Based	36	36	36	100.0%	0	0.0%
North Woods Apts. Northwood Dr., Seneca	LIHTC	119	119	119	100.0%	0	0.0%
Seneca Gardens Apts. Laing Ct., Seneca	Section 8 Project-Based, LIHTC	77	77	77	100.0%	0	0.0%
Sloan Street Phase I Seniors Way, Seneca	Section 202 Supportive Housing for the Elderly	16	16	0	0.0%	16	100.0%
Sloan Street Phase II Sloan & Sherard Sts., Seneca	Section 202 Supportive Housing for the Elderly	20	20	0	0.0%	20	100.0%
Springbrook Apts. Dalton Rd., Seneca	LIHTC, Section 521 USDA Rental Assistance	45	15	15	100.0%	0	0.0%
Spring Valley Elderly Housing Field Village Dr., Seneca	Section 202 Supportive Housing for the Elderly	48	48	0	0.0%	48	100.0%
Standpoint Vista Apts. Mangers Ct., Walhalla	Section 8 Project-Based	64	64	64	100.0%	0	0.0%
Stribling Place² N. Stribling St., Seneca	Section 811 Supportive Housing for Persons with Disabilities	12	12	12	100.0%	0	0.0%
Walhalla Gardens II Apts. 100 Walhalla Gardens Cir., Walhalla	Section 8 Project-Based	36	35	35	100.0%	0	0.0%
Westminster East Apts. Sunshine Cir., Westminster	USDA	50	44	44	100.0%	0	0.0%
Total		892	824	725	88.0%	99	13.7%

¹Table may not include a complete listing of existing facilities

² Provides assisted housing for persons with disabilities

Sources: U.S. HUD LIHTC Database, Nov. 2018; USDA Rural Development Multi-family Housing Rentals, Nov. 2018; Affordable Housing Online, Nov. 2018



4. State Housing Authority Programs

Several housing ownership and housing development programs are provided through the South Carolina State Housing Finance and Development Authority (SCSHFDA) and its partners. These programs are detailed in the following sections.

The SCSHFDA has ***Housing Ownership Loan Programs*** that assist individuals in purchasing a home. These options offer interest rates based upon income and the specific county in which the applicant will purchase their home. The programs are offered to “*First-Time Homebuyers*” – defined as individuals who have not owned a home within the three years prior to the closing of their new loan. However, if a family includes at least one permanently disabled or handicapped individual, or if the homebuyer is a single parent or a veteran, the family is considered a first-time buyer as long as the family does not own a principal residence at the time of closing. Applicants must have an acceptable credit history to qualify. Eligible properties include new and existing stick-built single-family homes, townhomes, condominiums, and new off-frame modular and manufactured housing that meet minimum Federal Housing Administration (FHA) building standards. The SCSHFDA also offers options of up to \$5,000 for down payment and closing cost assistance for borrowers.

The ***South Carolina Housing Trust Fund*** provides funding for the development, rehabilitation, and acquisition of affordable housing for low-income and very low-income households statewide. Proceeds from the documentary stamp tax – an increase of twenty cents per \$500 on real estate sold – are earmarked for the Fund. Rather than making funding awards directly to individuals, the Trust Fund supports a network of partners, including governmental and non-profit entities, for the provision of affordable housing to eligible citizens in specified funding categories that include: emergency repair; acquisition, rehabilitation, and construction of group homes and supportive housing for the homeless; homeownership down payment and closing cost assistance for LMI residents; housing rehabilitation for very low-income homeowners; and acquisition, rehabilitation, and construction of affordable rental housing for low or very low-income persons.

The ***Low Income Housing Tax Credit Program (LIHTC)*** is designed to provide an incentive for development of multi-family rental housing. Developments that may qualify for credits include new construction, acquisition with rehabilitation, and rehabilitation and adaptive reuse. Owners of and investors in qualifying developments can use the credit as a dollar-for-dollar reduction of federal income tax liability. Allocations of credits are used to leverage public, private, and other funds to keep rents affordable. A development must have at least 20% of its units occupied by households earning at or below 50% of the area median income, or 40% of its units occupied by households earning at or below 60% of the area median income to be eligible for tax credits. Income limits are adjusted based on household size. Maximum rents are set for each unit size based on 30% of the maximum allowable income for specified household size in the area. Utilities paid by the tenant are counted as part of the maximum rent.



5. USDA Rural Development Housing Programs

The U.S. Department of Agriculture (USDA) administers several housing programs in the rural areas of Oconee County through the Rural Development program. Rural housing is a major component of the Rural Development mission with a commitment to assisting families and individuals in South Carolina with their need for decent, safe, sanitary, and affordable housing. Single-Family Housing (SFH) programs administered by the USDA offer homeownership and home improvement loans and grants for individuals and families in rural areas. Multi-Family Housing (MFH) programs include Rural Rental Housing (RRH), Direct and Guaranteed Rural Rental Housing (GRRH) Loans, Rental Assistance, Farm Labor Housing (LH) Loans and Grants, and Housing Preservation Grants (HPG).

6. Veterans Administration

The U.S. Department of Veterans Affairs (VA) guarantees home loans to veterans for site-built and manufactured housing through the South Carolina VA office. *Home Loans* are made by private lenders and can be used for the purchase or construction of a home, home repair or improvement, or home refinancing. *Manufactured Home Loans* are also made by private lenders and can be used for the purchase of a manufactured home and associated lot, to make repairs to a home or property already owned, or to refinance a manufactured home. Modular homes cannot be purchased through this program. For both loan programs, the home must be the primary place of residence for the veteran. Veterans applying for loans using these programs must obtain a *Certificate of Eligibility* from the VA, must have enough income to pay the mortgage payments and other associated costs of owning a home, and must have a good credit record. In some cases, the spouse of a veteran may also be able to obtain a loan.

7. Oconee County Habitat for Humanity

Oconee County Habitat for Humanity (OCHFH) is a locally run affiliate of *Habitat for Humanity International* – a nonprofit, ecumenical Christian housing organization that seeks to eliminate substandard housing and homelessness and to make adequate, affordable shelter a matter of conscience and action. Through volunteer labor and donations of money and materials, Habitat builds and rehabilitates houses with the help of the homeowner families who are viewed as partners in the process.

Since 1986, OCHFH has provided energy efficient, affordable housing in partnership with 100 families with a goal of constructing four to five houses per year to meet the increased need for decent affordable housing in the County. Each Habitat home costs approximately \$80,000 and includes three to four bedrooms, two bathrooms, and kitchen, living, and dining areas. OCHFH's team of 200 volunteers work closely with prospective homeowners to provide the construction labor, aided by donations and volunteer assistance from local businesses and organizations as well as grants from national organizations such as Community Bank, Bank of America, and Wells Fargo.



Prospective owners must have lived in Oconee County for one year or more, have a verifiable steady household income that is within 35% to 70% of the local area median income, and be able to make an \$800 down payment. The applicant's current housing must be substandard or inadequate to accommodate the family size. Habitat homes are sold to qualified partner families at no profit through affordable, zero-interest loans. Partner families repay the cost of housing materials, sub-contracts and land over a 20 to 30-year period through monthly mortgage payments that are in turn used to finance the construction of more Habitat homes. Applicants must also be willing to invest 250 hours of volunteer "sweat equity" into building their Habitat house or provide other hands-on physical assistance needed for Habitat endeavors such as building other homes or working at OCHF's Restore. Approved applicants are expected to pay their mortgage on time and attend programs to learn and practice budgeting, home repair and maintenance.

J. AFFORDABLE HOUSING OBSTACLES AND OPPORTUNITIES

The *South Carolina Priority Investment Act of 2007* requires local governments to analyze regulatory requirements that act as barriers to affordable housing and to analyze the use of market-based incentives that may be offered to encourage the development of affordable housing. The Act defines affordable housing as:

"...in the case of dwelling units for sale, housing in which mortgage, amortization, taxes, insurance, and condominium or associations fees, if any, constitute no more than 28% of the annual household income for a household earning no more than 80% of the area median income, by household size, for the metropolitan statistical area as published from time to time by the U.S. Department of Housing and Community Development and, in the case of dwelling units for rent, housing for which the rent and utilities constitute not more than 30% of the area median income, by household size, for the metropolitan statistical area."

Oconee County's regulatory requirements and procedures are very conducive to the development of affordable housing. This is evidenced by the availability of water and sewer infrastructure in more populated areas, housing costs, and in particular the lack of regulatory barriers to manufactured housing and the development of affordable multi-family housing.

Most of the multi-family housing developments in the County are located within or near the cities of Seneca and Walhalla and along the U.S. Highway 123 corridor that links Seneca and Clemson. A number of the County's multi-family complexes were built under Federal programs that require the provision of housing units that are affordable to persons of low and moderate incomes. Several State and Federal programs provide housing assistance to County residents, as well as financial assistance and incentives to developers of affordable housing. These programs are detailed in *Section H – Public and Assisted Housing Programs*.

Manufactured homes, widely considered a viable affordable housing option, comprised more than one-fifth of all housing units in the County in 2016 (Table 3-7). Nearly one-quarter of all

permits for single-family homes (130 permits) in Oconee County were issued for manufactured homes in 2017 and 123 were issued through November of 2018 (Table 3-4). Manufactured homes are currently allowed in all zoning districts in the Oconee County, as are manufactured home parks.

American Community Survey data reveals that the median costs for homeowners with a mortgage are only 21.1% of household income in Oconee County – well within the definition of affordable housing and compatible with median costs statewide (Table 3-18). One-third of owner-occupied homes in the County are valued at less than \$100,000 (Table 3-15). However, median value for County housing units at \$151,100 is \$7,500 above the statewide median value (Table 3-14).

While the disparity between housing cost and income poses a potential barrier to affordable housing for a segment of renters in the County, housing remains within reach for many renters. Although the County median gross rent comprises 31.5% of household income, it is only slightly above the State median of 30.5% and the cost-burden threshold of 30% (Table 3-18). The median monthly gross rent of \$698 paid by Oconee County renters is much lower than the statewide median of \$811 (Table 3-14). More than 20% of County renters pay less than \$500 per month for rent and associated costs (Table 3-17).

The availability of water and sewer service can reduce initial residential construction and development costs and enable smaller residential lot sizes in appropriate areas. In turn, these conditions can make residential development more attractive to prospective developers and less expensive for potential buyers. Wells and septic tanks can be less expensive alternatives to publicly provided water and sewer service over time. However, the expense of installing wells and septic tanks can drive up initial development costs for homebuyers. Septic tank requirements also require larger lot sizes that can sometimes raise land prices higher than the smaller lots in more densely developed projects that have water and sewer service. The extension of public sewer service to currently unserved areas can lower residential development costs. Increased availability of water and sewer service can also encourage the location of new industries and businesses that provide additional jobs and increased community investment.

While water service is available in many areas of Oconee County, sewer service is limited. Ten water providers serve the more populated southwestern area of the County that includes the greater areas of Walhalla, Westminster, and Salem. Sewer service is available within the cities of Seneca, Walhalla and Westminster as well as limited surrounding areas; and along several major transportation corridors including S.C. Highways 130, 59, and 11 and U.S. Highway 123/76.

Additional opportunities to address the issue of housing affordability in Oconee County include efforts to raise the incomes of County residents. Ongoing economic and workforce development efforts that focus on raising the earnings potential of residents so that they can



afford available local housing are key. These efforts include continuing to recruit businesses and industries that offer higher paying employment with increased advancement opportunities, combined with providing advanced training to prepare Oconee County residents to fill and retain these jobs.

K. HOUSING FOR SPECIAL NEEDS POPULATIONS

Special needs populations – the elderly, persons with disabilities, persons with chronic illnesses, individuals and families in crisis, and the homeless – often have special housing needs. These specialized housing needs can be met in the form of nursing homes, assisted living facilities, emergency and crisis shelters, halfway houses and group quarters, and temporary homeless shelters.

1. Senior Citizens and Persons with Disabilities

One-in-five Oconee County residents (15,350 persons) have some form of disability, including hearing or vision impairment, cognitive difficulty, ambulatory limitation, or other condition that impedes their ability to care for themselves. Of these disabled residents, 20.3% are children under 18 years of age, 18.9% are 18 to 34 years of age, and more than one-third (39.3%) are between the ages of 35 and 64. While most of the County's disabled residents live at home, some require specialized support services in a residential setting.

More than one-fifth (21.5%) of Oconee County residents (16,092 persons) are aged 65 or older. As the population of the County ages and older residents seek alternative housing options, the availability of appropriate housing for seniors becomes increasingly important. According to the 2012-2016 American Community Survey, over one-third (38.5%) of Oconee County residents aged 65 and older (6,203 persons) are disabled.

There are several types of housing available for the elderly and persons with disabilities, representing a range of assistance and care options in the County.

Nursing homes are facilities that provide nursing or convalescent care for two or more persons unrelated to the licensee. A nursing home provides long-term care of chronic conditions or short-term convalescent or rehabilitative care of remedial ailments for which medical and nursing care are necessary. The Division of Health Licensing of the South Carolina Department of Health and Environmental Control (SCDHEC) lists two facilities in Oconee County, providing space for up to 252 residents (Table 3-22). Both of the County's nursing homes are located within the City of Seneca.

Community Residential Care Facilities, also referred to as *Assisted Living Facilities*, offer room and board for two or more persons unrelated to the licensee. These facilities are designed to accommodate changing needs and preferences of residents; maximize the dignity, autonomy, privacy, independence, and safety of residents; and encourage family and community



involvement. There are six assisted living facilities in Oconee County, providing a total of 380 housing units (Table 3-22). Five of the licensed facilities are located in City of Seneca and one is in the Town of West Union.

Table 3-22. Nursing Homes and Assisted Living Facilities in Oconee County, 2018*

Facility Name	Address	Total
Nursing Homes		
Lila Doyle at Oconee Medical Center	101 Lila Doyle Dr., Seneca	120
Seneca Health and Rehabilitation Center	140 Tokeena Rd., Seneca	132
Total in Oconee County	2 Facilities	252 beds
Community Residential Care (Assisted Living) Facilities		
Belvedere Commons of Seneca	515 Benton St., Seneca	62
Foothills Assisted Living	999 W. Union Rd., West Union	76
Keowee Place	475 Rochester Hwy., Seneca	50
Morningside of Seneca	15855 Wells Hwy., Seneca	59
Residences at Park Place	115 Gillespie Rd., Seneca	100
Seneca Residential Care Center	126 Tokeena Rd., Seneca	33
Total in Oconee County	6 Facilities	380 units

*Table may not include a complete listing of existing facilities

Source: SC DHEC, Division of Health Licensing, Licensed Facilities by Type, November 2018

Housing options are also available in Oconee County for persons with disabilities and special needs (mental retardation, autism, or related disability) as diagnosed by the S.C. Department of Disabilities and Special Needs (SCDSN). **The Tribble Center** was established in 1975 by the Oconee County Disabilities and Special Needs Board in Seneca to provide support and services to meet the needs of those who have developmental or intellectual disabilities, spinal cord and head injuries, and autism and their families in Oconee County. Services include case management, early intervention, adult day programs, residential services, and other support services. The Center offers residential services through Community Training Homes and Supervised Living Programs. The Tribble Center operates 13 *Community Training Homes*, located throughout Oconee County. The Homes offer individuals the opportunity to live in a home-like setting with staff supervision 24-hours a day and include training to increase independence, administration of medications, and community activities. *Supervised Living Programs* offer individuals with the ability to live semi-independently to do so. Residents live in apartments or private dwellings and are provided supervision and assistance tailored to their specific needs.

The **Stribling Place** apartment complex in Seneca was built with funding provided by HUD's Section 811 Supportive Housing for Persons with Disabilities Program. The Program is intended to increase the number of properties that can accommodate very low-income persons with special needs, including those with a mental illness. Stribling Place provides 12 one-bedroom apartments for qualified applicants.

2. Homeless Population and Victims of Domestic Violence



United Housing Connections reported that there were 54 individuals were counted as homeless in Oconee County in January 2018. Of these, 16 persons were unsheltered and 38 were housed in emergency shelters or temporary housing. While families or individuals who are doubling up with friends or relatives because they have no other housing options are not included in the HUD definition of homeless individuals and families, they are often at risk of losing that temporary shelter and becoming homeless. Doubling up is considered a temporary situation, one that is often prohibited by public housing laws and landlords. If the extra household residents are discovered, both families face possible eviction. Moreover, doubled-up friends or families often impose space and financial burdens on the host family and the guests are often asked to leave after a short time. In smaller and more rural communities with no public shelters, doubling up is often the stop-gap measure before sleeping on the streets.

Because of the limited resources available and the more suburban/rural nature of Oconee County, it is assumed that many homeless persons in the County double up with friends or family or gravitate to the more structured services provided in neighboring areas such as Anderson and Greenville. As a result, many have likely not been included in recent homeless counts. Although methodologies exist to count the homeless who take advantage of services offered by various agencies and organizations, it is a challenge to get an accurate picture of the true extent of homelessness in the County. In addition, based on cost-burden and overcrowding data, it is clear that there are precariously housed families and individuals in Oconee County who are at risk for homelessness. Many of these households may be only one rent payment or unexpected expense away from housing loss.

Several agencies and organizations provide shelter and housing assistance for homeless individuals and families in Oconee County. **Our Daily Rest** on E. Main Street in Seneca provides shelter for homeless men, women and their children. The program has served more than 1,600 clients in Oconee County since its inception in 2009 and helps residents to transition to successful independent living. Housing for 20 men is provided in a dormitory style setting, while housing for 15 women and their children includes individual rooms that house three or four persons per room. The shelter also includes a fenced outdoor recreation area, laundry facilities, a living area, and a snack area.

Christ Central Ministries in Walhalla is developing a pilot project that will transform the former Oconee County Detention Center on Short Street in Walhalla into a Resource and Solution Center in response for the countywide need for a homelessness solution. Plans include providing emergency shelter for homeless families and individuals, transitional housing, and classes on finance, addiction and recover, life skills, GED, and parenting.

Nearby faith-based **Family Promise of Pickens County** helps to meet the immediate needs of homeless families for shelter, meals and support services. The rotating congregations in the Network host up to four families of not more than 14 individuals, providing lodging and daily

meals. Families must undergo background checks and drug testing and must follow rules of conduct. Families typically stay in the program from one to three months.

Upstate Housing Connections offers an array of options for those in need of housing in their 13-county region that includes Oconee County. Programs include:

- Intake and referral,
- The provision of affordable housing including Stribling Place in Seneca,
- A rapid rehousing program to help families and individuals living on the streets or in emergency shelters obtain permanent housing,
- Permanent supportive housing for persons with very low incomes and chronic disabling health conditions,
- Transitional housing for homeless youth,
- Safe Havens for people experiencing chronic homelessness and with a serious mental illness, and
- Temporary emergency shelter for families in need at Trey's House in Anderson.

Domestic violence is defined as a pattern of abusive behavior in any relationship that is used by one partner to gain or maintain control over another intimate partner. Domestic violence can be sexual, emotional, economic, or physical actions or threats of actions that influence another person. Data from the office of the South Carolina Attorney General shows that more than 36,000 victims report a domestic violence incident to law enforcement annually statewide. The vast majority of victims of domestic violence are women and children. South Carolina ranks first in the nation for women killed by men (*"When Men Murder Women," Violence Policy Center, 2015*). It is estimated that one in four women will experience domestic violence in their lifetime (*SC Coalition Against Domestic Violence and Sexual Assault*).

Victims of domestic violence comprise a substantial portion of the homeless and near homeless population. Unfortunately, it is widely recognized that most cases of domestic violence go unreported, with far more families in turmoil than the data indicates. Approximately half of all homeless women report that domestic violence was directly responsible for their homelessness (*National Alliance to End Homeless, Homelessness and Domestic Violence: What's the Connection, 2015*).

Safe Harbor provides safe shelter, counseling, and advocacy for victims of domestic violence and their children. The Safe Harbor location in Seneca provides emergency shelter at their 16-bed facility. During their six to eight-week shelter stay, clients receive counseling, case management, referrals, advocacy, and basic living necessities. Transitional housing is also available to survivors of domestic violence and provides secure and stable housing through rental and utility assistance for approximately 18 months.



Although only three of the homeless persons in the 2018 PIT count were identified as veterans, it is likely that there are more who are living with relatives or friends or were otherwise uncounted. The **Oconee County Veteran's Affairs Office** advocates for veterans and assists in filing for benefits and monetary assistance to help pay for the cost of assisted living or nursing home, obtaining transportation to the Greenville VA Medical Center, and provides other referral services. While housing specifically for veterans is not available in Oconee County, the **United Veterans Association** provides an emergency shelter for homeless veterans in nearby Greenville. Homeless veterans may also apply for HUD's **Veterans Administration Supportive Housing Program** (HUD-VASH). HUD-VASH provides permanent housing for eligible homeless veterans who need case management services because of serious mental illness, substance use disorder history, or physical disability. Housing for an eligible veteran can also include their families.



L. GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

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

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
Goal 3.1. Encourage a broad range of housing opportunities and a balance of housing types to meet the current and future needs of Oconee County residents.		
Objective 3.1.1. Promote the development of a diverse housing stock to meet the needs of residents and accommodate a variety of economic levels, occupations, age groups, and lifestyle preferences.		
<u>Strategy 3.1.1.1.</u> Encourage the development of a range of housing types and densities to include single-family, site-built homes; patio homes, multi-family developments, and manufactured homes.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Residential Developers 	2021
<u>Strategy 3.1.1.2.</u> Encourage housing development that will accommodate residents of all ages and stages of life.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Residential Developers 	2025
<u>Strategy 3.1.1.3.</u> Review and amend land use plans and regulations, relevant policies, and proposed residential developments, to ensure compatibility between new residential developments and existing agricultural uses.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2021
<u>Strategy 3.1.1.4.</u> Review and amend land use plans and regulations to identify and remove possible barriers to the development of a variety of housing options and residential development types.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2021
Objective 3.1.2. Encourage housing development that will enable residents to “age-in-place.”		
<u>Strategy 3.1.2.1.</u> Work with public and private agencies and organizations to assess the housing and associated needs of senior citizens.	<ul style="list-style-type: none"> • Oconee County • Municipalities • ACOG • Oconee County Senior Center • Senior Solutions • Other Public and Private Organizations 	2023
<u>Strategy 3.1.2.2.</u> Encourage and promote housing development that will allow the County’s older residents to age in place such as higher density single-family and multi-family developments, assisted living, and nursing facilities.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Assisted Living Providers • Residential Developers 	2023



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
Goal 3.2. Promote and enhance access to affordable, safe, and decent housing for all Oconee residents through public and private cooperation.		
Objective 3.2.1. Encourage the provision of affordable, safe, and decent housing.		
<u>Strategy 3.2.1.1.</u> Encourage and promote programs that provide assistance and education on the responsibilities and requirements of homeownership to potential homeowners.	<ul style="list-style-type: none"> • USDA Rural Development • Financial Institutions • Habitat for Humanity • Oconee County • Municipalities 	2025
<u>Strategy 3.2.1.2.</u> Encourage and promote the development of housing options that are affordable for low- and middle-income families.	<ul style="list-style-type: none"> • USDA Rural Development • Residential Developers • Habitat for Humanity • Community Non-profits • Oconee County • Municipalities 	On-Going
<u>Strategy 3.2.1.3.</u> Encourage infill housing development on vacant properties in developed residential areas already served by infrastructure.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Residential Developers 	2025
<u>Strategy 3.2.1.4.</u> Work with the State and other organizations to identify and secure funding for housing and neighborhood rehabilitation for declining and unsafe residential areas through the public, non-profit, and private sectors.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Residential Developers 	2021
<u>Strategy 3.2.1.5.</u> Encourage affordable housing development in Opportunity Zones identified in Oconee County.	<ul style="list-style-type: none"> • Oconee County • ACOG • Financial Institutions • Community Non-Profits • S.C. State Housing Finance and Development Authority • HUD • Municipalities 	2023
<u>Strategy 3.2.1.6.</u> Protect existing neighborhoods from incompatible uses that could reduce safety and lower property values through consistent enforcement of zoning and subdivision regulations.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	On-Going
<u>Strategy 3.2.1.7.</u> Promote and encourage development within defined Opportunity Zones featuring either mixed use or affordable housing elements.	<ul style="list-style-type: none"> • Oconee County • Financial Institutions • U.S. Senators from S.C. 	On-Going



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
Objective 3.2.2. Work with the State, municipalities, neighboring communities, and other public and private organizations to remove barriers to, and identify solutions for, the provision of affordable housing.		
<u>Strategy 3.2.2.1.</u> Encourage the expansion of water and sewer infrastructure and facilities to increase opportunities for new residential development and provide service for existing residential areas that are currently unserved.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Water and Sewer Providers • S.C. Dept. of Commerce 	2023
<u>Strategy 3.2.2.2.</u> Work with local, State, and Federal agencies to identify and reduce or remove barriers to housing affordability.	<ul style="list-style-type: none"> • Oconee County • Municipalities • State and Federal agencies 	2025
<u>Strategy 3.2.2.3.</u> Coordinate with adjacent jurisdictions to address the provision of low- and moderate-income workforce housing on a regional scale.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Neighboring Counties • ACOG 	2025
<u>Strategy 3.2.2.4.</u> Work with the State Housing Authority and other relevant agencies to assess the extent of the shortage of housing affordable for low and moderate-income residents in the County and identify potential possible solutions to alleviate the shortage.	<ul style="list-style-type: none"> • Oconee County • Municipalities • State Housing Authority • Clemson University 	On-Going
<u>Strategy 3.2.2.5.</u> Review and amend land use and development regulations and other relevant requirements and procedures to remove potential barriers and provide incentives for the provision of safe, decent, and affordable housing options for Oconee County families.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	On-Going
Goal 3.3. Provide appropriate housing and associated services, assistance, and access to resources for Oconee County residents with special needs.		
Objective 3.3.1. Assess and address the housing and associated needs of the County’s special populations.		
<u>Strategy 3.3.1.1.</u> Support and encourage participation in the annual Point-in-Time Homeless count to determine the extent of homelessness in Oconee County in the effort to prevent and eliminate homelessness.	<ul style="list-style-type: none"> • Oconee County • Municipalities • United Housing Connections • Local Service Providers 	Annually



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
<p><u>Strategy 3.3.1.2.</u> Work with local agencies and service providers to explore options for providing short-term and permanent housing and associated services for homeless veterans in Oconee County.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • United Housing Connections • Local Service Providers • Oconee County Veterans Affairs 	<p>2022</p>
<p><u>Strategy 3.3.1.3.</u> Encourage cooperation between agencies, non-profits, and private developers to meet the housing needs of other special populations such as individuals with alternative needs and victims of domestic violence.</p>	<ul style="list-style-type: none"> • State and Local Agencies • Residential Developers • Oconee County • Municipalities 	<p>Annually</p>



Chapter 4. Economic Element

The local economy affects every aspect of community life from jobs and taxes to environmental quality. A healthy economic climate offers increased income potential for Oconee County residents, a supportive environment for business and industry to succeed, and increased fiscal stability of local governments to maintain and expand community services and infrastructure. A balanced and diversified economy can also help Oconee County, its municipalities, and its residents and employers successfully weather economic downturns.

The Economic Element focuses on the components of the economy of Oconee County, its municipalities, and the surrounding Upstate region. It examines labor force characteristics, an analysis of income and wealth characteristics and distribution, commuting patterns, educational attainment and workforce development, occupational outlook, existing business and industry, market forces, realized and untapped economic assets, diversity of the economic base, the related economics of public health, current economic trends, and economic recruitment strategies.

The Element provides a platform for local officials to identify the types of employment desired and the general location where such opportunities should be directed, while ensuring the distribution of economic benefits to residents throughout the County. The Element also examines the role of the County and its municipalities within the context of the regional and statewide economy.

The intent of this Element is to foster the development of a sound economic base for Oconee County. This base should offer a range of employment opportunities for residents, support the economic competitiveness of existing and future employers, promote a highly trained and educated workforce, complement the County's rich cultural and natural resource base, and strengthen the overall quality of life for all residents.

A. REGIONAL ECONOMIC CONTEXT

Economic diversity is a vital component in achieving community sustainability. The ability of residents to live near their places of work and the local availability of goods and services are major factors in a healthy economy. Oconee County is situated in multiple and sometimes overlapping planning, economic development, and service delivery regions (Map 4-1). The County is located midway along the highly traveled I-85 corridor that links the Charlotte Metro region to Atlanta. As South Carolina's northwestern-most county, Oconee is the State's closest community to metro Atlanta.

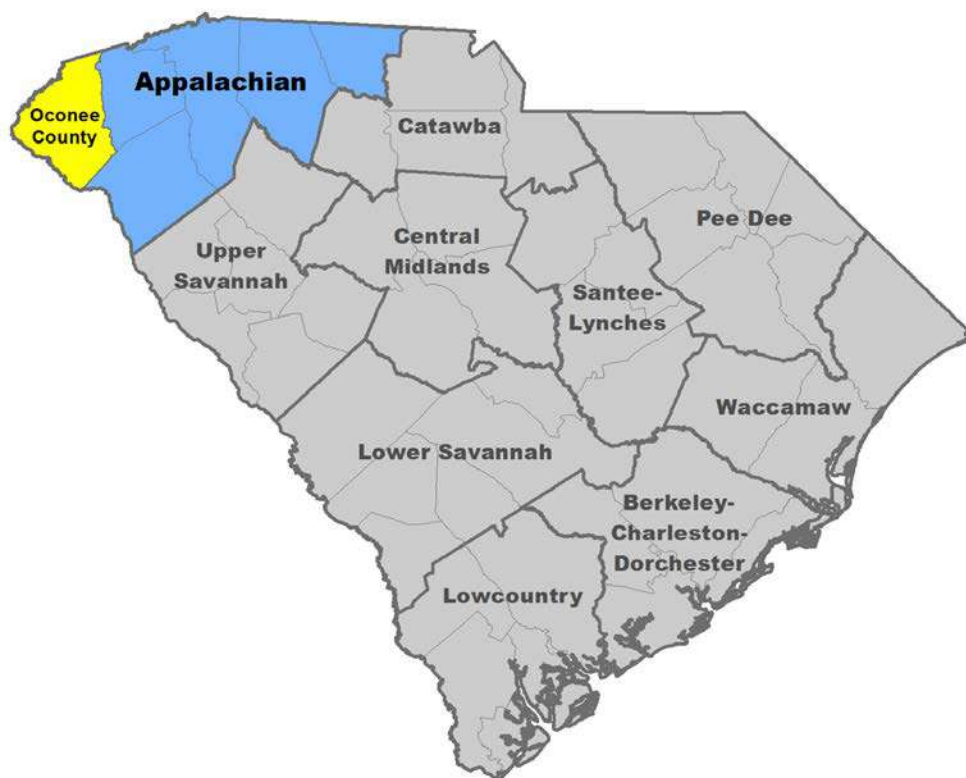
Together with Anderson, Cherokee, Greenville, Pickens, and Spartanburg Counties, Oconee County is part of the Appalachian Council of Governments region for transportation, transit, aging services, community development and infrastructure grants, and workforce development programs. For purposes of industrial recruitment and economic development activity, Oconee County is a member of the ten-county Upstate SC Alliance. For workforce development and job



training and placement services, the County is within the three-county Tri-County Technical College service area and the WorkLinks Workforce Investment Area that includes Anderson and Pickens Counties. Oconee County is also part of the larger federally-designated Appalachian Regional Commission service area comprised of 420 counties throughout 12 states.

The state's Appalachian region encompasses the northwestern corner of South Carolina. The region is home to a population of more than 1.2 million, nearly one quarter of the State's population. The region has a combined civilian labor force of almost 628,000. Oconee County has a population of 76,972, with an active civilian labor force of more than 35,500.

Map 4-1. Oconee County Economic Location Map



B. INCOME AND WEALTH

Present-day Oconee County was carved out Pickens District in 1868. Agriculture was the dominant economic activity of the area until the westward expansion of rail service in the late nineteenth century. New communities such as Seneca and Westminster were established as a result of extension of rail access to the region. The arrival of the railroad facilitated the rise of the textile industry as a major employer well into the twentieth century.

Following the Second World War, major infrastructure projects such as construction of the Interstate system including a segment of Interstate 85 in the southeastern corner of the County, and construction of a series of dams for power generation created Lakes Hartwell, Keowee, and Jocassee.

Although agriculture continues to be a strong sector in the state and local economies, rapid post-war population growth ushered manufacturing to the forefront of the State's mid-century economy. Oconee County is now home to more than 60 industry-related companies that draw from a regional labor shed of more than 630,000 residents. The continued recruitment of new domestic and international employers – coupled with the expansion of existing industries, tourism, retail businesses, health care, higher education, and agribusiness – strengthens the tax base and increases the number and quality of job opportunities available to County residents.

Economic development is more than job creation. A well-designed economic development strategy raises the standard of living and increases the assets and income levels of residents. In addition to employment rates, companion measures of economic health include the property tax base, sales revenue, diversity of employment sectors, capital investment, income levels, educational attainment, and cost of living.

1. Property Tax Base

The value of the property tax base impacts the ability of the County and its municipalities to provide vital services and facilities and to make the necessary public investments to encourage private investment. Property taxes are also the leading source of revenue for local governments. Assessment ratios applied to manufacturing, commercial, and other classes of real property are based on classifications and rates established by the State of South Carolina (Table 4-1). For residential uses, the assessment ratio is 4% for owner-occupied, principal residences and 6% for other non-principal residential uses. Residential owner-occupied properties are exempt from school property taxes. The State also offers a homestead exemption for residents based on multiple qualifying factors that include age and disability.

A tax rate of 6% applies to other real estate such as commercial and rental properties and agricultural real property owned by corporations, while private agricultural properties are assessed at 4%. Manufacturers pay a tax rate of 10.5% for real and personal property. This rate will be reduced to 9% by 2023 through a manufacturing property tax exemption passed in 2017. The assessment ratio for all other businesses is 6% for real property and 10.5% for personal property. Although the State sets the assessment rates, only local governments levy property taxes.



Table 4-1. South Carolina Real Property Assessment Rates

Property Classification	Tax Rate
Manufacturing and Utilities	10.5%
Residential Real Estate (Owner-Occupied)	4.0%
Commercial and Residential (Non-Owner-Occupied)	6.0%
Agricultural Property (Corporate)	6.0%
Agricultural Property (Private)	4.0%
Motor Vehicles	6.0%
Railroads, Pipelines, Airlines	9.5%
All Other Personal Property	10.5%

Source: S.C. Association of Counties, 2018 Property Tax Report

The County's total assessed value exceeded \$578 million in 2017, with a total appraised value of more than \$5.3 billion (*S.C. Index of Taxpaying Ability, 2019*). Annual property tax collections by type and percentage for Oconee County are shown in Table 4-2.

Table 4-2. Oconee County Annual Property Tax Base by Category

Base Category	Assessed Value
Owner-occupied (4%)	\$ 162,201,150
Agricultural (Private) (4%)	2,070,600
Agricultural (Corporate) (6%)	89,470
Commercial/Rental (6%)	169,576,155
Personal Property (Vehicles) (6%)	37,380,135
Other Personal Property (10.5%)	5,124,649
Manufacturing (10.5%)	8,390,953
Utility (10.5%)	164,428,624
Business Personal (10.5%)	7,367,923
Motor Carrier (9.5%)	3,469,729
Fee-in-Lieu/Joint Industrial Park	23,601,024
Total	\$ 578,700,412

Source: S.C. Department of Revenue, 2018 Local Government Finance Report

The County's base millage rate for 2018 was 71.00 with a value of one mil at \$559,921. This base rate covers county operations, debt service, economic development, Tri-County Technical College operations, and bridge and road maintenance. Table 4-3 compares the most recent value of a mill among Oconee and surrounding counties. Greenville has the highest value per mill at more than \$2.2 million, while Cherokee County has the lowest value at only \$172,125.



Table 4-3. Comparative Value of One Mill in Oconee County and Surrounding ACOG Counties

County	2018 Value of One Mil
Anderson County	\$ 744,000
Cherokee County	172,125
Greenville County	2,230,170
Oconee County	559,921
Pickens County	500,486
Spartanburg County	1,150,900

Source: 2018 Property Tax Report, S.C. Association of Counties

Municipal millage rates range from a high of 99.30 in Westminster to a low of 37.00 in Salem. The Oconee County School District exacts an additional, overlapping millage of 146.30 countywide. Additional mills not included in the County base support fire protection.

Table 4-4. Tax Millage Rates for Oconee County, Municipalities and Oconee County School District

Jurisdiction	2018 Millage Rate
Oconee County - Base Millage	.07100
Salem	.03700
Seneca	.06050
Walhalla	.08400
West Union	.04880
Westminster	.09930
Oconee County School District	.14630

Source: 2018 Property Tax Report, S.C. Association of Counties

Three utilities and seven manufacturers make up the list of the top ten principal taxpayers in Oconee County. These private sector employers collectively provide a third (33.3%) of the total assessed value countywide. Duke Energy tops the list, paying \$33.2 million in 2018 on a total assessed value of nearly \$159 million. This tax bill comprises almost 28% of the total taxable assessed value in the County. Nearly \$24 million of this total was appropriated to the Oconee County School District and Tri-County Technical College (*Oconee County CAFR, 2018*).

An industrial property tax abatement is available to qualified manufacturing businesses that make a minimum capital investment in Oconee County. This incentive provides a five-year property tax abatement from county ordinary operating taxes, excluding the school portion of the local millage. The abatement of municipal taxes is at the discretion of each municipality. Local governments can also negotiate Fee-in-Lieu of Tax (FILOT) agreements with companies making larger capital investments.

In addition to temporary tax incentives, the overall business tax structure of the State can impact economic competitiveness and performance through corporate, individual income,



sales, unemployment insurance, and property taxes. South Carolina ranks 37th nationally in terms of its overall business tax climate, trailing all other southeastern states including neighboring North Carolina (11), Georgia (36) and Florida (4), as well as Tennessee (14), Alabama (35), Mississippi (24), and Virginia (31). However, the State ranks 15th for favorable corporate tax structure, 32nd for sales taxes, and 24th for property taxes (*2018 State Business Tax Climate Index*). There is no state sales tax on manufacturing equipment, industrial power, or materials for finished products. The absence of state property taxes and no local income taxes help minimize operating costs for employers in the County. The County also does not charge a business license tax or business registration fee. This favorable business climate is enhanced locally, as Oconee County has the third lowest property tax in South Carolina.

2. Taxable Sales

Other key indicators of community wealth include revenues from retail sales, the local option sales tax, and accommodations and admissions taxes. The State of South Carolina has established a statewide base sales tax of 6% applied to the retail sale, lease, or rental of tangible personal property. Supplemental taxes based on community needs can be added by local governments, if approved by voters. These include Local Option, School District, Transportation, Capital Projects, Tourism Development, and Education Capital Improvement taxes. Oconee County currently does not have additional sales taxes in effect.

The level of taxable sales generally reflects the overall state of the economy, which influences purchasing decisions. Net taxable sales include automobiles, food, and merchandise. However, consumer money spent on gasoline, accommodations, and admission fees are not included in net taxable income data. Oconee County had nearly \$2 billion in gross retail sales and more than \$558 million in net taxable sales in 2016, ranking among the top twenty South Carolina counties.

Admissions taxes are collected at a rate of 5% of the paid admission for any amusement venue for which an admission fee is charged, including night clubs, sporting events, amusement parks, golf courses, movie theaters, bowling alleys, concerts, and health clubs. Admissions taxes collected countywide totaled \$254,100 in FY 2016, which is the most recent data available. An additional 2% state sales tax is imposed on the gross proceeds from the rental of rooms, lodging, and sleeping accommodations. Accommodations tax collections within Oconee County totaled \$251,846 in FY 2016, ranking 19th highest among the counties.

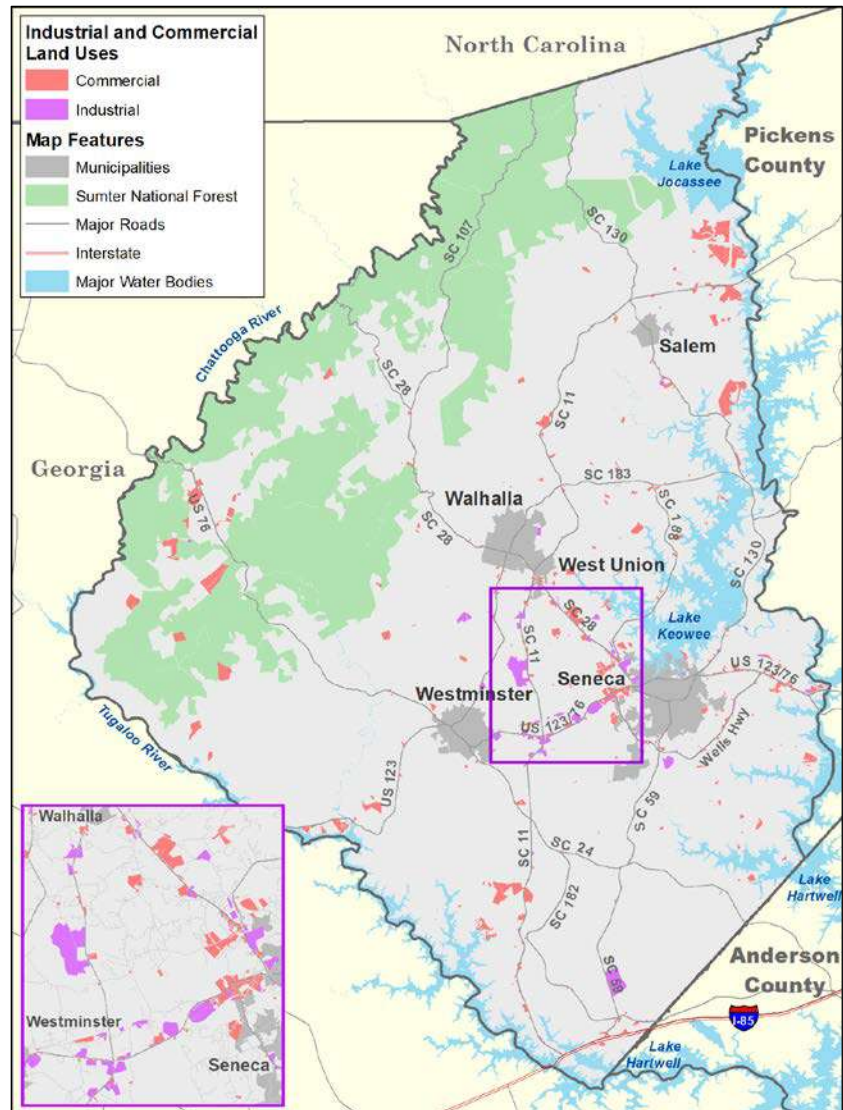
3. Commercial and Industrial Land Uses

The availability of desirable land for industrial and commercial purposes is necessary for economic growth. Land areas classified as industrial are those used to manufacture, assemble, process, or fabricate goods, and to store (warehouse) or transport goods. Examples include manufacturing plants, industrial parks, truck terminals, and warehouses. Countywide, there are nearly 2,000 acres currently in industrial use, representing less than 1% of the total land area.



Most industries in the County are located in the central and southern portion of the County near Westminster and Seneca (U.S. Highways 123 and 76 and S.C. Highways 28 and 11), and along the I-85 corridor (Map 4-2).

Map 4-2. Existing Industrial and Commercial Land Uses in Oconee County, 2019



Sources: Oconee County Assessor, 2018; Oconee County GIS Department, 2019

Commercial land areas are used to conduct business, trade activities, administrative activities, professional activities or services, or personal services. Examples of commercial uses include establishments for retail sale or wholesale of goods and services, restaurants, entertainment facilities, administrative or professional offices, gas stations, grocery stores, hair stylists, dry cleaners, furniture stores, clothing stores, car sales, law offices, doctor offices, CPAs, real estate offices, hotels/motels, lumber sales, private gyms, post offices, and nursery or garden centers. Commercial land uses account for almost 2% of the County’s land area at 7,211 acres. Commercial uses are more evenly distributed throughout the County, with concentrations in



and near the City of Seneca and along U.S. Highway 123 and S.C. Highways 28 and 11 leading to the cities of Walhalla, Westminster, and Clemson. Smaller concentrations of commercial uses are also found near Salem, Long Creek, and the lake areas.

4. Capital Investment

Industrial capital investment in equipment, buildings, and land is an important contributor to the local economy, yielding more tax revenue per investment dollar to schools and local governments than residential and commercial development. The economic multiplier for manufacturing industries is typically much higher than for retail, health services, and personal business services.

Efforts to recruit new employers to the County have targeted industries in bioscience, energy, automotive, and advanced manufacturing. Oconee County has also experienced industrial employment growth through international investment. The County is now home to facilities of companies based in China, France, Germany, Italy, Japan, and Sweden.

From 2010 to 2018, new and expanded manufacturing capital investment in Oconee County surpassed \$613 million and yielded 2,278 new jobs (Table 4-5). The highest number of manufacturing jobs was created by BorgWarner in its 2018 expansion, adding 160 new jobs. The County's highest single capital investment to date was also the \$73 million expansion of the BorgWarner facility in Seneca.

Table 4-5. Oconee County Economic Development Announcements, 2010 to Present

Year	Company	Product	Type	Capital Investment	Jobs
2010	JTEKT/Koyo Bearings USA	Bearings/steering systems	Expansion	\$ 5,000,000	0
2010	U.S. Engine Valve	Automotive engine valves	Expansion	18,000,000	10
2010	Schneider Electric	Motor control centers/chargers	Expansion	5,000,000	5
2011	Collins Craft	Woven fiberglass	Expansion	1,750,000	5
2011	BASF	Precious metal catalyst	Expansion	60,000,000	25
2011	Altera Polymers	Polyolefin/engineered resins	New	4,000,000	50
2012	RBC Aerostructures	Aerospace control rods	New	7,000,000	75
2012	BorgWarner	Transfer cases/wheel tech	Expansion	25,000,000	30
2013	Ulbrich Precision Flatwire	Specialty flat wire	Expansion	5,000,000	0
2013	BorgWarner	Transfer cases/wheel tech	Expansion	24,600,000	105
2013	Technology Solutions of SC	Energy information technology	New	1,500,000	7
2013	COE Optics	Optoelectronics research	New	1,000,000	5
2013	Sandvik	Cutting tools	Expansion	12,000,000	0
2013	Greenfield Industries	Cutting tools	Expansion	5,000,000	0
2014	HeliBasket	Helicopter external load equip	Expansion	500,000	8
2014	ACI Plastics	Thermoplastics processor	New	4,110,000	25
2014	US Engine Valve	Automotive engine valves	Expansion	29,500,000	125
2014	Plastic Products	Plastic injection molding	New	3,200,000	68
2014	BorgWarner	Transfer cases/wheel tech	Expansion	0	45
2014	Greenfield Industries	Cutting tools	Expansion	8,200,000	38



2015	ITECH South	Custom injection molding	Expansion	6,030,000	34
2015	ITT Enidine	Hydraulic/pneumatic comp	Expansion	2,500,000	0
2015	CRM Global	CNC machining components	New	500,000	10
2015	BorgWarner	Transfer cases/wheel tech	Expansion	13,350,000	51
2015	U.S. Building Innovations	Advanced coatings	New	1,020,000	31
2015	Casto Development	Commercial	New	30,000,000	300
2016	Nason Company	Pneumatic/hydraulic cylinders	Expansion	2,500,000	26
2016	Baxter Enterprises	Plastic injection molding	New	20,700,000	87
2016	Sealed Air	Plastic packaging/film	Expansion	6,800,000	0
2016	BASF	Precious metal catalyst	Expansion	60,000,000	0
2017	Jantzen (Perry Ellis)	Sports apparel distribution	Expansion	4,000,000	16
2017	Schneider Electric	Motor control centers/chargers	Expansion	7,329,800	56
2017	Itron	Electronic metering/control	Expansion	10,000,000	100
2017	BorgWarner	Transfer cases/wheel tech	Expansion	71,900,000	163
2017	PVS Sensors/Nacan	Hydraulic/pneumatic sensors	Expansion	N/A	N/A
2017	Sharpe Manufacturing	CNC machining	Expansion	N/A	N/A
2017	Vernon NDT	Ultrasound equipment	New	N/A	3
2017	Clemson EPOCH	Academic village commercial	New	60,000,000	30
2018	RBC Aerostructures	Aerospace control rods	Expansion	3,800,000	22
2018	JTEKT/Koyo Bearings USA	Bearings/steering systems	Expansion	19,400,000	56
2018	Keowee Brewing	Food & beverage manufacture	New	600,000	10
2018	Jocassee Brewing	Food & beverage manufacture	New	250,000	5
2018	Lakeside Lodge	Commercial	New	45,000,000	30
2019	Horton, Inc.	Engine cooling solutions	New	22,000,000	125
2019	Baxter	Plastic injection molding	Expansion	5,700,000	2

Source: Oconee Economic Alliance, 2019

5. Employment Centers

The County's list of top employers includes K-12 education, manufacturing, local government, and energy (Table 4-6). Although the County School District tops the list of major employers, manufacturers comprise two-thirds of the list that features producers of automotive products and metal products. These ten manufacturers contribute nearly 5,000 jobs to the local employment base. Six of these employers represent internationally headquartered firms.

Table 4-6. Major Employers in Oconee County

Rank	Employer	Employees	Location	Sector/Product
1	Oconee County School District	1,549	Multiple	Education
2	Duke Energy Corporation	1,314	Seneca	Energy
3	Oconee Memorial Hospital	1,300	Seneca	Healthcare
4	BorgWarner	970	Seneca	Automotive Transfer Cases
5	Itron, Inc.	930	West Union	Electronic Measuring Devices
6	JTEKT/Koyo Bearings USA, LLC	580	West Union	Automotive Bearings
7	Schneider Electric	550	Seneca	Motor Control Centers
8	Oconee County Government	470	Walhalla	Local Government
9	BASF Corp.	400	Seneca	Precious Metal Catalyst & Refining
10	U.S. Engine Valve Corp.	380	Westminster	Automotive Engine Valves
11	Greenfield Industries	350	Seneca	Cutting Tools



12	Sandvik, Inc.	305	Westminster	Cutting Tools
13	Johnson Controls	240	West Union	Plastics
14	Perry Ellis International	180	Seneca	Apparel Distribution
15	Baxter Enterprises	180	Westminster	Automotive Interior Door Panels

Source: Oconee Economic Alliance, 2019

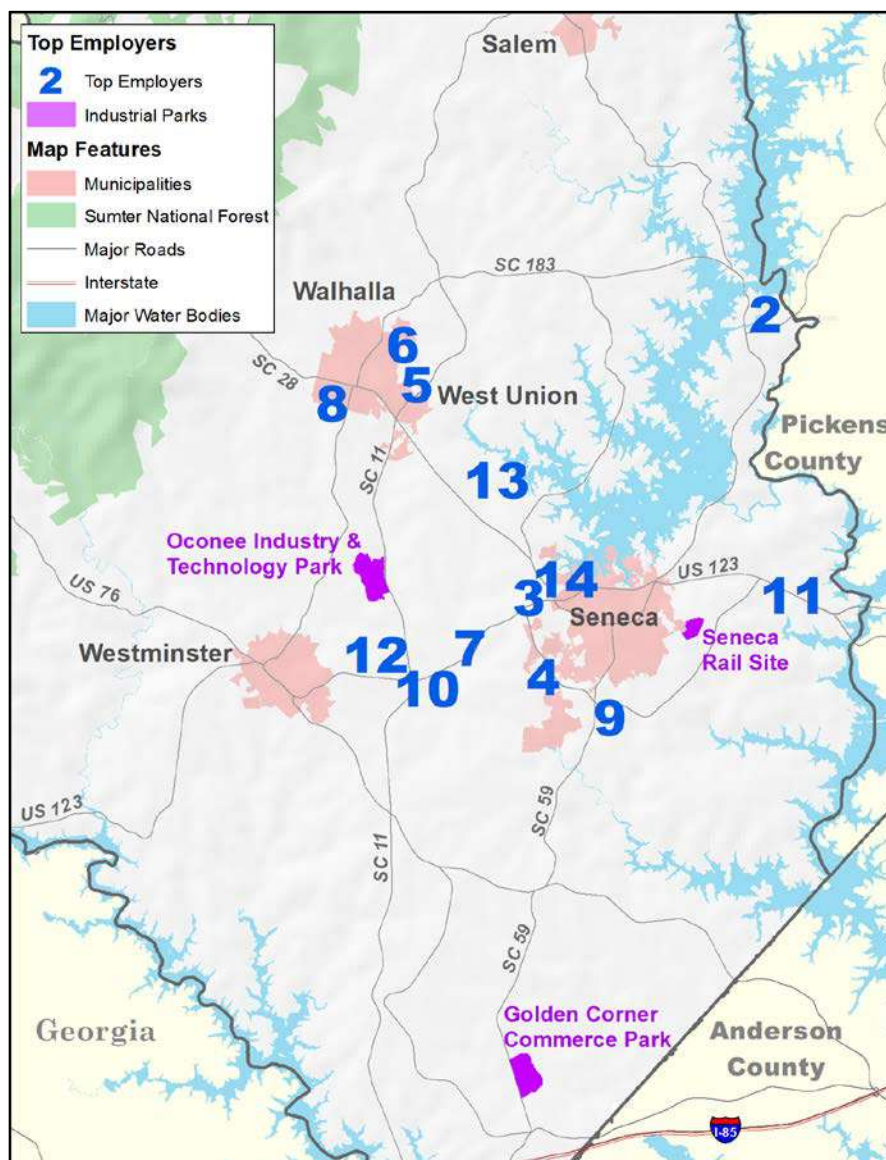
Map 4-3 depicts the location of the County's major employers by numbered rank as listed in Table 4-6, as well as the three county-owned industrial parks. The parks offer more than 700 buildable acres for new industry. All three have attained certification by the S.C. Department of Commerce.

The 322-acre **Golden Corner Commerce Park** (GCCP) is located just north of Interstate 85 on S.C. Highway 59. The certified park is designed to accommodate manufacturing, warehouse, and distribution facilities. Wastewater service has been completed.

The **Oconee Industry and Technology Park** (OITP) is a certified site located on S.C. Highway 11 in the triangle between Walhalla, Westminster, and Seneca. The 422-acre park is the site of the new Tri-County Technical College (TCTC) campus. In addition to college and school district training facilities of the new *Center for Workforce Development*, current employers include Baxter Manufacturing and Horton, Inc.

Located on the east side of Seneca, the certified **Seneca Rail Park** (SRP) is a rail-served manufacturing park on 111 acres near U.S. Highway 123. In addition to its close proximity to Clemson University, this site has been designated as a *certified fiber ready* industrial park, the first industrial park in Upstate South Carolina to receive this designation. The Park is also within a *New Market Tax Credit Zone* and a designated *Qualified Opportunity Zone* with federal incentives.

Map 4-3. Major Employers and Industrial Parks in Oconee County



Source: Oconee Economic Alliance, 2019

6. Income

Income can be assessed through a variety of indicators that include per capita income, total personal income, poverty levels, living wage indicators, and earnings. **Per capita income** is an income average computed for each individual in the population. Per capita income for Oconee County residents at \$25,944 is slightly higher than that of South Carolina at \$25,521, but trails the national income of \$29,829.

Poverty level data is based on thresholds established by the Federal government that are linked to changes in the cost of living and the Consumer Price Index (CPI). Poverty is defined as having



insufficient resources to meet basic living expenses, including the costs of food, shelter, clothing, transportation and medical expenses. The percentage of Oconee County residents living in poverty is 19%, above the percentage of impoverished State residents at 17.2% and the national poverty rate of 15.1%. Among Oconee County households, 16.4% (5,076 households) live in poverty. The highest percentage of County residents living in poverty includes working age adults between 18 and 44 years of age at 42.1%. **Low and moderate income (LMI) households** are those households with incomes below 80% of median family income. As detailed in the *Housing and Population Elements*, 40% of Oconee County households are considered to be LMI.

The **Basic Family Budget Calculator** developed by the Economic Policy Institute estimates the minimum income needed to cover basic living expenses to provide a secure, yet modest standard of living. Under the EPI model, a family of four with two adults and two children living in Oconee County would need an annual income of \$65,570 – or a monthly income of \$5,464 – to adequately provide for basic housing, food, transportation, child care, taxes, and health care costs (*Economic Policy Institute, 2018*).

Living wage indicators have been developed by MIT researchers to determine the market-based cost of living within communities in each state. The living wage estimate for families living and working in Oconee County estimates the full-time hourly rate that a resident (employed full-time at 2,080 hours annually) must earn to support a family for expenses such as food, child care, transportation, medical, and housing costs. Using this formula, the working head of household for a typical family of four in the County would have to make approximately \$23.75 an hour to support the family's basic needs for housing, medical, child care, transportation, and food.

The **average annual wage** is computed by dividing total annual wages by annual average employment. The average weekly and annual wage in Oconee County ranks 5th highest in the State at an hourly rate of \$24.25 per hour and annual earnings of \$50,440 (Table 4-7).

Table 4-7. Comparison of Average Annual Wage for Oconee and Adjacent Counties

Location	Average Annual Wage	State Rank
Anderson County	\$ 41,652	22
Cherokee County	35,620	42
Greenville County	49,972	7
Oconee County	50,440	5
Pickens County	41,652	23
Spartanburg County	47,060	12
South Carolina	46,488	N/A

Source: S.C. Department of Employment & Workforce, Q4 2018



As detailed in Figure 4-8, the highest average annual wages in Oconee County are generated in Wholesale Trade, Administrative & Waste Management Services, and Manufacturing. The Accommodation and Food Services industry yielded the lowest average annual wages in the County at \$15,340. At more than \$57,000, the average Manufacturing sector job in Oconee County offers more than three times the average annual wage of an Accommodation and Food Services sector job.

Table 4-8. Average Annual Salary by Industry for Oconee County, Region and State, 2016

Industry	Oconee County	Worklink Workforce Region	South Carolina
Accommodation and Food Services	\$ 15,340	\$ 15,392	\$ 18,096
Administrative & Waste Management Service	67,860	40,300	35,672
Agriculture, Forestry, Fishing and Hunting	26,468	28,392	39,000
Arts, Entertainment, and Recreation	20,020	15,704	21,996
Construction	40,456	45,916	57,304
Finance and Insurance	55,692	52,572	67,236
Health Care and Social Assistance	52,312	47,736	52,416
Information	50,232	51,584	60,580
Management of Companies and Enterprises	44,668	84,448	82,576
Manufacturing	57,096	56,940	60,788
Other Services (except Public Administration)	31,876	31,824	34,996
Professional, Scientific & Technical Services	55,172	55,952	77,376
Public Administration	38,896	38,428	48,048
Real Estate and Rental and Leasing	44,668	45,760	49,348
Retail Trade	26,936	26,260	28,288
Transportation and Warehousing	49,296	48,724	46,540
Utilities	52,624	99,164	83,616
Wholesale Trade	176,800	74,932	72,592

Source: S.C. Department of Employment & Workforce (Q4 2018), 2019

Local average wages by sector are particularly relevant when considering the minimum living wage estimates previously provided in Table 4-7. County economic development strategies should consider the need to provide a balanced sector mix to ensure adequate earnings opportunity for Oconee County residents. Although the services sector represents a growing segment of the national and local economy, these jobs often offer lower pay and fewer benefits than many other sector employment opportunities.

7. Retirees

An influx of retirees to a community, coupled with higher numbers of current residents who are aging-in-place, can influence the local economy by spurring growth to meet the demands of a growing and older population. The benefits of growing the retirement base of a community generally include higher incomes and educational levels, economic stability and vibrancy, and a



neutral fiscal impact on service delivery (*Golden Rules, University of Georgia, 2013*). It is estimated that one new job is generated by every two new retirees to a community. As a result, retiree recruitment has become part of the overall economic development strategy for many communities.

Retirees relocating to a community generally seek certain non-work-related amenities and quality of life factors that include mild climate, lower cost of living, low crime rates, quality housing options, medical services, cultural and recreational opportunities, and services for seniors. More recent studies show that retirees are placing an increasing emphasis on cultural, educational, and wellness opportunities as well as technology access in their new communities (*Attracting Retirees to South Carolina, 2016*). Research shows that most retirement relocation decisions are not made in a few months, but are made over a period of years leading up to actual retirement. Opportunities to attract retirees often occur when they first visit a community as tourists much earlier, closely linking tourism and retiree recruitment strategies. As a result, many states including neighboring North Carolina, have launched *Certified Retirement Community* programs similar to initiatives geared toward industrial development. These program assess communities in terms of access to health care, volunteer and part-time employment opportunities, recreation and wellness, climate, tax structure, safety, and lifelong education and entertainment.

South Carolina ranks well in common retirement metrics such as quality of life, climate, health care, and affordability. Approximately two-thirds of the nearly 110,000 people who made South Carolina their new home in 2017 were over the age of 50 (*The Center for Carolina Living*). The State consistently ranks within the top ten retirement destination lists of national publications such as Kiplinger's, Southern Living, Forbes, Conde Nast, and U.S. News & World Report. A retirement preference survey conducted by the University of South Carolina found that most potential retirees to the State prefer to retire in small towns, coastal regions, mountains, rural, and urban areas.

Armed with potentially significant purchasing power, retirees impact the local economy particularly in the areas of health care, retail, and housing. Current retirees in South Carolina generate an annual economic impact of nearly \$30 billion (*Attracting Retirees to South Carolina, 2016*). The annual rate of in-migration of retirees is close to 54,000. The Upstate has emerged as a favorable destination for many of the State's retirees. Oconee County is particularly poised to attract retirees seeking convenient access to the Greenville metro area, Interstate access, the more relaxed climate of smaller cities and towns, the cultural and sports venues of nearby Clemson University, lower traffic congestion, and abundant natural lake and mountain amenities. The City of Seneca was named among the top fifteen retirement cities (*SmartAssets*) and Oconee County was named among the top 10 in the nation for living and boating (*Boating Magazine*).

Communities attracting large numbers of retirees should also plan for the impacts of an aging population. The future needs of the retiree population should be evaluated to determine the



types of cultural activities, amenities, facilities and services needed to serve current and recruit additional retirees to the County. An older population typically has a greater need for specialized health care providers and facilities, aging services, transportation, and housing options. The influences of an older population on the types and focus of community services and programming can also affect the appeal of a community to younger families and young professionals whose interests may differ.

C. WORKFORCE

Employers require access to a qualified workforce to survive and grow, making the composition and size of a community's labor force one of the most critical factors in employer location and for building and maintaining a successful and strong economy. The labor force is the number of residents employed and those seeking employment and available for work. This number represents the combined pool of workers potentially available to employers.

Information on the population base and labor force characteristics can provide insight into the ability of Oconee County and its municipalities to attract and retain sound employers, as well as adapt to changing global economic trends. An understanding of the County's labor base requires an examination of underemployment and unemployment, education and skill levels of the incumbent and entering workforce, population growth, and commuting patterns.

A healthy economy requires a stable and growing population. Population growth is fueled by multiple factors including job creation and capital investment, residential housing supply, fuel prices, rate of natural increase, and migration. The Oconee County population grew from 74,273 residents in 2010 to 75,375 by 2016. Projections indicate that the County population will reach 80,260 by 2023 and 83,459 residents by 2028.

1. Unemployment and Underemployment

The unemployment rate reflects the number of individuals who are without work and are actively seeking employment. Unemployment rates for Oconee County are consistently lower than statewide unemployment for each of the last ten years. Reported job losses due to mass layoffs in the County totaled 357 from 2008 through 2018. This mass layoff occurred in 2012 at the Itron plant in West Union.

The economic recession prompted a sharp rise in the County's unemployment to a high of 13.3% in 2009 that has been followed by a steady decrease over the last nine years to a low of 3.3% by the end of 2018. The County's 2018 annual unemployment rate was lower than both state and national rates.

The most recent data published by the S.C. Department of Employment and Workforce reveals that among Oconee County workers filing unemployment claims, more than half had attended,



but not completed, college. Over a third (36%) of jobless residents were between 41 and 55 years old, while another third (33%) were between the ages of 25 and 40 years.

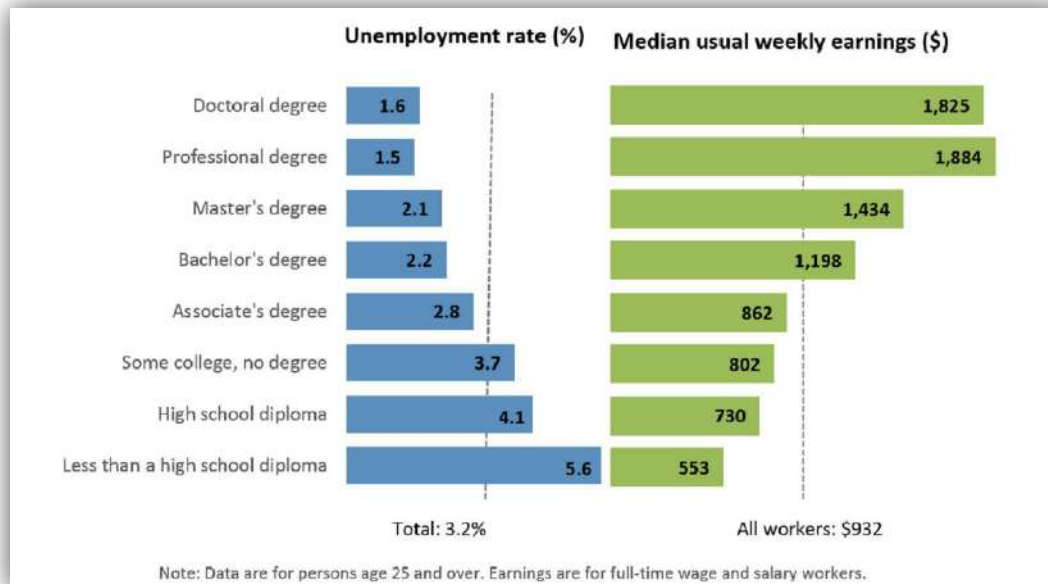
Another key workforce concern is *underemployment*. An underemployed worker is generally one who is overqualified in a current job and interested in other employment. Many underemployed residents are in part-time or temporary jobs that may lack key benefits such as health insurance. Oconee County and the surrounding region has a higher level of underemployment at 16.3% that the State as a whole at 16.2% (*Comprehensive Regional Workforce Analysis, 2018*).

On a positive note, unemployment and underemployment are two contributing factors to the potential pool of qualified labor for new businesses looking to locate in the County. Underemployed workers are often the first to respond to new job opportunities with new and expanding industries, and often have more skills than their jobs require.

2. Education and Skills

An educated and skilled workforce is integral to building a strong local economy. Local educational attainment levels provide an important indicator of the long-term economic competitiveness of Oconee County and its municipalities. County efforts to increase the educational attainment and encourage postsecondary training is yielding results with new and rewarding job opportunities that strengthen quality of life and community prosperity.

Educational attainment is a significant indicator of current and future earnings potential. U.S. Department of Labor data reveals that the national median weekly earnings in 2018 were \$553 for a person without a high school diploma, compared to \$730 for a worker with a high school diploma and \$862 for an associate degree holder (Figure 4-2). Individuals with a bachelor's degree or higher had median earnings ranging from \$1,198 to \$1,884 per week. Unemployment is also generally lower for individuals with higher educational attainment. At the national level, residents with no high school diploma experienced an unemployment rate of 5.6%, compared to the rate for adults with a bachelor's degree at only 2.2%. Individuals with a high school diploma, but no college, had an unemployment rate of 4.1%.

Figure 4-2. National Earnings and Unemployment Rates by Educational Attainment, 2018

Source: U.S. Bureau of Labor Statistics, 2018

In South Carolina, a worker with less than a high school diploma makes an average annual wage of \$19,864, compared to a high school graduate or GED holder who earns \$26,702 (*American Community Survey, 2013-2017*). In Oconee County, the annual earnings gap between a high school dropout (\$16,131) and a high school graduate (\$24,879) is even higher at \$8,748. A South Carolinian with some college or an associate degree earns an average of \$32,022, while income with a bachelor's degree averages \$45,757. Oconee County residents with an associate degree or some college earn an annual average of \$31,207, while those with a four-year degree average \$42,496. A State resident with a graduate or professional degree has an annual average income of \$55,414. County residents with post-graduate degrees average \$62,345.

Nearly 84% of County residents aged 25 and older have completed high school. This percentage is slightly under the state average of 86%. The percentage of County residents with a Bachelor's degree or higher rose from 18.2% to 23.5%. Likewise, the percentage of residents with some college, including those with an associate degree, increased from 22.5% to 28.8%. The percentage of County residents who lack a high school education has steadily declined.

Oconee County is similar to the State in the percentage of residents with postsecondary degrees, with 8.9% of County residents holding an associate degree, 13.9% a baccalaureate degree, and 9.6% a graduate or professional degree. Statewide, 9.1% of South Carolinians have earned an associate degree, 16.9% a baccalaureate degree, and 9.6% a graduate or professional degree.

Educational achievement and skill proficiency levels among the local workforce strongly influence employer interest in locating to the area, as well as productivity and satisfaction with the workforce for existing employers. The path to educational achievement and job readiness starts in the K through 12 school system. Public schools are a vital community resource in attracting new employers and in preparing residents for a knowledge-based, global economy.

Strengthening the college and career readiness of high school graduates is an emerging factor in state and local economic competitiveness. Readiness is demonstrated by additional measures of student achievement such as college entrance scores, Advanced Placement (AP) or dual enrollment course participation and pass rates, and postsecondary enrollment.

The School District of Oconee County (SDOC) operates a total of 16 schools with a combined enrollment of approximately 10,500 students. In addition to 10 elementary schools, three middle schools and three high schools, the District operates an alternative school for academic and discipline referrals, a career center, and an adult education center. The Hamilton Career Center provides career training for high school students in support of area workforce needs. In partnership with local business and industry, Tri-County Technical College (TCTC), and Oconee County, the School District will open a new state-of-the-art, 100,000 ft² facility scheduled for completion by fall 2020.

The school system offers advanced and extended learning opportunities including Advanced Placement courses that offer college-level instruction and credit, career and technology education, virtual classes, and work-based learning. The District also maintains articulation agreements with the technical college to offer dual enrollment opportunities for high school students to gain both high school and college credit before graduation. Dual enrollment courses transfer to any state technical college or public university in South Carolina and can be taken at no cost for students meeting the minimum credit hours per semester. These credits give many local students a head start on postsecondary education and help reduce the total costs associated with college.

Table 4-9 details selected college and career performance data for the School District relative to high school SAT/ACT exam scores, state-mandated *End of Course Test* (EOCT) pass rates, graduation rate, and percentage of high school seniors eligible for the merit-based *Legislative Incentive for Future Excellence* (LIFE) scholarships for students attending postsecondary institutions within the State. The 2018 on-time graduation rate for Oconee County high school students was above the State average. LIFE eligibility for County graduates is almost 75%, with a postsecondary participation rate of nearly 71%. Composite ACT exam scores for County students were on par with the State average, at 18.9 and 19, respectively. Approximately one-third of Oconee County public high school students took the SAT in 2018, posting a composite SAT score average of 1091. This average was 27 points above the State score average.



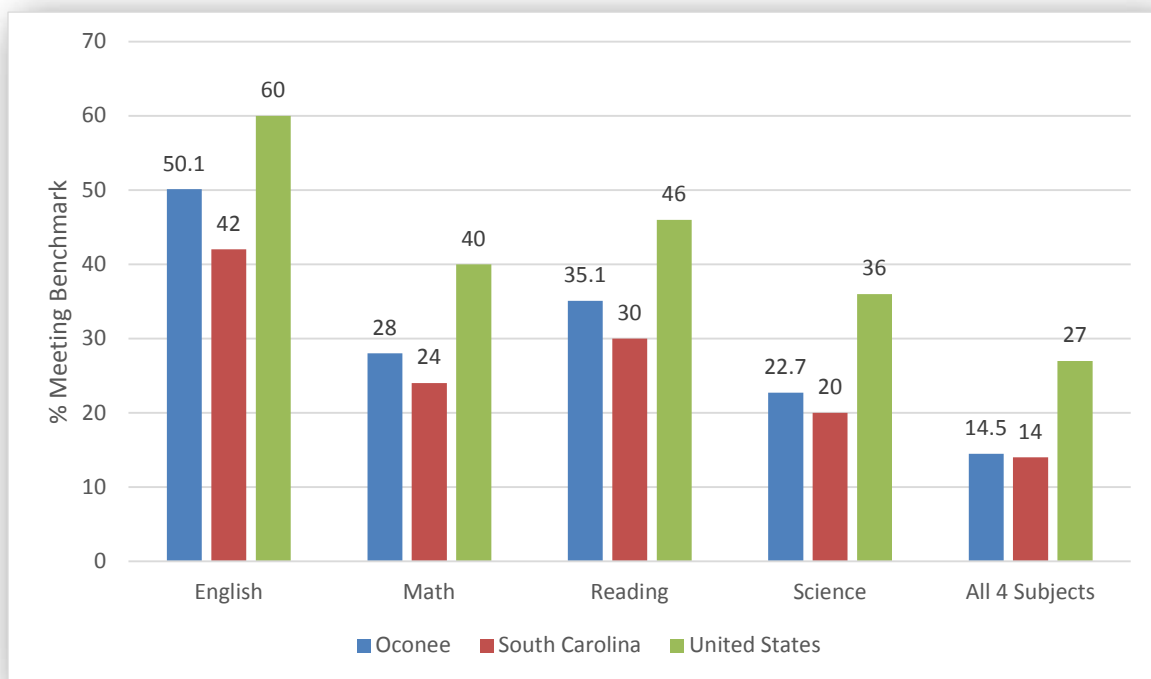
Table 4-9. Comparison of Selected High School Performance Measures

School District	SAT ¹	ACT ¹	% College Ready ²	4-Year Grad Rate	% LIFE Eligible	Postsecondary Enroll Rate ³
Oconee School District	1091	18.9	14.5%	84.1%	74.4%	70.8%
South Carolina	1064	19.0	14.0%	81.0%	N/A	N/A

¹Composite score for public school students; ²All 4 subjects; ³Enrolled in a 4 or 2-yr college by fall after graduation
 Source: 2018 School Report Cards, S.C. Department of Education

Figure 4-3 compares the college readiness of County seniors with graduates in the State and nation using the ACT College Readiness benchmarks.

Figure 4-3. Comparison of ACT College Readiness Benchmark Attainment



Source: ACT Score Reports, 2018

In addition to the ACT and SAT college readiness testing options, South Carolina high school students may take the *Ready to Work* (R₂W) career readiness assessment. The new test is administered to all eleventh grade students to determine student achievement in Applied Mathematics, Reading for Information, and Locating Information. Soft skills are also assessed in areas such as problem solving, goal setting, decision-making, and self-direction. Of the 704 Oconee County high school students who tested in 2018, nearly 85% received a certificate of job readiness for a broad range of jobs (S.C. Department of Education, 2019).



3. Existing and Projected Employment by Sector

The occupation of employed residents provides an overview of the local and regional economy and insight into individual earnings potential. Approximately 54% of the County's population aged 16 and older are participating in the labor force. Of the Oconee County residents currently in the civilian workforce, 78.5% are private wage and salary workers, 15.2% work in federal, state, and local government, and 6.2% are self-employed (ACS, 2013-2017).

State data on current employment by industry group reveals that Manufacturing is the leading employment sector in Oconee County, employing nearly 20% of the workforce (6,067) in 2018. Retail Trade ranks second highest with a workforce of more than 3,300. Health Care and Social Services ranks third highest at 2,871, followed by the Accommodation and Food Services sector that employs 1,775 Oconee workers. The lowest sector employment is found in Management of Companies, Real Estate and Rental, Transportation and Warehousing, and Agriculture, Fishing and Hunting, each with fewer than 200 jobs. The latest available statewide industry employment projections cover the ten-year period from 2014 to 2024 (Table 4-10).

Table 4-10. WorkLink WIA Comparison of Labor Market Outlook by Industry to 2024*

Industry	% Increase 2014-2024
Health Care and Social Assistance	20.15%
Construction	21.48%
Educational Services	15.43%
Administrative and Support and Waste Management	26.25%
Retail Trade	6.14%
Accommodations and Food Services	10.67%
Manufacturing	3.61%
Professional, Scientific and Technical Services	25.66%
Other Services (Except Government)	6.63%
Finance and Insurance	8.57%
Wholesale Trade	15.57%
Transportation and Warehousing	14.88%
Arts, Entertainment and Recreation	8.16%
Real Estate and Rental and Leasing	9.63%
Management of Companies and Enterprises	8.36%
Information	7.07%
Utilities	0.42%
Mining, Quarrying, Oil and Gas Extraction	Confidential
Agriculture, Forestry, Fishing and Hunting	Confidential
All Jobs	8.97

Source: S.C. Department of Employment and Workforce, Industry Projections, 2019



4. Commuting Patterns

Travel time to work, or commute time, can affect a worker's productivity and quality of life. The mean travel time to the workplace for Oconee County residents is 24.7 minutes, slightly above the 24.1-minute commute average for residents statewide. Nearly one-third (31.1%) of Oconee County workers have a commute time of less than 15 minutes to work. Eight percent of County workers drive an hour or more to work.

Personal vehicles are the primary travel mode to work for most Oconee County residents. Only 1.5% of County workers bike, walk, or travel to work on public transportation. Among workers living in Oconee County, 84.2% drive solo to work, while 10% participate in carpools. Only 3.3% of the County workforce works at home, which is slightly lower than the statewide percentage of 3.6% and the national rate of 4.6%.

Worker commuting patterns indicate 71% of the County's workforce live and work in the County, slightly above the statewide average of 70.6% (Table 4-11). Nearly one-in-four residents commute outside of the County to work, and 4.4% commute to jobs outside the state.

Table 4-11. Journey to Work, 2016

Workers 16 and Older	Oconee County	South Carolina	United States
Place of Work			
Worked in Town or City of Residence	4.1%	16.2%	31.5%
Worked in County of Residence	71.1%	70.6%	72.4%
Worked Outside County of Residence	24.5%	24.1%	23.9%
Worked Outside State of Residence	4.4%	5.3%	3.7%
Means of Transport to Work			
Car, Truck or Van – Drove Alone	84.2%	82.8%	76.4%
Car, Truck or Van – Carpooled	10.0%	9.3%	9.3%
Public Transportation	0.7%	0.6%	5.1%
Walked	0.8%	2.2%	2.8%
Bicycle	0.0%	0.3%	0.6%
Other Means - Taxi, Motorcycle, etc.	1.0%	1.2%	1.2%
Worked at Home	3.3%	3.6%	4.6%
Travel Time to Work			
14 minutes or less	31.1%	27.3%	26.7%
15 - 29 minutes	39.0%	39.5%	36.3%
30 to 59 minutes	21.6%	27.5%	28.4%
60 or more minutes	8.1%	5.6%	8.7%
Mean Travel Time to Work (minutes)	24.7	24.1	26.1

Source: U.S. Census Bureau, 2012-2016 American Community Survey



Geographic data on worker commuting patterns is detailed in Table 4-12. Of the 7,870 Oconee County residents who travel outside the County for work, more than 45% commute to Pickens County employers, followed by workers commuting to Anderson (22.9%) and Greenville Counties (13.1%). These outgoing commuters offer a potential labor pool for new and expanding industries and businesses as more job opportunities are created closer to home.

Table 4-12. Oconee County Commuter Workforce - Leading Counties

Commuters into County		Commuters out of County	
County of Residence	Commuters	County of Employment	Commuters
Pickens County, SC	2,786	Pickens County, SC	3,553
Anderson County, SC	2,061	Anderson County, SC	1,802
Greenville County, SC	491	Greenville County, SC	1,034
Stephens County, GA	183	Stephens County, GA	213
Spartanburg County, SC	101	Jackson County, NC	168
Franklin County, GA	84	Spartanburg County, SC	137
Jasper County, SC	74	Fulton County, GA	77
Abbeville County, SC	73	Rutherford County, NC	67

Source: U.S. Census Bureau, 2011-2015 American Community Survey

Nearly 6,580 workers from surrounding counties and nearby states travel to employers in Oconee County.

D. ECONOMIC DEVELOPMENT

Bolstered by a workforce development emphasis, direct Interstate access, expanded access to higher education, and strong tourism and natural resource assets, Oconee County is well-positioned for continued economic development growth. The County offers a comparably low cost of doing business that includes factors such as low taxes and utility rates, as well as a generally lower cost of living. As a right-to-work state, South Carolina ranks among the nation's least unionized states at a rate of only 1.6%.

State and local jurisdictions have the option of further creating a positive business climate by offering tax incentives that help employers reduce operating costs and boost return-on-investment, the provision of infrastructure, and the availability of low to no-cost specialized workforce development and training programs. Local governments can also streamline development review and permitting processes to facilitate clear communication of expectations and regulations and ensure the consistent enforcement of codes, ordinances, and regulations. The County can also promote the protection of existing and future business operations through sound planning for infrastructure and compatible land use.



1. Incentives

Public investments and incentives, when part of a well-planned development strategy, can provide an attractive business climate and increase private investment. The State and County can provide multiple tax incentives to existing and new businesses to encourage economic growth and investment. Among the strongest incentives available to State and local economic developers are the jobs tax credit, the fee-in-lieu of property taxes, and job development and retraining credits. Because the State does not tax real or personal property, property tax incentives must be implemented in conjunction with each county.

The State's 46 counties are ranked by the S.C. Department of Revenue each year in one of four tiers, with Tier I including the highest ranked counties and Tier IV including the lowest. Rankings are based on employment rates and per capita income. Oconee County is currently ranked among twelve counties in the second tier. This ranking is used by the State to determine the amount of jobs tax credits allocated to eligible employers in each county, with the larger credit amounts going to counties with the greatest economic need. The 2019 jobs tax credit amount for Oconee County is \$2,750.

The ability to offer many of these incentives depends on the formal approval of the S.C. Department of Revenue and local city and county councils. In addition to the incentives listed in Table 4-13, the wide range of tax credits available to employers includes credits for hiring displaced workers, conservation and habitat management, child care, textile mill and abandoned sites revitalization, and minority businesses. Green incentives are available to promote recycling facilities and energy conservation and renewable energy improvements with recycling, solar, biomass, and renewable fuels.

Table 4-13. State and Local Business Incentives

Available Incentives by Type	Authority	
	State	Local
<i>Corporate Income Tax and Incentives</i>		
Job Tax Credits	✓	
Investment Tax Credit	✓	
Corporate Headquarters Credit	✓	
Research & Development Tax Credit	✓	
Sales Tax Exemption	✓	
Port Volume Increase Tax Credit	✓	
Agricultural Products Purchases Credit	✓	
Corporate Income Tax Moratorium	✓	
<i>State Discretionary Incentives</i>		
Job Development Credit	✓	
Job Retraining Credit	✓	
Economic Development Set-aside Program	✓	
Rural Infrastructure Fund	✓	
Enterprise Zone Retraining Credit Program	✓	



Local Property Tax Incentives		
Fee-In-Lieu of Taxes (FILOT)		✓
Five-Year Property Tax Abatement		✓
Property Tax Exemptions	✓	✓
Textile Revitalization Credit		✓
Revitalization of Abandoned Building Credit		✓

Source: 2019 S.C. Business Incentives Guide, S.C. Department of Commerce

2. Workforce Development

Workforce development is a leading challenge in economic development efforts. The availability of a trained and highly skilled workforce is a major consideration in business location decisions for most employers. Workforce quality is also important. The emphasis of state, regional, and county recruitment efforts on attracting higher-wage, higher-tech employers requires a better-educated and more technologically proficient workforce.

Employment and training resources are offered by State and local providers in Oconee County through the K-12 school system, the technical college system, adult education, and specialized workforce training and job placement programs. Expanded access to training resources has contributed to the rising educational attainment and employability of Oconee County residents. The **School District of Oconee County (SDOC)** offers diverse academic and elective programs in its middle and high schools. The District's **Hamilton Career Center** is the center for high school technology education in Oconee County. The Center currently enrolls 1,000 students from the three district high schools. The District offers technical electives that support 13 career clusters that range from health science and culinary arts to welding and computer science. Students can explore career interests, train for a specific career, gain employability skills, earn state and national certification, and prepare for postsecondary education. County students can also learn about careers, specific job skills and other workplace expectations by participating in work-based opportunities such as job shadowing and internships. Oconee County conducts a *Youth Apprenticeship Program* in partnership with the School District and Apprenticeship Carolina. Students acquire hands-on experience in various business settings and gain a deeper understanding of today's global business environment.

The SDOC also operates the **Oconee County Adult Education** program to prepare residents to obtain the High School Equivalency (GED) diploma. Housed at the Code Learning Center in Seneca, SDOC programs include adult and family literacy, career ready certification, and workplace skills.

To help future Oconee County graduates prepare for productive futures, the SDOC and the Oconee Economic Alliance created NOW (Nurturing Oconee's Workforce) as a manufacturing focused workforce development initiative launched in the fall of 2016. Thirty students, ten from each local high school, are selected each year as NOW Scholars. Participants attend monthly advanced employment skills and career awareness workshops, industry exposure and networking, and tours and internships with Oconee County's top manufacturing employers. The



inaugural class graduated in 2018 to pursue specializations in diverse, high demand fields including mechatronics, machine tool technology, welding, mechanical engineering, and agricultural mechanization.

Oconee County is served by **Tri-County Technical College (TCTC)**, one of 16 public, two-year colleges that comprise the S.C. Technical Education System. The College serves a combined enrollment of 6,082 in its three-county service area from its main campus in Pendleton, as well as through satellite campuses in each of the three counties. The new Oconee County campus opened in the fall of 2018 and is located at the Oconee Industry and Technology Park on S.C. Highway 11 in Westminster. The campus is designed to support regional manufacturing with programs that include CNC Programming and Operations, Manufacturing Management and Leadership, Business Administration and Operations Management, Industrial Electronics Technology, and Mechatronics. The campus also offers dual enrollment for area high school students, university transfer courses, and S.C. Manufacturing Certification. By 2020, the campus will also house the new School District of Oconee County Career Center. The TCTC campus co-location with the SDOC career center and local industry will form an innovative center for technical education, work-based learning, and economic development.

In addition to formal K-12 and postsecondary learning opportunities, the State also offers targeted training programs specifically tailored to the workforce development needs of businesses and industries. Oconee County residents and employers have access to proven workforce development programs that play a critical role in economic development. These job training and re-training programs help attract and retain employers by providing a pool of highly-skilled labor.

Table 4-14. Oconee County Workforce Development Resources

Partner	Workforce Development Role
Worklinks Workforce Development Area (SCWorks)	Leverages <i>Workforce Investment Act</i> funds and other resources as part of the 10-region workforce development system. Partners include the S.C. Department of Employment and Workforce, Tri-County Technical College, and the S.C. Vocational Rehabilitation Department. Centers provide multiple services to help employers find qualified workers, while job seekers and incumbent workers can access employment and training services. Services include internet access, labor market information, resume writing assistance, job search workshops and placement services, adult education and literacy programs, senior employment assistance, veteran employment and training programs, community-based agency assistance, unemployment insurance, and skills assessment.
readySC™	Statewide training resource administered by the S.C. Board for Technical and Comprehensive Education for new and expanding companies in South Carolina, with an estimated value per employee of up to \$9,500. Short-term training is customized to meet the specific needs of employers and conducted on-site as needed. Includes tailored employee recruitment, screening, and training for businesses at little or no cost. The program has trained 298,000 South Carolinians to date.
Apprenticeship Carolina™	The S.C. Technical College System and the S.C. Department of Commerce launched the program as a statewide, coordinated approach to the promotion and support of

	registered occupational apprenticeships. The program provides supervised on-the-job training and related technical instruction (RTI) through registered apprenticeships in nearly 1,000 occupations. Regional workforce investment funds can be leveraged for eligible expenditures including instruction, training, and wages, while trainees can also use lottery tuition assistance for apprenticeship programs. Participating employers qualify for income tax credits.
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3. Utilities

The development and expansion of infrastructure is one of the most significant challenges to future economic growth in Oconee County. The location, timing, and pace of new infrastructure impacts the ability of Oconee County to service new and existing employers. To maximize the economic benefit of costly investments in infrastructure, the County and its municipalities must maintain a coordinated process for planning and prioritization of capital facilities and infrastructure needs. Industrial recruitment efforts generally center on sites and communities where water and sewer are either already available or can be extended at reasonable expense. The County's infrastructure resources are described in greater detail in the *Community Facilities, Transportation, and Priority Investment Elements*.

4. Transportation

Commercial transportation is critical for business and industrial development in today's global economy. Although size and space needs for new businesses and industries can vary widely among employer types and sectors, an accessible transportation infrastructure that provides easy access to materials, supplies, and markets is a common requirement. Convenient connectivity to areas nationwide and overseas is an attractive incentive for businesses and industries, making freight mobility a high priority when considering transportation infrastructure investments. Depending on industry-specific needs, this infrastructure network can include interstates and highways, aviation facilities, rail service, and ports.

The County has nearly nine miles of direct frontage on Interstate 85, with four interchanges. U.S. Highways 123 and 76 traverse the County, as well as South Carolina Highways 28, 183, 130, 59, and 11. Of the 1,700 miles of roads in the County, more than 1,000 are federal and state highways maintained by the State of South Carolina. These transportation corridors open employment, shopping, and recreation opportunities to residents and provide workers with access to employers.

Rail service offers a cost-effective option for manufacturers that require bulk raw materials and shipment of finished products. Oconee County is bisected by the main Norfolk Southern rail line that links Charlotte, North Carolina with Atlanta, Georgia. The line provides direct access to the County's Seneca Rail Park.

Located between Seneca and Clemson, the *Oconee County Airport* offers a 5,000-foot runway, GPS navigation systems, and general aviation support services and amenities that can



accommodate the needs of smaller recreational aircraft as well as larger turboprops and business jets. Commercial passenger service for domestic and international flight connections is accessible at the *Greenville-Spartanburg International Jetport* (GSP) within an hour drive. Six major airlines serve more than 2.3 million passengers through an average of 50 non-stop flights to 19 major airports daily. GSP handles 60,000 tons of cargo annually and is the site of a 120,000 ft² FedEx cargo facility. The *Hartsfield-Jackson Atlanta International Airport* (ATL) is a two-hour drive to the west. As the world's busiest airport, ATL provides international and domestic flights to more than 100 million passengers each year to 150 domestic and 75 international destinations. Both airports offer significant air freight capacity that includes large shipping distribution facilities.

Traditional port service for Oconee County businesses is available through South Carolina seaports at terminals in Charleston and Georgetown. The *Port of Charleston* ranks as one of the busiest container ports on the East coast and provides the primary port service for State businesses. The facility handles 2.2 million twenty-foot equivalent units (TEUs) annually, while moving 760,500 tons of breakbulk cargo. A deepening project now underway will make Charleston the deepest harbor on the east Coast by 2020. The first *South Carolina Inland Port* opened in Greer in 2013, extending the Port of Charleston's reach more than 200 miles inland to the Upstate. The inland port provides access to more than 95 million consumers a day and boosts intermodal efficiency for international freight movements between the Port of Charleston and companies located across the Southeast.

Additional details on Oconee County's transportation resources are presented in the *Priority Investment and Transportation Elements*.

5. Environmental Considerations

The preservation of natural and environmental assets is an aspect of sound economic development. Clean air and water are essential to a desirable quality of life and public health in Oconee County. Air quality problems that trigger non-attainment measures can ultimately impede the recruitment of new industries and businesses to the area, resulting in reduced investment and employment opportunities. All South Carolina counties currently have attainment status with the national ambient air quality standards of the U.S. Environmental Protection Agency. Given the County's location adjacent to the high-growth Greenville-Anderson-Mauldin metropolitan area, it is important that local leaders continue to analyze and monitor the factors related to air quality as they influence the County's long-range economic health and potential.

Oconee County has abundant surface water resources that include Lakes Hartwell, Jocassee, and Keowee, and numerous rivers, creeks, and streams. Detailed data on water quality in the County is provided in the *Natural Resources Element*.

Agriculture and forestry are important components of the landscape and the economy of Oconee County. As noted in the *Agriculture Element*, more than half of the County's land area is



currently in use for agriculture or forestry. Such lands are critical natural resources that provide valuable wildlife habitat, windbreaks, enhanced water quality, groundwater recharge areas, decreased ambient temperatures, stormwater and erosion mitigation, and open space. Preserving important farmland and forests requires economic strategies that focus on areas suitable for growth and discourages intensive development in the County's environmentally sensitive areas.

6. Energy Conservation

Energy conservation influences all aspects of the local economy. A balanced discussion of energy use and conservation must include industrial and commercial interests, as well as large-scale institutional uses. Industrial and commercial uses combined account for well over half (58%) of all energy consumption in South Carolina (*S.C. Energy Office, 2019*). The industrial sector is the State's largest energy user at 45% of all energy consumed. The transportation sector consumes the second largest amount of energy at 28%, while commercial users consume 13%.

Table 4-15 provides a listing of federal and state incentive programs for commercial and industrial businesses to encourage energy efficiency. Nearby Clemson University also operates an Industrial Assessment Center that provides energy assessments to small and medium-sized industrial facilities statewide at no cost.

Table 4-15. Federal and State Energy Conservation Incentives for Businesses

Available Incentives	Source	
	Federal	State
Business Energy Investment Tax Credit (ITC)	✓	
Energy-Efficient Commercial Buildings Tax Deduction	✓	
Renewable Electricity Production Tax Credit (PTC)	✓	
Energy Efficiency Revolving Loan		✓
Alternative Fuel Vehicle (AFV) Revolving Loan Program		✓
Alternative Fuel Vehicle and Infrastructure Financing		✓
Alternative Fuel Project Grants		✓
Alternative Fueling Infrastructure Tax Credit		✓
Battery Manufacturing Tax Incentive		✓
Biofuels Production Facility Tax Credit		✓
Biofuels Distribution Infrastructure Tax Credit		✓
Biomass Resource Tax Credit		✓
Biomass Energy Production Credit		✓
Hydrogen and Fuel Cell Tax Exemption		✓
Idle Reduction Weight Exemption		✓
Natural Gas Vehicle (NGV) Weight Exemption		✓
Solar Energy System Tax Credit		✓

Source: S.C. Energy Office, 2019



7. Industrial Development Sites

Adequate land area and suitable sites are necessary to provide space to accommodate new and expanding business and industry. Planning is needed to ensure the long-term availability of sites that minimize development constraints and potential conflict with surrounding uses. Land targeted for industrial development should be provided with the necessary infrastructure in advance to attract new employers.

Oconee County has four interchanges along an 8.6-mile segment of the Interstate 85 corridor that runs through the southern tip of the County. Economic development strategies emphasize the potential of an industrial corridor in this southern portion of the County. The Golden Corner Commerce Park and four of the eight industrial sites are located in this area (Tables 4-16 and 4-17).

Table 4-16. Oconee County Industrial Parks

Park	Acres*	Features	Location
Oconee Industry & Technology Park	180	Site of new Oconee Workforce Development Campus that will include TCTC Campus and SDOC Career & Technology Education Center	Westminster
Golden Corner Commerce Park	260	Located on I-85; Closest S.C. park to Atlanta, GA	Fairplay
Seneca Rail Park	83	Offers direct rail access	Seneca

*Available, developable acres remaining

Source: Oconee Economic Alliance, 2019

Sensible growth strategies encourage the development of land closer to existing development, provide incentives for infill and the redevelopment of previously developed areas, and avoid encroachment of new development into areas that lack the necessary public facilities, services, and infrastructure. The use of vacant buildings to house new business and industry supports this strategy. These facilities can range from former strip commercial centers to big box retail and abandoned mills. Often referred to as *greyfields*, these properties generally consist of a large structure with significant land area. These sites represent infill opportunities that do not require the expansion of new infrastructure and are convenient to existing transportation networks and housing markets. Table 4-17 lists currently available industrial facilities and sites that take advantage of existing infrastructure and accessibility.

Table 4-17. Oconee County Industrial Buildings and Sites

Site/Building	Size	Acreage	Type	Community
Dunlop	200,000 ft ²	44 acres	Bldg	Westminster
Jacobs Road	135,910 ft ²	14 acres	Bldg	Seneca
Stamp Creek	30,000 ft ²	6 acres	Bldg	Salem
Fairplay Boulevard	N/A	46 acres	Site	Fairplay
I-85 Exit 2	N/A	46 acres	Site	Fairplay
Grubbs Road	N/A	18 acres	Site	Fairplay
Morgan Site	N/A	20 acres	Site	Townville

Source: Oconee Economic Alliance, 2019

8. Economic Development Strategies and Focus Areas

Over the last decade, South Carolina has increasingly shaped its economic development strategy around target industries as part of a long-term economic strategy that aims to foster growth and raise the State's per capita income to the national average. Clusters, targets, and specialty sectors have been identified in multiple State and regional studies. These targets are used to identify areas for collaboration across jurisdictional boundaries that combine public and private investment to promote growth within each region.

Statewide economic growth potential is focused on the Advanced Manufacturing, Advanced Materials, Aerospace, Agribusiness, Automotive, Distribution & Logistics, Life Sciences, and the Office/Shared Services sectors. For the ten-county region that includes Oconee County, the Upstate SC Alliance has identified five targeted sectors in Aerospace, Automotive, Engineered Materials, Food Manufacturing, and Life Sciences (Table 4-18). At the County level, the Oconee Economic Alliance (OEA) seeks to build a vibrant economy by focusing on four related industry targets in Advanced Manufacturing, Automotive, Metal Fabrication, and Plastics Injection Molding.

4-18. Economic Development Target Industry Clusters

Target Sector	Description	South Carolina	Upstate Alliance	OEA
Advanced Manufacturing	<ul style="list-style-type: none"> Provides 11% of the State's non-farm employment Prevalent in Oconee County, with sector employers that include BASF, Greenfield Industries, Sandvik, ACI Plastics, Vermont NDT, and Lift Technologies 	✓		✓
Advanced/Engineered Materials	<ul style="list-style-type: none"> Cluster includes metal working and fabrication, technical textiles, plastics, innovative polymer and advanced composites, optics, metals, chemicals, and ceramics Upstate cluster has 883 businesses with 40,384 employees Oconee employers in this sector include BASF, Baxter, U.S. Building Innovations, CRM Global, Sealed Air, and CollinsCraft 	✓	✓	
Aerospace	<ul style="list-style-type: none"> Annual statewide economic impact of more than \$19 billion Upstate has 38% of State's aerospace employers Oconee sector employers include RBC Aerostructures and ITT 	✓	✓	
Agribusiness/Food Manufacturing	<ul style="list-style-type: none"> Encompasses traditional agriculture and forestry, food production, wood processing, and ancillary support Statewide economic impact of \$41 billion and more than 68,000 direct jobs Annual output of \$26 billion (9% of the State total) with a 23% growth rate over the last decade Recent Oconee additions include Keowee Brewing and Jocassee Valley Brewing 	✓	✓	
Automotive	<ul style="list-style-type: none"> Includes all aspects of automotive manufacturing - parts suppliers, assemblers, and raw material producers Sector quadrupled in size over the last 2 decades to reach an annual economic impact of \$27 billion S.C. is national export leader of completed passenger vehicles and ranks 1st in production and export of tires Automotive manufacturing has a strong presence in Oconee County that includes BorgWarner, U.S. Engine Value, Koyo Bearings, Parkway, Baxter, and Horton. 	✓	✓	✓
Bioscience/Life Sciences	<ul style="list-style-type: none"> Biotechnology and pharmaceutical bulk manufacturers, healthcare, medical devices, chemical processors, generic and proprietary pharmaceutical developers, hygiene product producers and packagers, and related research and development Annual statewide economic impact of \$11.4 billion County advantage with proximity to Clemson University and cutting-edge research and innovation Local sector employers include Oconee Memorial Hospital (Prisma Health) and Ulbrich Precision 	✓	✓	✓

4-18. Economic Development Target Industry Clusters, *Continued*

Target Sector	Description	South Carolina	Upstate Alliance	OEA
Distribution	<ul style="list-style-type: none"> ▪ Oconee County offers a convenient location with extensive transportation infrastructure including rail, Interstate 85, and Inland Port at Greer ▪ County distribution facilities include Perry Ellis, Clarios, and International Kitchen Supply 	✓		✓
Energy	<ul style="list-style-type: none"> ▪ Focus on mechanical and electrical components for renewable energy technologies, nuclear energy industry components, and electrical distribution systems ▪ Oconee employers include Duke Energy, Blue Ridge Electric Cooperative, Itron, Ulbrich, ITT, and Schneider Electric. 			✓

Sources: S.C. Department of Commerce, Upstate SC Alliance, and Oconee Economic Alliance, 2019

In addition to these targeted manufacturing sectors, Oconee County can diversify its economic base with development of agribusiness and tourism, with support for small business development and downtown revitalization.

As described in the *Agriculture Element*, agriculture and forestry continue to be an integral part of the South Carolina and Oconee County economy. A 2013 joint study released by the South Carolina Departments of Agriculture and Commerce, *Making Small Farms into Big Business*, identified the development potential of *food nodes*. A *food production node* is a cluster of farms near each other, working in collaboration and using common food production infrastructure. Strengthening these clusters of independent farms presents an opportunity for South Carolina communities to maintain a sustainable agriculture system and build local efficiencies in food trade. Savings in fuel and energy costs make local producers more attractive as suppliers to regional markets. The continued growth in consumer interest and demand for organically grown produce and livestock also creates new markets for smaller farming operations.

The South Carolina Department of Agriculture, along with the Palmetto AgriBusiness Council and the Farm Bureau, implemented the *50 by 20 Plan* that calls for increasing the economic impact of the State's Agribusiness cluster to \$50 billion by the year 2020. As part of this effort, a growing number of South Carolina and Oconee County farmers are looking beyond traditional agricultural markets to find new opportunities and markets that diversify their operations through agritourism. These programs are outlined in the *Agriculture Element*.

Strategies that protect agricultural uses and productive agricultural and forest lands are necessary to maintain profitable farms. The agribusiness strategy strongly complements revitalization efforts to strengthen existing urban centers in the County and reduce encroachment into prime farmlands and forests. Recruitment efforts can also seek industries that use locally grown products or by-products for value-added production. The County has established an Agriculture Advisory Board with responsibility for representing the interests and needs of the agricultural sector. The Board advises the County on issues ranging from land use to the promotion of all sectors of agribusiness.



The same abundant natural resources that support agriculture can also serve as a major tourist draw. The recreation and tourism sector also plays an important role as a provider of jobs and income in many South Carolina communities, both large and small. The economic impact of tourism in South Carolina is significant, supporting one in ten jobs statewide in a \$22.6 billion industry that now accounts for nearly three percent of the State GDP (*U.S. Travel Association, 2019*). Domestic travelers to the State spent more than \$12 billion on transportation, lodging, food, entertainment, recreation, and incidentals. Sector spending also generated \$1.7 billion in State and local tax revenue. This equates to a tax burden transfer from residents to tourists of \$895 per household.

Oconee County benefitted from more than \$64 million in travel and tourism related expenditures, with \$3.3 million in local tax revenues, in 2017. This activity ranked Oconee among the top half of South Carolina counties in total travel expenditures (*SCPRT, 2018*). Tourism generated nearly \$10 million in local payroll. Tourism employment includes numerous sectors such as public and auto transportation, lodging, food service, entertainment and recreation, and general retail. Tourism-related jobs offer opportunities for residents with diverse skills and educational backgrounds, ranging from first-time job seekers to senior citizens and from part-time work to alternative work schedules.

A new tourism development plan for Oconee County was completed and adopted in 2015. The Plan, *Destination Oconee: Realizing the Future of Oconee County*, outlines recommendations for tourism, growth policies, branding, funding, and marketing for the County and its communities. The initial recommendations addressed a variety of needs that ranged from downtown street audits and design review ordinances, to overlay districts, coordinated signage, and ongoing support of tourism projects. These efforts will strongly complement the County's overall economic development goals by diversifying the local economic base, enhancing and preserving the County's rich cultural and natural resource base, strengthening existing downtowns, and providing increased job opportunities for area residents through the creation of locally-owned, small businesses.

As tourist activity increases, downtown development and revitalization initiatives continue to gain momentum in the Upstate. Rural communities with attractive cultural, scenic, and historical resources are among the fastest growing heritage tourism destinations. As identified in the *Cultural Element*, local governments, cultural and civic organizations, and the private sector can play a valuable role in providing recreational, cultural, and entertainment opportunities that enhance the sense of community for residents, attract tourists, and boost activity in traditional downtown districts. Economic development efforts in downtown districts typically focus on encouraging retention of existing businesses, facilitating the location of new businesses that strengthen the downtown, and promoting the revitalization and infill of commercial areas. Among the strategies to revitalize and strengthen these historic commercial centers are policies that preserve and promote the unique nature of the downtown area, along with its key buildings, streets, and public spaces. This includes the redevelopment of blighted structures and properties, streetscaping, and the installation of wayfinding signage that

facilitates identification and access to neighborhoods and businesses. These are among the key recommendations of the *Destination Oconee Plan* for the County and its municipalities.

The Plan defines a unified brand that promotes the County. This character is derived from the County's physical location at the base of the Blue Ridge Mountains and the distinct Appalachian heritage of the community. Each municipality has potentially unique commercial areas, such as Ram Cat Alley in the City of Seneca. As the County seat, the City of Walhalla provides a focal point for creating a vibrant arts and outdoor recreation destination that carefully weaves together business, cultural, and governmental uses. Neighboring Westminster also offers an emerging music and arts scene combined with welcoming small-town charm. Community festivals, museums, visual and performing arts venues, complemented by dining and lodging options, can strengthen the draw of these historic communities.

In addition to creating jobs and boosting downtown revitalization efforts, tourism provides new small business opportunities that enable County residents to capitalize on its natural, recreational, and historic assets. For example, the 2018-2022 *Comprehensive Economic Development Strategy* (CEDS) for the six-county Appalachian Region of South Carolina notes that smaller Upstate communities such as Westminster have limited lodging options for visitors. The plan calls for increased collaboration and incentives to establish options such as bed and breakfasts, short-term rentals, and RV parks.

Small business development strategies are an integral part of local economic development plans. More than half of the State's private sector employees work for small businesses. A distinct advantage of smaller firms is that they are locally-owned and typically employ residents within the local community, do business with other community-based firms, and reinvest profits within the community. Small business development can also provide alternative employment for residents impacted by downsizings and plant closures. Small businesses also tend to be more diverse with higher levels of minority, veteran, and women ownership. Smaller firms are well-positioned to serve the larger corporations recruited to the region, opening new opportunities for small business start-ups.

Local government support for downtown entrepreneurs can include financial incentives for qualifying businesses, physical site improvements, advertising, signage, and other marketing needs. Municipalities can also simplify permitting and remove barriers for new and existing businesses to obtain or renew business licenses to facilitate downtown economic activity. Rehabilitation and reuse of older buildings generally has a higher local economic multiplier than new construction, keeping more dollars in the community.

9. Organizations and Partnerships

The involvement of public and private organizations as economic development allies supports a sound economic growth strategy that addresses community needs and advances the County's economic vision. Economic allies include municipal, state, and county organizations involved in planning, finance, education and training, construction, utilities, and engineering, as well as



related regional and state economic resources (Table 4-19). This continued partnership approach to economic development will fuel Oconee County's a diverse economic base, support economic and community development, and provide a quality living environment for residents.

Table 4-19. Oconee County Economic Development Allies

Economic Partner	Role
Oconee Economic Alliance (OEA)	Public-private nonprofit tasked with accelerating job creation and capital investment, increasing per capita income, diversifying the local tax base and generating greater awareness of Oconee County as a business location.
Oconee County Industrial Group (OCIG)	Collaboration of industrial base representatives countywide with a focus on information sharing, benchmarking, and support of workforce development initiatives that will help the local economy prosper. Membership is limited to plant managers or their designees.
Tri-County Entrepreneurial Development Corporation (TCEDC)	Local volunteer non-profit emphasizing entrepreneur development by offering expert training and on-one-one mentorship to new and existing businesses. Certified SCORE (Service Corps of Retired Executives) Mentors work closely with Tri-County Tech, Clemson SBDC, and the Oconee Economic Alliance to offer free business counseling and a free monthly Business Start-Up Workshop. Operates the Oconee Business Center (business incubator) in Walhalla.
Oconee County Chamber of Commerce	Private, non-profit that promotes a positive business climate in the market areas of Fair Play, Long Creek, Mountain Rest, Salem, Seneca, Walhalla, West Union and Westminster. Partners with area business leaders and the School District to offer Leadership Oconee, special events, and educational and networking opportunities. Small Business Council offers mentoring programs to facilitate small business startups and foster growth with existing businesses.
Upstate SC Alliance	Coordinates growth of domestic and international investment through market research, economic impact and labor analysis, community profiles, project administration, site identification, product development, domestic and international marketing missions, incentive facilitation, new and existing industry assistance, corporate relocation assistance, and event coordination for the ten-county region that includes Oconee.
Appalachian Council of Governments (ACOG)	Voluntary organization of local governments serving the six-county region of Anderson, Cherokee, Greenville, Oconee, Pickens, and Spartanburg counties, as well as 42 municipalities. Coordinates the Comprehensive Economic Development Strategy (CEDS) for the Appalachian Region that is used as the basis for federal economic investment and workforce development funding.
Appalachian Development Corporation (ADC)	Organized to further economic development, job creation and retention and financially assist in the growth and development of business in six Upstate counties. Provides technical assistance and funding through the Appalachian Loan Fund to businesses located in Anderson, Cherokee, Greenville, Oconee, Pickens and Spartanburg and other Upstate counties in conjunction with the U.S. Small Business Administration and the U.S. Department of Agriculture.



Economic Partner	Role
Appalachian Regional Commission (ARC)	Federal-state partnership that builds community capacity and strengthens economic growth in 420 counties across the 13 Appalachian states. Strategic plan identifies five goals to advance this mission: creating economic opportunity; preparing a ready workforce; building critical infrastructure; leveraging natural and cultural assets; and cultivating leadership and community capacity. <i>Oconee is designated as a transitional county by the ARC for economic development.</i>
South Carolina Research Authority/SC Launch	Public, non-profit that supports the innovation economy by accelerating technology-enabled growth in research, academia, entrepreneurship and industry. Supports start-ups with early-stage funding through SC Launch, an independent, non-profit corporation providing grants, loans, investments and mentoring support to participating state-based companies aligned with Information Technology, Life Sciences or Advanced Manufacturing and Materials sectors. Two participating industries in Oconee County.
S.C. Division of Small and Minority Business Contracting and Certification	Links minority and women-owned small businesses to State contracting and procurement opportunities. Services include one-on-one consultation, training, potential vendor lists, participation reports, and dispute resolution. Sponsors the SC Launch program with acceleration assistance for fledgling companies.
South Carolina Innovation Hub	Online tool that provides individual entrepreneurs and businesses within the technology sector a platform to access and connect with resources.
S.C. Manufacturing Extension Partnership (SCMEP)	Private, non-profit resource for small to mid-size South Carolina businesses to improve their competitiveness through hands-on consulting and training services and competitiveness reviews.
Clemson Regional Small Business Development Center (SBDC)	Statewide network of business training and counseling centers for prospective and existing businesses. Entrepreneurial services include marketing analysis, managerial and technical assistance, business plan preparation, feasibility studies, and seminars at little to no cost. Specialized programs are offered to veterans, women, and young entrepreneurs, along with government contracting, export assistance, and manufacturing ventures technology commercialization. Clemson is the closest SBDC location for Oconee County residents and businesses.
Upstate Carolina Angel Network (UCAN)	Group of Upstate accredited investors who invest in start-up and early-stage, high growth businesses in the Southeast. UCAN has invested more than \$5.6 million in 22 companies since 2008.
Worklinks Workforce Development Area (SCWorks)	State office providing employer assistance in hiring qualified workers, labor market information, job skills assessment and placement, and employment training programs for youth, seniors, veterans and other special populations.



E. GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

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

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
Goal 4.1. Increase the County's tax base through a thriving and diversified economy.		
Objective 4.1.1. Strengthen Oconee County as an employment center.		
<u>Strategy 4.1.1.1.</u> Maintain economic incentives for new and expanding industry.	<ul style="list-style-type: none"> • Oconee County • Upstate SC Alliance • SC Dept. of Commerce 	2021
<u>Strategy 4.1.1.2.</u> Maintain communication with existing business and industry to assess the local business climate, public services, workforce quality, and potential areas for improvement.	<ul style="list-style-type: none"> • Oconee County • Oconee County Industrial Group (OCIG) • Oconee County Chamber of Commerce 	On-Going
<u>Strategy 4.1.1.3.</u> Continue to develop the I-85 industrial corridor with associated infrastructure to support fully utilized industrial parks.	<ul style="list-style-type: none"> • Oconee County • Utility Providers • Upstate SC Alliance • SC Dept. of Commerce 	On-Going
<u>Strategy 4.1.1.4.</u> Promote the inventory of industrial sites and buildings in Oconee County with an emphasis on vacant and certified industrial sites and parks.	<ul style="list-style-type: none"> • Oconee County • Upstate SC Alliance • SC Dept. of Commerce • ACOG 	2025
<u>Strategy 4.1.1.5.</u> Recruit new industry to the County and assist in expansion of existing employers in the target sectors of advanced manufacturing, biosciences, automotive, and energy.	<ul style="list-style-type: none"> • Oconee County • Upstate SC Alliance • SC Dept. of Commerce 	On-Going
<u>Strategy 4.1.1.6.</u> Continue to support the Oconee Economic Alliance as the primary entity to represent the County and pursue industrial development with broad-based public and private representation.	<ul style="list-style-type: none"> • Oconee County • Upstate SC Alliance • SC Dept. of Commerce 	On-Going
Objective 4.1.2. Balance support for retention, expansion and recruitment of businesses.		
<u>Strategy 4.1.2.1.</u> Strengthen relationships and partnerships among the County, civic organizations, municipalities, educational institutions, service agencies, and the private sector to support economic development.	<ul style="list-style-type: none"> • Oconee County • Chamber of Commerce • OCIG • School District of Oconee County (SDOC) • Tri-County Technical College (TCTC) 	On-Going



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
Strategy 4.1.2.2. Maintain a formalized business and retention program (BRE) dedicated to existing employers in Oconee County.	<ul style="list-style-type: none"> • Oconee County • OCIG • Municipalities 	2025
Strategy 4.1.2.3. Conduct annual visits and tours of County industrial facilities to establish and maintain rapport and working relationships with existing businesses.	<ul style="list-style-type: none"> • Oconee County • OCIG • Workforce Development Partners 	Annually
Strategy 4.1.2.4. Develop and coordinate positive economic and business messages and case studies and marketing for local, regional, and national media outlets.	<ul style="list-style-type: none"> • Oconee County • Upstate SC Alliance • OCIG • Employers • Media 	2025
Goal 4.2. Improve the skills, productivity, and economic competitiveness of the Oconee County workforce.		
Objective 4.2.1. Increase employer satisfaction with workforce readiness.		
Strategy 4.2.1.1. Align workforce development and training programs with economic development efforts to include targeted industries, current and projected workforce needs and provide robust apprentice and internship opportunities in a wide variety of County businesses and industries.	<ul style="list-style-type: none"> • Oconee County • SDOC • TCTC • WorkLinks • ApprenticeshipSC • Employers • Clemson University 	2023
Strategy 4.2.1.2. Work to improve the completion rate including alternative credit sources.	<ul style="list-style-type: none"> • SDOC 	On-Going
Objective 4.2.2. Raise incomes and earnings potential of the County workforce.		
Strategy 4.2.2.1. Increase the number of jobs with higher than average County wages and demand outlook.	<ul style="list-style-type: none"> • Oconee County • Upstate SC Alliance • SC Dept. of Commerce 	On-Going
Strategy 4.2.2.2. Prepare Oconee County graduates and residents for high demand, higher wage careers and occupations, equipping them with the training and education to apply their skills in a broad and diverse economy.	<ul style="list-style-type: none"> • Oconee County • SDOC • TCTC 	2021
Strategy 4.2.2.3. Increase access to local employment opportunities that can reduce overall commuting distance and costs for residents.	<ul style="list-style-type: none"> • Oconee County • Upstate SC Alliance • SC Dept. of Commerce 	2021
Strategy 4.2.2.4. Support and promote the continued expansion of the consolidated Oconee County Workforce Development Center Campus at the Oconee Industrial and Technology Park to include Tri-County Technical College and the new School District Career Center.	<ul style="list-style-type: none"> • Oconee County • SDOC • TCTC • Business/Industry 	2023



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
<u>Strategy 4.2.2.5.</u> Add defined career pathways for existing and projected opportunities in sectors including advanced manufacturing, automotive, healthcare, entrepreneurship, retail, hospitality, and biosciences.	<ul style="list-style-type: none"> • SDOC • TCTC • Workforce Development Partners 	2025
<u>Strategy 4.2.2.6.</u> Leverage corporate giving by employers for academic, career, and cultural enrichment programs that raise college and work readiness of County students.	<ul style="list-style-type: none"> • Corporate and Community Foundations • SDOC • TCTC 	2025
Goal 4.3. Increase business and commercial activity in priority areas.		
Objective 4.3.1. Strengthen downtown commercial districts.		
<u>Strategy 4.3.1.1.</u> Promote the development of downtown retail and commercial niche markets in Seneca, Walhalla, West Union, Westminster, and Salem.	<ul style="list-style-type: none"> • Municipalities • Oconee County • Chamber of Commerce 	2025
<u>Strategy 4.3.1.2.</u> Promote policies that preserve and promote the unique nature of downtowns, key buildings, streets, and public spaces.	<ul style="list-style-type: none"> • Municipalities • Oconee County 	Annually
<u>Strategy 4.3.1.3.</u> Identify and inventory commercial and industrial infill and greyfield sites throughout the County and prioritize for reuse and redevelopment.	<ul style="list-style-type: none"> • Municipalities • Oconee County 	2023
<u>Strategy 4.3.1.4.</u> Explore local incentives for location of businesses and industries in existing properties and the use of infill properties such as tax or fee reductions or zoning incentives.	<ul style="list-style-type: none"> • Municipalities • Oconee County 	2025
<u>Strategy 4.3.1.5.</u> Establish a county-wide loan pool, in partnership with area banks, focused on downtown revitalization.	<ul style="list-style-type: none"> • Municipalities • Oconee County • Chamber of Commerce 	2023
Objective 4.3.2. Foster a climate of entrepreneurial activity and small business success.		
<u>Strategy 4.3.2.1.</u> Support small business start-up and expansion and assist in clearing key steps in the development and start-up process to include permitting and inspections, licensing, and eligibility for State and local incentives.	<ul style="list-style-type: none"> • Oconee County • Small Business Development Center (SBDC) • Chamber of Commerce • Tri-County Entrepreneurial Development Corporation (TCEDC) 	Annually
<u>Strategy 4.3.2.2.</u> Establish and maintain local business incubation capabilities.	<ul style="list-style-type: none"> • Oconee County • SBDC • Clemson University • Chamber of Commerce • TCEDC 	On-Going



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
<u>Strategy 4.3.2.3.</u> Support efforts to expand the reach and economic impact of the <i>Think Oconee</i> buy local campaign throughout the County.	<ul style="list-style-type: none"> • Oconee County • Chamber of Commerce 	On-Going
<u>Strategy 4.3.2.4.</u> Explore the benefits of <i>Certified Connected Community</i> status.	<ul style="list-style-type: none"> • Oconee County • Utility Providers • Telecommunication Providers 	2025
<u>Strategy 4.3.2.5.</u> Identify projects and promote Opportunity Zone incentive areas.	<ul style="list-style-type: none"> • Oconee County 	2021
Objective 4.3.3. Leverage the County’s cultural, historic, agricultural, and natural resources as economic assets.		
<u>Strategy 4.3.3.1.</u> Continue implementation of the <i>Destination Oconee</i> plan objectives.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2023
<u>Strategy 4.3.3.2.</u> Capitalize on the local traditional arts, culture, and heritage of the County as an economic opportunity for small business development, downtown revitalization, and tourism.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Chamber of Commerce • Arts and Cultural Groups • Festival and Event Organizers 	2025
<u>Strategy 4.3.3.3.</u> Support economic development activity that leverages the assets and strengths of the County’s rural areas to include agribusiness and agritourism, outdoor recreation, heritage tourism, and eco-tourism.	<ul style="list-style-type: none"> • Oconee County • SBDC • Chamber of Commerce • TCEDC 	2023



Chapter 5. Cultural Resources Element

Cultural resources include historic buildings and structures, unique residential and commercial areas, archeological sites, entertainment venues and events, museums, art galleries, educational and religious institutions, and related features that comprise the unique attributes and defining character of Oconee County and its communities. The Cultural Resources Element provides an overview of the historical development of the County, identifies significant historic and cultural resources, profiles local arts and cultural organizations, lists annual events and opportunities, and explores the current and potential economic impact of these resources in the community.

Preservation and enhancement of the County's abundant historic and cultural resources directly benefit the community through increased tourism activity and revenue, revitalization of core commercial and residential districts, higher property values, stronger community identity, and enhanced attractiveness to new employers and residents. The ability of Oconee County to attract and retain visitors, retirees, and professionals rests in large part on the quality of life offered by a rich historic and cultural resource base.

A. HISTORICAL DEVELOPMENT

The history of Oconee County has been extensively documented through many publications including *Oconee County* (1998) by Piper Peters Aheron and *Historic Oconee in South Carolina* (1935) by Mary Cherry Doyle. The Oconee County Heritage Book Committee also compiled *The Heritage of Oconee County, 1868–1995* in 1995. The Oconee History Museum and the Oconee County Library maintain reference copies of most of these publications.

Oconee County is nestled in the northwest corner of South Carolina between the edge of the Blue Ridge Mountains and the Chattooga and Tugaloo rivers. Its name is rooted in the Cherokee word translated as “land beside the water.” Although the first inhabitants of the area were the Creek and Cherokee, early European settlement in the area began in the late-eighteenth century with the construction of a militia outpost at the colonial frontier. Named Oconee Station, the post served as a military compound and later as a trading post.

Through multiple treaties following the American Revolution, the Cherokee were displaced from most of the area. Oconee County was carved out of the western portion of the Pickens District in 1868. Walhalla, founded nearly two decades earlier by German settlers, was designated as the new County seat.

Agriculture was the dominant economic activity of the area until the westward expansion of rail service in the late nineteenth century. The new communities of Seneca, Westminster, and Newry were products of rail access to the region. The arrival of the railroad also facilitated the development of the textile industry that would remain a major employer well into the twentieth century.



Following the Second World War, major infrastructure projects prompted additional changes in the County's economy. The construction of the national Interstate system included a segment of Interstate 85 in the southeastern corner of the County, opening both industry and resident access to new opportunities in surrounding counties and neighboring states. A series of dam projects for power generation resulted in the creation of Lakes Hartwell, Keowee, and Jocassee. In addition to producing the energy to support growth in the region, these new lakes became valuable recreational assets.

B. HISTORIC RESOURCES

Small towns and rural communities with attractive cultural, scenic, and historical resources are among the fastest growing heritage tourism and retirement destinations. The historic and cultural resources of Oconee County and its communities contribute to the appeal of the area as a retirement destination, a desirable place to work and live, and a growing tourist destination. These local resources warrant special consideration in the comprehensive planning process to protect their unique character from development pressures and neglect. Protection of the County's historical and architectural resources requires an active partnership among public and private property owners, local governments, and State and Federal agencies.

1. National Register Listings

South Carolina has more than 1,400 listings in the National Register, with 160 historic districts statewide. The *National Register of Historic Places* is the nation's official list of historic and cultural resources formally deemed worthy of preservation. Authorized by the *Historic Preservation Act of 1966*, the National Register is the foundation of a national effort to identify, evaluate and protect irreplaceable architectural and archeological resources. Under the oversight of the National Park Service of the U.S. Department of the Interior, the Register listing includes buildings, structures, districts, sites and objects that qualify as significant in the context of American history, architecture, engineering, culture and archaeology. The benefits of National Register listing include wide recognition of a property's significance, consideration and review in the federally-assisted project planning process, eligibility for federal tax benefits for rehabilitation and easements, and eligibility for federal and state historic preservation grants.

National Register listings can be achieved for larger *historic districts* that contain broader areas of multiple historic properties that have collective significance, for *individual* properties that meet the criteria, and for *landmark* sites that represent historical significance at a level greater than local and regional interest.

Historic districts can be designated to protect larger areas of historic properties and landscapes from adverse impacts of development. National Register criteria for historic districts require that the majority of the components that comprise a district's historic character have integrity, though alone they may be individually undistinguished. There are currently four designated historic districts in Oconee County. Table 5-1 profiles these historic districts shown on Map 5-1.



Although each historic district has multiple contributing properties, there are also numerous individual National Register sites located outside of these districts. (Table 5-2 and Map 5-1).

Table 5-1. National Register Districts in Oconee County

ID	District	Significance	Listed
D1	Newry Historic District	Turn of the century textile mill village built between 1893 and 1910 in the Little River Valley. Contains 118 properties including the Courtenay Mill complex, mill office, company store, post office, village church, and workers residences. Located within a 250-acre area. A typical New England textile factory design attributed to W.B.S. Whaley.	1982
D2	Oconee State Park District	Product of Great Depression era efforts of the Civilian Conservation Corps (CCC) to protect natural areas through park construction while providing job opportunities for unemployed American men. Contains 63 contributing and 60 non-contributing resources arranged around a man-made lake. Includes vacation cabins, bathhouse, central administrative building, two residences and two picnic shelters.	2004
D3	Ram Cat Alley Historic District (Seneca)	Example of architectural and commercial development around the growth of the railroad in a small South Carolina town. Intact public, commercial, and social center, consisting of 21 commercial buildings in downtown Seneca. Eighteen contributing buildings constructed from 1887 to 1930.	2000
D4	Seneca Historic District (Seneca)	District is made up of two areas that include three churches and 20 homes in a variety of architectural designs which produce a cohesive and homogenous unit. Included are examples of late 19 th century domestic architecture, pre-World War I dwellings, mid-1920s houses, and church architecture of the first half of the 20 th century. Architectural styles include Victorian, Classical Revival, Bungalow, Tudor Revival, and Four-Square.	1974 and 1987

Source: National Register of Historic Places, 2019

Table 5-2. National Register Sites in Oconee County

ID	Property/Site	Significance	Listed
S1	Alexander-Cannon-Hill house (Seneca)	Provides an upcountry pioneer architectural link between the present and Old Pickens. Built in 1831 on a plantation at the edge of Old Pickens, the house was moved to its new location in 1972 to conform to Atomic Energy Commission regulations. Acquired by Duke Power in the 1960s.	1972
S2	Ellicott Rock (Salem)	Inscribed in 1813 as part of survey to settle a state boundary dispute. Recognized as the fixed common corner of North Carolina, South Carolina, and Georgia. Located on the east bank of the Chattooga River.	1974
S3	Faith Cabin Library (Seneca)	Significant for its role in African American education and social history in South Carolina. Constructed in 1937 with support of Oberlin College, it is one of only two remaining free-standing Faith Cabin Libraries in the State and the only remaining building from the Seneca Junior College campus.	2012
S4	Keil Farm (Walhalla)	Antebellum farm house (ca. 1850) symbolizing the role of a German immigrant family in the settlement and development of Walhalla and Oconee County. Consists of frame farm house and six outbuildings.	1998
S5	Long Creek Academy (Long Creek)	Opened in 1914 by the Beaverdam Baptist Association as part of a system of mountain mission schools overseen by the Home Mission Board of the Southern Baptist Convention.	1987

Table 5-2. National Register Sites in Oconee County, Continued

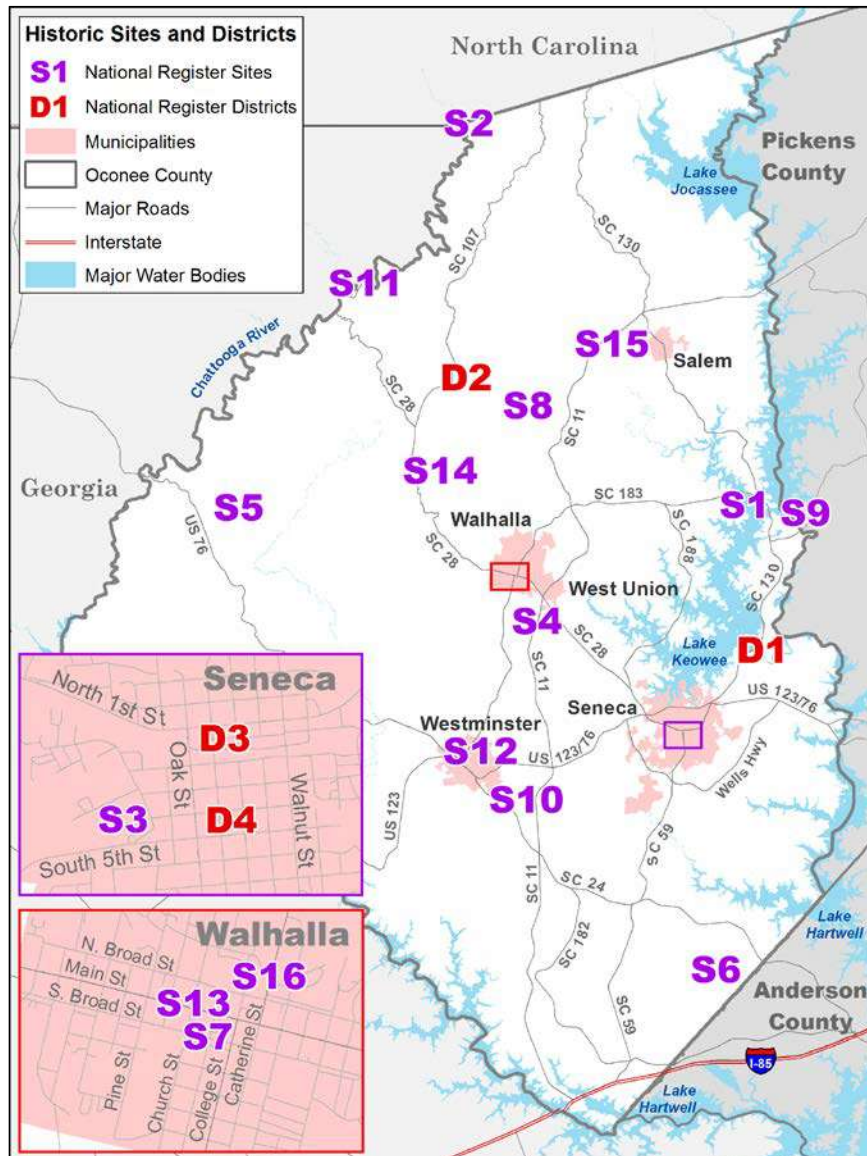
ID	Property/Site	Significance	Listed
S6	McPhail Angus Farm (Seneca)	Established in 1902, the farm complex illustrates 20 th century developments in South Carolina upcountry agriculture. Site includes eight contributing properties and more than 140 acres of terraced fields.	2007
S7	Oconee County Cage (Walhalla)	One of several <i>Jails on Wheels</i> used in the early 20 th century as quarters for chain gang members at work sites. The small, metal cage on a wheeled chassis was constructed around 1900.	1982
S8	Oconee Station (Salem)	Building marks the farthest point in South Carolina to which white settlers ventured before the Revolution. Erected before 1760 as a military outpost to protect settlers. Used by the Cherokee as a trading post in the early 1800s. Includes the adjacent Richards house, constructed in 1805.	1971
S9	Old Pickens Presbyterian Church (Seneca)	Intact example of a mid-nineteenth century church built in the meeting house style and constructed of brick. Also significant for its association with the town of Pickens Court House (Old Pickens) and as the only remaining building from the old town site. A cemetery containing more than 200 marked graves is adjacent to the church.	1996
S10	Retreat Rosenwald School (Westminster)	Significant for its association with African American public education during the first half of the 20 th century. Built in 1924 as one of ten Rosenwald Schools in Oconee County, serving as an important public educational and social center for rural blacks.	2011
S11	Russell House & Farmstead (Mountain Rest)	Constructed after 1867 as a stage stop and inn. Although the house burned in 1988, the complex includes ten agricultural outbuildings representative of a small, turn of the century Appalachian farmstead. Outbuildings include log barn ruins, spring house, outhouse, garage, corn crib, and potato cellar.	1988
S12	Westminster Depot (Westminster)	The Southern Railway passenger station (ca. 1885) is one of the town's oldest buildings. The station served as a community gathering place and activity center.	1976
S13	St. John's Lutheran Church (Walhalla)	Constructed between 1859 and 1861 for the German Lutheran congregation of Walhalla. Significant both for its German vernacular church form and for its role in the religious and organizational history of Walhalla. The site includes a brick Sunday School building and a church cemetery with the earliest gravestone dating to 1851.	1980
S14	Stumphouse Tunnel Complex (Walhalla)	Site includes 40 acres of land, two acres of water, Stumphouse Mountain Tunnel, Middle Tunnel, the 385-foot original railroad bed, picnic and camping areas, and a museum of railroad history. As part of the 1850s Blue Ridge Railroad project, the tunnels were planned as a final link in a shipping route from the Mississippi to the Atlantic seaboard. Stumphouse is also the site of the first successful attempt to age blue cheese in the South by Clemson University in the 1950s.	1971
S15	Tamassee DAR School (Tamassee)	Associated with the history of education in the rural northwestern corner of South Carolina and as one of only two schools in the nation created by the Daughters of the American Revolution (DAR). Opened in 1919 for children of poor rural families, the site includes 44 contributing and 11 noncontributing buildings, sites, and structures dating from 1919 to 1960.	2012
S16	Walhalla Graded School (Walhalla)	Example of an educational building in the Classical Revival style and significant for its role in the educational development of Oconee County. The facility is comprised of a 1902 graded school, a 1913-14 auditorium and east wing addition, and a 1950s classroom addition, built on the temporary site of Newberry College.	1992



Across from S13	Oconee County Courthouse	The Oconee County Courthouse at 211 W. Main Street in Walhalla, is of significance due to its Architecture. Constructed in 1956, the Courthouse is an interesting and eclectic mix of periods within the Modern movement: steel enamel paneling, heavy limestone cornices and sills, and large glass paneling add characteristically midcentury ornament to a body otherwise reminiscent of the Stripped Classicism that is typically seen in buildings built several decades earlier.	2016
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Source: National Register of Historic Places, 2019

Map 5-1. Oconee County National Register Districts and Sites



Source: Oconee County, 2019

2. Historical Markers

Historical markers give recognition to places, people, events, and structures that have historical significance at the local, state, or national level. The South Carolina Department of Archives and



History manages the *South Carolina Historical Marker* program. The program includes 1,500 markers statewide, with 19 in Oconee County (Table 5-3). These markers recognize diverse sites of historical significance throughout the County that include schools, churches, and Native American settlements. Although the Department must approve the content of all markers and their location must be coordinated with the S.C. Department of Transportation, there is no state funding for the signs. Markers must be sponsored and purchased by civic, church, historical, or educational organizations.

Information provided by Oconee Heritage Center staff indicates that there are additional locations in Oconee County that should be inventoried for historical purposes and possible inclusion in the official State Historical Marker program.

Table 5-3. State Historical Markers in Oconee County

Marker ID	Marker Name
37-1	First Soil Conservation District Plan
37-2	St. John's Lutheran Church
37-3	The Cherokee Path
37-4	Seneca
37-5	Replaced by Marker 37-11
37-6	Capt. Samuel Earle
37-7	Oconee County Training School
37-8	Seneca Institute
37-9	Newberry College
37-10	Stumphouse Tunnel
37-11	Keowee Town
37-12	Oconee Town
37-13	Cherokee Boundary (1777)
37-14	Jocassee Town
37-15	English School
37-16	Chattooga Town
37-17	Cross Roads Baptist Church/Cross Roads School
37-18	West Union Grammar School
37-19	Tamassee DAR School
37-20	Retreat Rosenwald School
*	Chauga Town
*	Cheohee Town
*	Tamassee Town
*	Beaverdam Baptist Church

* Marker numbers not available

Sources: S.C. Historical Marker Program database, 2019; Oconee Heritage Center, 2019

4. Archaeological Resources

As defined by the S.C. Department of Archives and History, an archaeological site is an area yielding three or more historic or prehistoric artifacts within a 30-meter radius and/or an area with visible or historically recorded cultural features such as cemeteries, rock shelters, chimney



falls, brick walls, piers, and earthworks. Due to the sensitive nature and wealth of information that can be gained over time from careful study of these sites, locations are typically not publicly disclosed.

Such sites on federal or tribal lands or that are potentially impacted by federally funded projects are protected to a limited degree by the *Archeological Resources Protection Act of 1979*, the *Native American Graves and Repatriation Act of 1990*, *Executive Order 13007* of 1996, and the *Department of Transportation Act of 1966*. At the State level, multiple laws and regulations protect archeological resources including the *South Carolina Mining Act*, the *South Carolina Underwater Antiquities Act*, the *South Carolina Water Resources and Planning Act*, as well as various State codes related to abandoned cemeteries and burial grounds. The State has also developed *Standards and Guidelines for Archeological Investigations* as an advisory framework for archaeological fieldwork and reporting in the state of South Carolina.

Archeological sites can be particularly fragile and vulnerable to development. Most sites are discovered during the land development process, especially road construction. The County and its municipalities should work to protect and preserve known sites, as well as identify and protect additional potential areas of archaeological significance.

Archaeological site excavations have been conducted on a number of sites in Oconee County including Fort Prince George, Tamassee Town, Chattooga Town, Chauga Mound, Tugaloo Mound, and Oconee Town. Relics from these excavations have been placed with various institutions throughout the southeast, but are available to be loaned to local museums.

5. Cemeteries

Cemeteries are a significant historical resource in every community and can be an important repository for social, religious, artistic, genealogical, and cultural heritage. There are nearly 100 cemeteries in Oconee County, ranging in size from small family plots to historic church cemeteries and memorial gardens. More than 70 cemeteries in Oconee County have been inventoried by the U.S. Geological Survey and included in the federal Geographic Names Information System (GNIS). Among these historic locations are the Mountain View, Oak Grove, and Lumpkin Street cemeteries in Seneca, the St. John's Lutheran Church cemetery in Walhalla, and the Old Pickens Presbyterian Church cemetery north of Seneca. The website of the Oconee County Cemetery GPS Mapping Project contains most cemetery information including aerial views, map coordinates and directions, and links to photos and tombstone texts. The Old Pendleton District Genealogical Society also maintains the *Oconee Cemetery Survey Books*. In recent years online resources such as findagrave.com have become useful resources to assist in keeping local cemetery listings up-to-date.

The South Carolina Department of Archives and History provides a reference guide for individuals and groups who are interested in the preservation and protection of historic cemeteries (*South Carolina's Historic Cemeteries: A Preservation Handbook, 2007*). Vandalism, development, and neglect are the biggest threats to these historic resources. Cemeteries are



protected by several State laws that address the preservation and protection of cemeteries (*S.C. Code 6-1-35*), access and relocation of cemeteries (*S.C. Code 27-43-10*), and destruction or desecration of remains (*S.C. Code 16-17-600*). However, enforcement of State laws pertaining to cemeteries rests with local law enforcement. The *National Historic Preservation Act of 1966* also provides some protection to cemeteries that are eligible for or listed in the National Register of Historic Places.

6. Unique Areas and Scenic Corridors

Numerous unique areas and corridors showcase the history, culture, and geography of Oconee County. In addition to scenic views, these routes feature historically and culturally significant sites and the unspoiled, diverse natural character of the County. The ***Cherokee Foothills Scenic Highway*** is also a ***National Scenic Byway*** that extends 112 miles along S.C. Highway 11, while the ***Savannah River Scenic Highway*** (S.C. Highway 24) forms part of the ***South Carolina National Heritage Corridor*** that extends 320 miles from the mountains of Oconee to Charleston. This Heritage Corridor offers a cross-section of the State's history, culture, and natural landscapes by showcasing the evolution of regional life, from plantations and farms to mill villages and urban centers. As a spur of the Falling Waters National Scenic Byway, the ***Oscar B. Wigington Scenic Highway*** (S.C. Highway 107) is only 20 miles long and offers spectacular mountain views from the North Carolina border to Oconee State Park. These corridors and other scenic areas are detailed in the *Natural Resources Element*.

7. Historic Preservation Organizations

State and local agencies and nonprofit organizations assist South Carolina communities in maintaining their local character by preserving historic and cultural landmarks. The ***South Carolina Department of Archives and History*** (SCDAH) preserves and promotes the documentary and cultural heritage of the Palmetto State through archives and records management, history education, and historic preservation. Housed in the SCDAH, the ***State Historic Preservation Office*** (SHPO) facilitates the responsible stewardship of South Carolina's irreplaceable historic and prehistoric places.

The ***South Carolina Institute for Archeology and Anthropology*** (SCIAA) maintains the official inventory of discovered archeological sites in the State.

The nonprofit ***Palmetto Conservation Foundation*** was founded in 1989 to conserve South Carolina's natural and cultural resources, preserve historic landmarks, and promote active outdoor recreation on the Palmetto Trail and other greenways. As detailed in the *Natural Resources Element*, three sections of the Palmetto Trail have been completed in Oconee County to date with the Stumphouse Passage, the Oconee Passage, and the Eastatoe Passage.

The ***Oconee County Arts & Historical Commission*** is a county supported organization that funds annual cultural and art events. The ***Oconee History Museum*** is a nonprofit organization focused



on the preservation and promotion of the history and cultural heritage of Oconee County through museums, programs, and historic sites.

8. Historic Preservation Planning

Land use, transportation, and zoning decisions can critically impact historic preservation efforts. Communities that plan ahead to preserve historic properties and districts have a greater likelihood of success. South Carolina law allows local jurisdictions to enact zoning provisions that preserve and protect the character of a community. These communities can enact historic preservation ordinances that contain specific procedures and standards for designating historic properties and districts, design guidelines, and a process for reviewing proposed changes to historic properties. The focus of such ordinances is on preserving the appearance, rather than the use, of identified historic properties. The City of Seneca adopted a design review ordinance and guidelines in 2000 to further its historic preservation goals.

9. Historic Resource Funding Opportunities

Incentive programs encourage the preservation and rehabilitation of historic buildings and the donation of conservation easements to protect historic sites. Although Federal and State resources to support historic preservation efforts have been limited in scope and funding, there are a few opportunities available to property owners and local governments for historic preservation efforts (Table 5-4).

Table 5-4. Summary of Federal and State Tax Incentives for Historic Preservation

Incentive	Benefit Summary	Eligibility	Level
20% Federal Historic Rehabilitation Credit	Federal income tax credit equal to 20% of rehabilitation costs	Income-producing use such as offices, stores, or rental housing with individual or contributing National Register (NR) status	Federal
10% State Historic Rehabilitation Credit	State income or license tax credit equal to 10% of rehabilitation costs	Same as federal credit above and does not require separate state application process	State
10% Federal Rehabilitation Credit	Federal income tax credit equal to 10% of rehabilitation costs	Non-residential income-producing use for buildings in service before 1936 that do not have individual or contributing NR status	Federal
25% State Historic Rehabilitation Credit	State income tax credit equal to 25% of allowable rehabilitation costs for exterior, structural systems, energy efficiency, HVAC, plumbing, electrical	Owner-occupied residence with individual NR status or as contributing to historic district or historic outbuilding associated with an eligible residence	State
Federal Income Tax Incentives for Easement Donations	Income and estate tax deductions	Owner-occupied residence or income-producing building with individual or contributing NR status	Federal



Tax Incentives for Rehabilitating Textile Mill Buildings	Credit against local property taxes or a State income tax credit equal to 25% of rehabilitation costs	Rehabilitation and reuse of former textile manufacturing facilities	State
Federal Income Tax Credit for Low Income Housing	Credit to rehabilitate historic buildings for low income housing and rental units	Low Income Housing Credits allocated by S.C. Housing Finance & Development Authority	Federal State
Local Property Tax Special Assessment	Property is assessed on the pre-rehabilitation fair market value for the length of the special assessment for up to 20 years	Income-producing real property and owner-occupied property are eligible for buildings designated as historic by NR or local government	Local

Source: S.C. Dept. of Archives and History, 2019

Eligible projects can combine Federal, State, and local credits with one or more other local incentives resulting in even greater benefit. The *Bailey Bill* was passed by the State legislature to allow South Carolina cities and counties to provide property tax incentives for improvements to historic structures.

The SCDAH also offers two matching grant programs with funds from the National Park Service for *Survey and Planning* and *Stabilization Projects*. However, only Certified Local Governments (CLG) are eligible for grant consideration.

The *South Carolina National Heritage Corridor* provides technical support to communities throughout a fourteen-county region that extends from the Blue Ridge Mountains of Oconee County to the Atlantic Ocean at Charleston and Colleton Counties. Designated by Congress as a “national heritage area” in 1996, communities along the Heritage Corridor are eligible for funding from the National Park Service for projects that enhance their natural, cultural, and historic resources. Oconee County has received grants for historic preservation and destination way-finding signage through this program.

C. CULTURAL RESOURCES

Cultural resources envelop the broad spectrum of the heritage, traditions, religions, and arts of a community. Participation and awareness of the arts can significantly enrich the quality of life for residents. Partnerships among schools, libraries, arts and civic groups, churches, higher education, and local business and industry can leverage local cultural opportunities to increase exposure to the arts for residents of all ages and backgrounds.

1. Cultural Facilities

Cultural facilities are buildings and places where cultural programs are housed and provide public access points for the arts. Oconee County has a diversity of cultural venues for residents and tourists that include numerous museums, a library system with four locations, a fine arts center, a performing arts center, and a community theater.



a. Museums

Oconee County is home to many museums that carefully preserve the diverse cultural heritage of the County and its communities, as well as the contributions of its residents. These facilities are profiled in Table 5-5.

Table 5-5. Oconee County Museums

Museum	Significance	Location
Bertha Lee Strickland Cultural Museum	Focuses on the rich history, culture, and contributions of local African-Americans in Oconee County history.	Seneca
General Store Museum	Branch of the Oconee History Museum displaying a vast collection of artifacts from the historic England's General Merchandise store of Westminster, with local history exhibits, antique toys, clothes, glassware, medical equipment, photos and other items unique to the area.	Westminster
Lunney House Museum	Listed on the National Register, this California style bungalow was built in 1909 by Dr. and Mrs. W.J. Lunney and occupied continuously by the Lunney family until 1969. Offers distinctive arts and crafts architecture, along with a collection of Mission and Victorian furniture, period costumes, and Oconee County historic memorabilia.	Seneca
Museum of the Cherokee in South Carolina	Promotes the study of the history and legacy of the Cherokee in the Upstate of South Carolina. Housed in an historic building built in 1905, the museum seeks to create a stronger understanding of the rich history of the State in relation to the Cherokee and their interaction with non-native cultures.	Walhalla
Patriots Hall (Oconee Veterans Museum)	Tells the story of the contributions and sacrifices of Oconee County veterans for our country, the world, and our freedom. Built in 1933 by the Civilian Conservation Corps, the two-story museum honors the service of veterans through military artifacts, documents, photographs, and artwork supported by the personal stories of Oconee County veterans. The facility includes a "Walk of Honor" to recognize individuals and groups, along with a library and gift shop.	Walhalla
Oconee County History Museum	Explores the diverse history and cultural heritage of the County amid the influences of Native Americans, agriculture, railroads, immigration, New Deal programs, textile mills, and more. An exhibit hall offers a self-guided tour of local history with artifacts that include preserved dugout canoes, a walk-in Stumphouse Tunnel exhibit, and a Depression-era tenant farmer's house. The Louise Russell Alexander Children's Corner engages children in local culture and heritage.	Walhalla
Oconee Station	Originally a military compound and later a trading post, the site offers a unique look at 18 th and 19 th century South Carolina. The stone blockhouse and the William Richards House are the only two structures that remain on the site.	Oconee Station



Table 5-5. Oconee County Museums (continued)

Museum	Significance	Location
World of Energy	Operated by Duke Energy, the hands-on, self-guided facility on Lake Keowee portrays the electrical generation process. With interactive models, the high-tech center reveals how three reactors interact to generate electricity for the Upstate. The facility is also a popular venue for meetings and public activities. Opened in 1969, the center is the longest continually operating nuclear visitor's center in the world.	Oconee Nuclear Station

b. Libraries

High quality library facilities, programs, and services can enhance, enrich, entertain, and educate residents of all ages, while presenting opportunities for life-long learning and fostering cultural understanding. The **Oconee County Public Library** was established in 1948 in Walhalla by County ordinance. The first branch locations were added in Westminster in 1950 and in Salem in 1952. The Seneca branch followed closely in 1953. The system also provides monthly bookmobile service to outlying rural areas that are more than 1.5 miles from a library. The Library system is managed and directed by a Board of Trustees consisting of nine members appointed by the County Council. The system had 44,959 registered patrons, with a circulation of 317,126 and 225,158 visitors in 2018.

The system plays a vital role in promoting genealogical research, computer and internet access, and early and adult literacy through programs such as preschool story time, adult book clubs, and summer reading programs. The local history and genealogy collection is housed in the Antoinette “Ann” Rogers Memorial Room of the main library in Walhalla. As part of the State Library’s *Digitization in a Box Initiative*, the Oconee Library is digitizing books, pamphlets and other documents that relate to aspects of Oconee County history. Many of these are works by local authors, which were originally published in very small editions and are no longer available for sale in a print version. Access to e-books and downloadable audio is also available, along with online access to thousands of magazines, newspapers, and reference books. To encourage STEM (Science, Math, Engineering and Technology) learning opportunities for area teens, the library has introduced a telescope lending program and 3D modeling software and printing services. Other community events held at the libraries are family movie nights, children and teen craft workshops, and writing contests.

c. Fine and Performing Arts Centers and Related Community Facilities and Programs

Although Oconee County remains largely rural, it boasts a number of cultural resources that serve to both educate and enrich the lives of its residents and visitors. These resources provide an educational component that generally includes classes, workshops, field trips, and classroom outreach for persons of all ages.



The **Walhalla Performing Arts Center** strives to provide a world-class facility for performances, conferences, and special events to enhance the cultural and social life of Upstate South Carolina. The Arts Center is supported with funding from the South Carolina Arts Commission, the Oconee County Accommodations Tax (ATAX) Committee, the City of Walhalla, and private foundations and contributions. The Center is located in the historic Walhalla Civic Auditorium. The current facility is the result of a restoration effort launched in 1993 by the Walhalla Auditorium Restoration Committee. The auditorium was reopened with an inaugural performance in 2003. The facility features beautifully restored palladium windows, a decorative tin ceiling, and original hand planed woodwork and stair railings constructed by skilled German craftsmen.

The **Westminster Music Centre** is a non-profit, community focused music venue that hosts the region's finest musicians, artists, and performers in an intimate setting with a professionally designed sound system. In partnership with the City of Westminster, the Centre sponsors *Music on Main*, a live downtown music performance held on the first Friday of each month from April through September. The Centre is governed by the volunteer Westminster Music Association with the shared goal of fostering downtown awareness, tourism, and vitality by attracting local, regional, and out-of-town patrons to quality musical performances and events at the Music Centre.

The **Gateway Arts Center** of Westminster seeks to make a wide variety of art, history, and culture accessible to people of all ages and from every walk of life. The Center is an all-volunteer art exhibit and education organization that relies entirely on donations, grants, and fees. The community is engaged in the arts through public participation events that are offered free of charge alongside formal exhibits and classes.

The **Oconee Community Theatre** presents diverse plays and dramatic works to promote and encourage local interest in theatrical productions. Local actors are showcased in several productions each year. The Theatre is managed by a nonprofit organization created in 1971, operated with the hard work of dedicated volunteers, and is housed in the Utica School in Seneca.

The **Upstate Heritage Quilt Trail** (UHQT) preserves and promotes the history of the Upstate through the local tradition of quilt making and sharing the stories of those who made them. Oconee County was the first county in South Carolina to embrace the quilt trail concept. Today, there are more than 200 quilt blocks on display along the route that extends through Oconee, Anderson, and Pickens Counties. Through the display of quilt patterns on hand-painted panels, the region's homes, barns, churches, community buildings, and historic sites participate in showcasing the colorful stories and generations of craftsmanship that contribute to this County's rich quilt making history.

The **Young Appalachian Musicians** (YAM) program was launched in 2010 at the Oconee History Museum. The program is a subsidiary of **Preserving Our Southern Appalachian Music** (POSAM) based in neighboring Pickens County. A variety of classes are offered for area youth in



traditional Appalachian musical instruments including guitar, mandolin, banjo, clawhammer banjo, dulcimer, and fiddle. Students learn in a group setting with instruction in tablature and playing by ear.

The **Blue Ridge Arts Center** is committed to "Bringing Art to the People and People to the Arts." Located in the historic district of Seneca and housed in a former church that is listed on the National Register of Historic Places, the Center offers opportunities for artist exhibitions and gallery shows. Classroom studio space allows members and the community to participate in art classes, painting groups, artist demonstrations, events, and meetings. The Center also houses an art library with art reference books, videos, and instructional materials in various mediums. Outreach efforts to place art into the community have included public murals, park benches, and the Alley Cat "sCATenger Hunt" that features steel, laser-cut cats that have been painted by local artists and "hidden" throughout downtown Seneca for residents and visitors to discover. The Arts Center is maintained by the **Blue Ridge Arts Council**, a non-profit organization that works to expand understanding, awareness, and participation in the arts in Oconee County.

Additional public and private facilities are available for cultural programming throughout the County. These facilities host a variety of events including community performances, private functions, and productions.

2. Annual Festivals and Special Events

Local governments, cultural and civic organizations, and the private sector can play a valuable role in providing recreational, cultural, and entertainment opportunities that enhance the sense of community for residents, attract tourists, and boost activity in traditional downtown districts. Oconee County communities and organizations host numerous festivals and special events throughout the year for the enjoyment of residents and visitors. These festivals and entertainment events feature activities from music to bike rides that promote the heritage and scenic resources of the region (Table 5-6).

Table 5-6. Annual Festivals and Special Events in Oconee County

Event	Location	Date	Activities
Isaqueena's Last Ride	Various	April	Offers a challenging mountain ride through the Blue Ridge Mountains and S.C. Foothills with 100, 80, 60 and 30 mile route options
Jazz Fest	Seneca	April	Three-day music festival in Ram Cat Alley in downtown Seneca
Jazz on the Alley	Seneca	April -Oct	Thursday night live music and street party in Historic Ram Cat Alley
Wheels in Westminster	Westminster	April	Car show
Westminster Bluegrass Jam	Westminster	April	Live performances of Bluegrass musicians
Seneca Fest	Seneca	May	Memorial Day Weekend festival featuring music, movies, and food



Rally in the Valley	Walhalla	May	Features bicycle rides of 30 or 60 miles through the scenic foothills of the Blue Ridge, with post-ride live music and barbecue
Cinco de Mayo Celebration	Seneca	May	Celebration of Mexican culture with food, piñatas, music, dancing, and shopping in Ram Cat Alley
Long Creek Music Festival	Long Creek	May	Three day music festival over Memorial Day weekend with music, crafts, and food vendors
Fun in the Sun	West Union	June	Live music, food, and vendors
Hillbilly Day	Mountain Rest	July 4	Showcases traditional bluegrass music, clogging, fiddle and banjo competitions, greased pig chase, BBQ
Cruzin' on Main	Seneca	Summer	First Saturdays celebration offering music, food and classic car show
South Carolina Apple Festival	Westminster	Labor Day week	Celebrates the beginning of apple season in Oconee County, the State's largest apple producing area
Carolina Foothills Heritage Fair	Westminster	Sept	Concerts, livestock shows, rodeos, dance exhibitions, 4-H youth events, hands-on learning opportunities, and farm animal exhibits
Road Titans 300	Oconee County	Oct	Three-day cycling challenge that offers a 150-mile and 300-mile route through scenic Oconee County.
Tour de Tugaloo	Tugaloo River	Oct	Offers 22, 42, 62 and 100 mile route options along the Tugaloo River Corridor, Lake Hartwell and the foothills of Western S.C.
Oktoberfest	Walhalla	Oct	Celebrates local German heritage with traditional food, music, dancing, craft vendors, and recreation

Source: Upcountry South Carolina; Oconee County Chamber of Commerce, 2019

3. Arts and Cultural Organizations

Arts and culture play an important role in shaping community identity and civic pride, as well as providing economic opportunities for creative residents. Community members connect with art and one another when they attend and take part in music, dance, and theater performances, tour architectural sites and art exhibits, share works of literature, and engage and express themselves through electronic and digital media. Oconee County has a thriving creative sector that includes local writers, artisans, and musicians. The County has active arts groups in areas including drama, music, and folk arts such as quilting.

The arts are easily integrated into strategies that improve the community livability. A recent report on the economic impact of the arts in South Carolina reveals that the arts cluster supports 115,000 jobs statewide, generates \$269 million in tax revenue, and contributes more than \$9.7 billion to the State's economy (*South Carolina's Arts-Related Economic Cluster, 2018*). SCPRT reports that more people visit locations for cultural and heritage activities than for festivals or outdoor recreation.



4. Educational Institutions

Communities that promote a philosophy of lifelong learning among residents are better positioned to successfully compete in a global economy and benefit from a more engaged citizenry. Arts education and music programs are provided to more than 10,400 students each year through the ***School District of Oconee County***. The School District supports a countywide arts education program that includes high school chorus, guitar and piano classes, orchestra/strings program, art exhibits, theatre, visual arts, music appreciation and theory classes, and symphonic, concert and marching bands.

The most recent Strategic Plan for the District incorporates the goal of expanding “arts awareness, appreciation and experiential programs, along with arts-infused instructional approaches.” Strategies to advance this goal include partnering with other community arts groups to expand the *Artists in Residency* and *Arts on the Green* programs, as well as the Young Appalachian Musicians program.

5. Related Venues

Oconee County has several agricultural tourism sites and facilities that strongly complement its historic, arts, and cultural resources. In addition to supporting the County’s agricultural economy, agritourism attractions showcase the cultural and historical traditions of the community. A number of local farms have looked beyond traditional markets to diversify their operations through agritourism, incorporating farm tours and field trips, dinners, on-site farm-to-table restaurants with markets, workshops, festivals, and u-pick operations. These operations are detailed in the *Agriculture Element*.

6. Religious Institutions

The faith community played an important role in the early development of Oconee County and its communities. The more than 200 churches and faith communities of various denominations in Oconee County are vital partners in broadening community access to cultural opportunities. These institutions continue to have a positive impact on the quality of life by holding events such as annual community concerts and reunions that preserve community and family histories, maintaining historic cemeteries, providing diverse youth activities and summer camps, and participating in festivals that showcase local food, talent, and crafts.

The faith community is also an essential partner in supporting the County’s benevolent efforts, providing financial and personnel support for a wide range of activities including food banks, daily meal service, a homeless shelter, and a ride to work program. Several churches have combined resources to address the issue of homelessness and provide an outreach effort in the Utica area. The faith community is also leading the renovation of the former detention center that will provide a host of benevolent activities. Churches also often provide day care, preschool, and faith-based private school options for many families.



7. Media

Newspapers, magazines, television, and radio stations can be a key conduit of information about local cultural events and festivals. Although there are no network television stations located within Oconee County, local residents are served by major network affiliate stations based in the Greenville-Spartanburg area. One company publishes two newspapers in Oconee County. The Journal is published daily Tuesday through Sunday, and The Journal Limited is a free publication available weekly. Of the six radio stations based in the County, four are in Seneca, one is in Westminster, and one in Walhalla. Three of the stations broadcast country music, one contemporary religious programming, one adult contemporary music, and one urban contemporary.

8. Cultural Tourism

Tourism has grown to a \$22.6 billion industry in South Carolina, accounting for nearly three percent of the State GDP (*U.S. Travel Association, 2019*). Tourism now supports one in ten jobs statewide. Domestic travelers to the State spent more than \$12 billion on transportation, lodging, food, entertainment, recreation, and incidentals. Sector spending also generates \$1.7 billion in State and local tax revenue. This equates to a tax burden transfer from residents to tourists of \$895 per household.

State data also shows that Oconee County benefitted from more than \$64 million in travel and tourism related expenditures, with \$3.3 million in local tax revenues in 2017. Tourism generated nearly \$10 million in local payroll. This activity ranked Oconee among the top half of South Carolina counties in total travel expenditures. Oconee County received \$406,825 in total accommodations tax allocations for fiscal year 2017-2018, with \$200,070 of the total remaining with the County and \$186,798 going to the City of Seneca, \$7,070 to the City of Walhalla, \$5,496 to the City of Westminster, \$4,253 to the Town of Salem, and \$3,138 to the Town of West Union (*SCPRT, 2018*).

Cultural tourism in particular offers significant economic opportunities for local businesses and residents through the creation of new retail and service markets in the areas of arts and culture, historical tours and sites, genealogy resources, agribusiness, specialty foods, and related products. In addition to visiting historic places and museums during their trips, heritage visitors enjoy shopping, parks, cultural events and festivals, and outdoor recreation activities such as hiking, boating, or biking. Such tourism is an attractive economic development resource for Oconee County as it preserves community character, instills local pride, promotes community investment, improves the overall quality of life, and generates local employment and entrepreneurial opportunities. The continued cooperation of public and private interests in marketing, preservation and revitalization, and programming for cultural tourism will position the County and its municipalities to continue building upon local heritage tourism assets that include historic sites of state and national significance, cultural attractions, festivals, outdoor events, and diverse culinary and retail offerings.



The **South Carolina Department of Parks, Recreation and Tourism** (SCPRT) is a cabinet agency assigned to operate and manage South Carolina's State Parks, market the State as a preferred vacation destination, and provide assistance to local communities for development and promotion of parks, recreation and tourism. SCPRT offers annual grants to support local governments and nonprofits in developing marketing and generating visitors to the state (Table 5-7).

Table 5-7. Cultural and Heritage Tourism Support Opportunities

Grant Program	Summary	Eligibility	Amount
Emerging Destination Marketing	Seeks to generate new visitation through select tourism advertising activities for highly-developed, emerging tourism destinations	<ul style="list-style-type: none"> 501(c) non-profit charged with marketing tourism for specific city or unincorporated area 	\$100,000 to \$200,000 (2:1 cash match)
Destination-Specific Tourism Marketing	Supports destination specific advertising that generate a proven economic return for the State	<ul style="list-style-type: none"> Qualified tourism partners 	\$250,000+ (2:1 cash match)
Sports Tourism Advertising and Recruitment	Recruits new sporting events that enhance resident quality of life and generate significant economic impact to local communities through additional participant/visitor spending	<ul style="list-style-type: none"> Nonprofit tourism or sports-related organizations, applying through local governments 	Up to \$50,000 (1:1 match)
Tourism Advertising	Expand economic benefits of tourism across the state by providing competitive, matching grant funds to qualified tourism marketing partners for direct tourism advertising expenditures in Festivals and Events, Attractions, and Destinations	<ul style="list-style-type: none"> SC tourism regions and organizations engaged in tourism marketing Local government/non-profits attracting out-of-market visitors to destination, event or attraction 	Up to \$100,000 (1:1 and 2:1 match)
Undiscovered SC	Assists communities and nonprofits with development of <i>publicly owned</i> tourism products and attractions that encourage visitation to the State	<ul style="list-style-type: none"> County/municipal governments with ATAX distributions of \$550,000 or less 	\$100,000 to \$200,000 (1:1 match)

Source: S.C. Department of Parks, Recreation and Tourism, 2019

The Oconee County Parks, Recreation & Tourism Commission serves as the **Accommodations Tax Advisory Committee**. The Committee advises Oconee County Council on the expenditures of revenue generated from accommodations tax. Grants are made to local organizations for promotion of tourism related arts and cultural events and the construction, maintenance, and operation of civic and cultural facilities.

Discover Upcountry Carolina Association is designated by the South Carolina Department of Parks, Recreation and Tourism (SCPRT) as one of the State's eleven official regional tourism development and promotion agencies. Established in 1978, the Association serves Anderson, Cherokee, Greenville, Oconee, Pickens, and Spartanburg Counties. The goal of the Committee is to support efforts that attract tourists from outside the Oconee County area and that generate



overnight accommodations. Recent funding has been awarded to festivals, park improvements, and renovation and repair of historic structures.

Visit Oconee SC, formerly the Mountain Lakes Convention and Visitors Bureau, is the destination marketing organization focused on bringing visitors into Oconee County to visit, stay, dine, and shop. Local businesses, restaurants, lodging, arts and cultural events, and recreational opportunities throughout Oconee County are highlighted through newsletters, social media, and visitor guides.

D. GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

Cultural resources, activities, and opportunities are prominent and essential elements of community life, contributing to the vibrancy, place, and identity of the County and the quality of life and well-being of its residents. Rural communities with attractive cultural, scenic, and historical resources are among the fastest growing heritage tourism destinations. A concerted effort to preserve and enhance the community’s rich cultural resources base will continue to contribute to the appeal of Oconee County as a desirable place to work and live and as a tourism and retirement destination.

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

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
Goal 5.1. Protect the historic and cultural heritage of Oconee County, as embodied and reflected in its historic structures, sites, and districts.		
Objective 5.1.1. Emphasize the importance of historic and cultural resources in the policies, plans, and ordinances of local governments to ensure that the unique character of the County is preserved and enhanced.		
Strategy 5.1.1.1. Identify and address the protection of historical and cultural resources through County and municipal land use plans and regulations.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2025
Strategy 5.1.1.2. Enhance the visual and aesthetic character of the County and its municipalities using codes enforcement, architectural review boards, and other measures as appropriate.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2021
Strategy 5.1.1.3. Survey, list, and record the County’s archaeological and historical assets, and inventory and add potential sites within the County that have historical and cultural significance.	<ul style="list-style-type: none"> • Oconee County • Municipalities • SC Archives and History • Property Owners 	2020



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
Objective 5.1.2. Protect local sites, structures and districts which represent or reflect elements of cultural, social, economic, political, and architectural history at the community, County, regional and state levels.		
<u>Strategy 5.1.2.1.</u> Promote the on-going improvement and maintenance of property condition and appearance of historic structures and districts.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Nonprofits • Property Owners/ Businesses • Neighborhood Associations 	2021
<u>Strategy 5.1.2.2.</u> Encourage the adaptive reuse of historic or architecturally significant buildings that connect the County and its communities with their histories.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Property Owners 	2025
<u>Strategy 5.1.2.3.</u> Explore the purchase and adaptive reuse of the Utica Mill site.	<ul style="list-style-type: none"> • Oconee County • City of Seneca • Private Businesses/ Nonprofits 	2021
<u>Strategy 5.1.2.4.</u> Educate the public and businesses on the economic and cultural benefits of historic preservation and available incentives.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2025
<u>Strategy 5.1.2.5.</u> Work with the School District of Oconee County School and private schools to establish and deliver programs on historic preservation and community history.	<ul style="list-style-type: none"> • School District of Oconee County (SDOC) • Private and Home Schools 	2030
Goal 5.2. Strengthen countywide access, involvement, and appreciation of the arts.		
Objective 5.2.1. Strengthen the creative capacity of the community by providing all County residents with diverse opportunities for arts participation.		
<u>Strategy 5.2.1.1.</u> Encourage residents to connect with one another and their communities through a strong awareness of and commitment to local history and historic places, as well as a deep appreciation for the arts.	<ul style="list-style-type: none"> • Oconee County • SDOC • Museums and Historic Sites 	On-Going
<u>Strategy 5.2.1.2.</u> Increase the awareness of Oconee County residents of all ages and income levels in visual, performing, and literary arts, and cultural programming.	<ul style="list-style-type: none"> • Fine/Performing Arts Centers • SDOC • Other Cultural and Arts Groups 	On-Going
<u>Strategy 5.2.1.3.</u> Support the School District of Oconee County and community arts groups in maintaining a comprehensive arts program in local schools, including the Arts-in-Education programs to expose students to a lifetime of visual and performing arts, music, and creative writing.	<ul style="list-style-type: none"> • SDOC • Oconee County • Artists and Arts Groups • Employers 	2025



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
Strategy 5.2.1.4. Enable residents of all ages to acquire knowledge and skills in the arts by supporting arts projects that address lifelong learning.	<ul style="list-style-type: none"> • SDOC • Cultural and Arts Groups 	On-Going
Strategy 5.2.1.5. Promote opportunities for volunteerism and sponsorships of tourism, cultural, and recreational offerings.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Cultural Organizations • Businesses/Employers 	On-Going
Objective 5.2.2. Strengthen the creative and operational capacity of existing community arts and cultural organizations.		
Strategy 5.2.2.1. Increase local arts funding by supporting arts organizations in federal and state grants applications, as well as corporate and private funding.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Private Businesses/ Nonprofits 	2030
Strategy 5.2.2.2. Maximize funding from sources including the National Endowment for the Arts, the S.C. Arts Commission, the S.C. Humanities Council and the S.C. Department of Parks, Recreation and Tourism.	<ul style="list-style-type: none"> • Oconee County • Cultural and Arts Groups 	2030
Strategy 5.2.2.3. Continue to support cultural and arts venues through annual appropriation of accommodations tax revenues.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2030
Strategy 5.2.2.4. Encourage volunteer involvement in cultural programming, organizations and events by community, faith-based, and civic groups, as well as businesses.	<ul style="list-style-type: none"> • Cultural and Arts Groups • Faith-based Organizations • SDOC • Civic and Community groups 	On-Going
Goal 5.3. Leverage the County’s historic and cultural assets as an economic development resource.		
Objective 5.3.1. Integrate the County’s heritage into the overall economic development process, especially as it relates to building a cultural tourism industry.		
Strategy 5.3.1.1. Maintain and communicate a shared vision and guiding principles for tourism and recreation development in Oconee County among the public and private sectors.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Museums/Arts Organizations • Business Owners • Oconee Chamber of Commerce 	2021



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
<u>Strategy 5.3.1.2.</u> Increase awareness of the rich genealogical resources in Oconee County as a means to attract additional heritage tourists.	<ul style="list-style-type: none"> • Oconee County Museums 	2030
<u>Strategy 5.3.1.3.</u> Ensure the County’s visibility in the regional tourism market to support sustainable tourism development and make the County a destination for cultural enrichment, leisure, entertainment, and the arts.	<ul style="list-style-type: none"> • Upcountry SC Tourism Association • Visit Oconee SC • Oconee Chamber of Commerce • Oconee County 	On-Going
<u>Strategy 5.3.1.4.</u> Recognize, build upon and promote the County’s historic and cultural assets with agricultural, Colonial and Civil War, African-American, Native American (Cherokee), and Appalachian themes through local historical and arts institutions and programming.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Museums/Arts Organizations • Business Owners • Upcountry SC/Visit Oconee SC 	2025
Objective 5.3.2. Support employers engaged in the cultural and heritage tourism, agritourism, and nature-based tourism sectors.		
<u>Strategy 5.3.2.1.</u> Pursue additional SCPRT and other grants for local governments and non-profits to supplement promotional efforts in tourism marketing for festivals, attractions, and events.	<ul style="list-style-type: none"> • Municipalities • Oconee County • Cultural Organizations 	2030
<u>Strategy 5.3.2.2.</u> Launch hospitality and tourism sector training and workforce development to support excellence in quality of services.	<ul style="list-style-type: none"> • SDOC • TCTC • Oconee Chamber of Commerce • Employers 	2025
<u>Strategy 5.3.2.3.</u> Collaborate with the private sector to expand local shopping, dining, and lodging amenities as an important means of capturing tourist dollars.	<ul style="list-style-type: none"> • Oconee Chamber of Commerce • Oconee County • Municipalities • Business Owners 	2021
<u>Strategy 5.3.2.4.</u> Preserve the culture and identity tied to agriculture and the landscape of the County’s rural communities.	<ul style="list-style-type: none"> • Oconee County • Farms and Agribusinesses • Land Conservation Groups 	2023



Chapter 6. Natural Resources Element

Located between the Blue Ridge Mountains and lakes Jocassee, Keowee, and Hartwell, Oconee County has abundant natural resources. Residents and visitors have access to lakes, parks and trails, rivers, streams, waterfalls, and forests. These natural resources provide land for development with scenic and environmental amenities, while offering an opportunity for sustainable development. Sustainable development “meets the needs of the present without compromising the ability of future generations to meet their own needs” (*United Nations World Commission on Environment and Development*). The aesthetic and recreational appeal of natural resources can also increase land development pressures to accommodate both new residents and tourists. The resulting challenge is to achieve a balance in natural resource planning that promotes productive use of land and resources, maintains critical ecological functions, and protects residents and property from natural hazards.

The Natural Resources Element includes information on local geographic and geologic conditions, climate, agricultural and forest lands, plant and animal habitats, unique parks and open space, scenic areas, water resources, wetlands, floodplains, and other factors that significantly impact the natural environment and shape the future development of Oconee County. A thorough assessment of the County natural resources base and incorporation of this information into planning efforts is necessary to avoid depletion or destruction of sensitive, and often irreplaceable, assets. Valuing and investing in efforts to protect and improve the natural resource base supports the quality of life for all County residents.

A. CLIMATE

As part of the South Carolina Upstate, Oconee County enjoys a warm and temperate climate, with an average annual temperature of 55.8 degrees. Winters are mild, with the earliest freeze or frost occurring between late October and early November and the latest freeze in early April (*S.C. State Climatology Office, 2019*). While local summers are considerably cooler than in southern areas of the State, they can still be quite warm. When combined with an average humidity of 72.64%, the heat index can rise substantially in mid-to-late summer. Winters are also comparatively cooler in Oconee County, with an average low temperature of 43.64 degrees and average snowfall of 3.3 inches – the fourth highest annual snowfall statewide. Moderate temperatures and an average yearly precipitation of 67.4 inches make the County ideal for agriculture, with a growing season that spans more than two-thirds of the year.

B. AIR QUALITY

Air quality affects the public health, weather, quality of life, and economic potential of a community. Air pollution can have adverse economic effects such as damage to vegetation, reduced crop yields, increased corrosion of metals, and deterioration of stone and paint on buildings, cars and cultural landmarks. These potential impacts are of particular concern in Oconee County where agriculture is an important economic sector and the success of the tourism sector is largely dependent on the preservation of scenic natural resources. Also, air



quality problems can impede recruitment of new industries and businesses to the area, resulting in reduced investment and employment opportunities.

One of the primary air quality concerns in South Carolina is ozone. The Environmental Protection Agency (EPA) developed and periodically updates the *National Ambient Air Quality Standard* (NAAQS) for Ozone. The EPA designates geographic areas as attainment (meeting the air quality standard) or nonattainment (not meeting the standard) using long-term air quality monitoring data. For areas designated as nonattainment, the State and local governments must prescribe specific actions for reaching attainment within a specified time period. These requirements can significantly impact existing industry, economic recruitment efforts, and transportation in nonattainment and surrounding areas. For instance, the *Nonattainment New Source Review* requirement for areas lapsing into nonattainment status mandates a required level of emission reductions for new and modified industrial facilities. The expansion or improvement of local transportation infrastructure can also be impacted under the Clean Air Act requirement that transportation plans, programs, and projects cannot create new violations to air quality standards, increase the severity or frequency of existing violations, or delay attainment of standards.

SCDHEC maintains a State Implementation Plan (SIP) that outlines the State's strategies for meeting NAAQS standards for six common pollutants as set forth by the Clean Air Act. SCDHEC has operated an air quality monitoring station in Oconee County as part of its air quality monitoring network since 1983. The station is located in the Longcreek area on Round Mountain Tower Road. The location offers a unique vantage point for the continuous monitoring of transported pollutants including ozone, sulfur dioxide, and particulate matter.

As of February 2019, all counties in the State are within the threshold for ambient air quality and are designated as attainment. However, increased urbanization in the nearby Greenville-Anderson-Mauldin metropolitan area may have future impacts on the air quality in Oconee County. As part of the broader region, it is important that local leaders analyze and monitor the factors that contribute to higher ozone levels and develop local solutions to maintain acceptable levels that ensure the health of residents, as well as the economic health of the County.

Oconee County joined SCDHEC, the EPA, and the counties of the Appalachian Council of Governments Region in an 8-hour **Ozone Early Action Compact** (EAC) in 2002. The regional EAC was part of a statewide effort that included all ten council of government regions and resulted in an early action State Implementation Plan. Under the terms of the EAC, participants worked together to develop and implement local, regional, and state action plans to attain the EPA's 8-hour ozone standard by the end of 2007. The EAC was a success, with all counties in the region meeting attainment status by the target date.

Oconee County was also a participant with nine other counties, the U.S. EPA, and SCDHEC in a collaborative effort to develop a multi-pollutant, risk-based air management strategy for the



Upstate South Carolina region that began in 2013 (*U.S. EPA, 2016*). The goals of the plan were to identify local emission reduction measures, maintain compliance with NAAQS, demonstrate selected strategies to reduce population risk from exposure to pollutants and transition to a multi-pollutant air quality management strategy. The project results were published in 2016 and demonstrate that improving air quality in areas already attaining air quality standards can yield significant health benefits.

C. LAND RESOURCES

Oconee County is bordered by Pickens County to the northeast, Anderson County to the southeast, the state of North Carolina to the north, and the state of Georgia to the west. The County covers more than 626 square miles, ranking 26th largest among the State's 46 counties. More than 47 square miles of the County are comprised of water, primarily Lake Jocassee, Lake Keowee, and Lake Hartwell, along with numerous rivers, streams, and ponds. The Chattooga and Tugaloo Rivers form the County's northwestern and southwestern borders, respectively.

1. Soils

Local soil conditions are an important consideration in planning for future development. Soil properties directly influence building construction and costs, roads and other improvements, prevalence of prime agricultural lands and activities, and the location and design of septic tanks and drain fields. Both soil suitability and stability should be examined when considering the feasibility of new development or significant redevelopment of a site. Soils on individual sites also determine suitability for specific types of development such as low density residential (single-family), high density residential (multi-family), commercial, and industrial. Although this level of detail must be determined by an individual soil survey for the particular site, large-scale soils data from the U.S. Department of Agriculture's Soil Data Mart may be useful in an examination of future development potential for broader areas and districts within a community.

Oconee County general soil series primarily consist of well-drained soils of varying slope (*USDA, Soil Data Mart, 2019*). These soils are profiled in Table 6-1, with distribution illustrated in Map 6-1.



Table 6-1. General Soil Series within Oconee County

Soil Name	Slope Range	Percentage (Acres)	Characteristics
Pacolet-Hiwassee-Cecil	30-45%	28.9% (122,263)	Well drained, moderately permeable soils
Tusquitee-Tallapoosa-Saluda-Evard-Edneytown	60-95%	14.2% (60,067)	Well drained, moderately to moderately rapidly permeable soils
Hiwassee-Cecil	0-5%	13.8% (58,137)	Well drained, moderately permeable soils
Cecil	0-5%	13.6% (57,567)	Well drained, moderately permeable soils
Saluda-Hayesville-Evard-Brevard-Bradson	15-30%	9.3% (39,367)	Well drained, moderately to moderately rapidly permeable soils
Pacolet-Madison-Davidson-Cecil	15-30%	7.1% (29,938)	Well drained, moderately permeable soils
Chester-Ashe	45-60%	4.7% (20,072)	Somewhat excessively drained, moderately to moderately rapidly permeable soils
Wilkes-Hiwassee-Cecil	5-15%	3.4% (14,444)	Well drained, slow to moderately slow to moderately permeable soils

Sources: USDA NRCS Soil Data Access, 2019; USDA NRCS Official Soil Series Descriptions, 2019

Five of the general soil series in Oconee County include Cecil soils. Cecil soils are very deep, well drained, and moderately permeable soils found on ridges and side slopes in the uplands of the Piedmont. Pacolet-Hiwassee-Cecil is the dominant soil series in the County, comprising nearly 29% of County soils (122,263 acres). The Wilkes-Hiwassee-Cecil series is the smallest group, found in the southeastern corner of the County near Lake Hartwell. Although well-drained, these soils can have slower permeability. Soils with slow permeability may impact septic tank absorption fields. While permeability in the County generally ranges from moderate to rapidly permeable, other factors such as slope may also impact septic tank suitability.

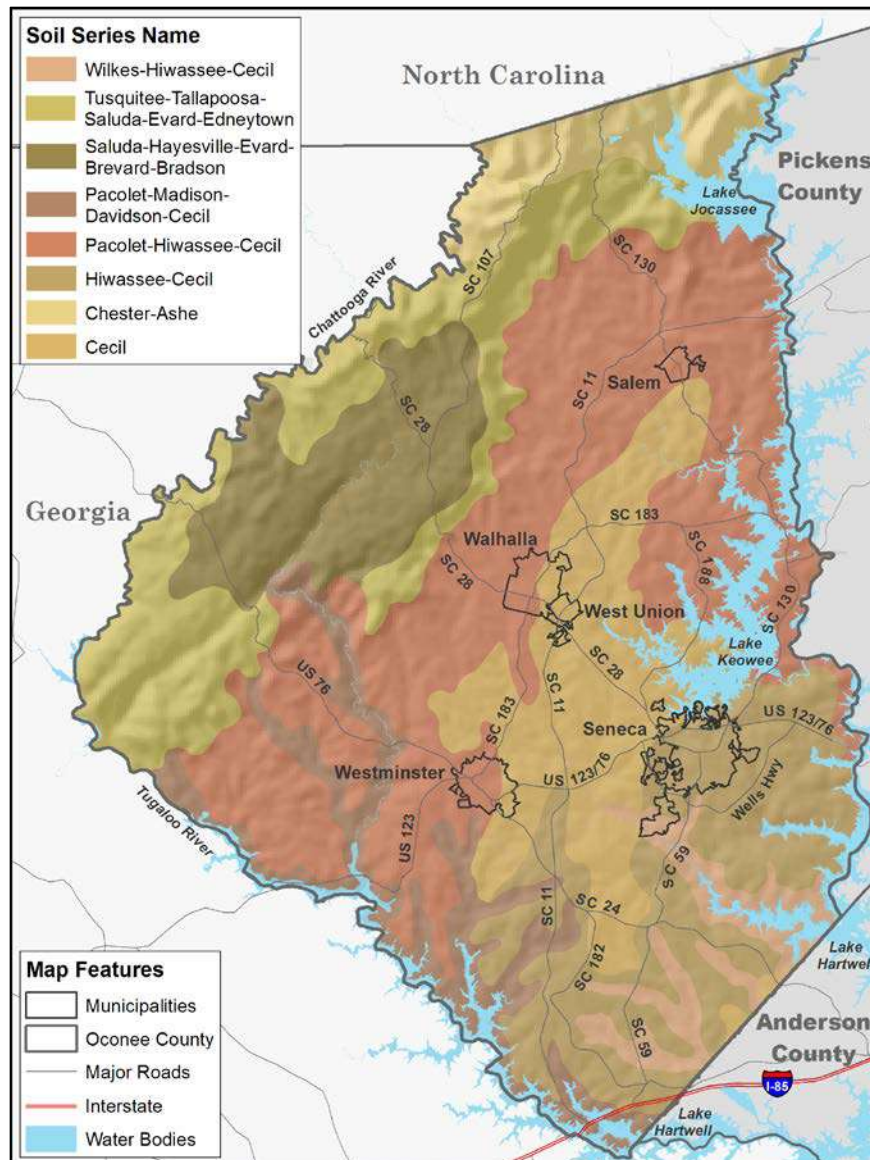
The general soil series map at 6-1 shows broad areas that have a distinctive pattern of soils, relief and drainage. While the depicted soils data is valuable in assessing the suitability of large areas for general land uses, it reflects only general limitations on urban development and should only be used for broad planning analysis. A detailed soil analysis should accompany site-specific development decisions.

Soil erosion is a concern for more than 60% of the County (*USDA NRCS Web Soil Survey, 2019*). Less than half (45%) of the County’s land is considered to be at moderate risk of erosion, indicating that some erosion is likely and control measures may be needed. Risk of erosion is severe or very severe for 15.4% of the County. A rating of severe (10.6% of the County or 45,416 acres) indicates that erosion is very likely and that erosion control measures such as replanting of bare areas is advised. Erosion is expected in areas considered to have a very severe risk (4.8% of the County or 20,741 acres). All of the soils at very severe risk of erosion and most at severe risk are in the western area of the County in the Sumter National Forest.



Loss of soil productivity and off-site damage is more likely on these lands where erosion control measures are typically costly and impractical to employ.

Map 6-1. General Soil Series



Source: USDA NRCS Soil Data Access, 2019

2. Slope

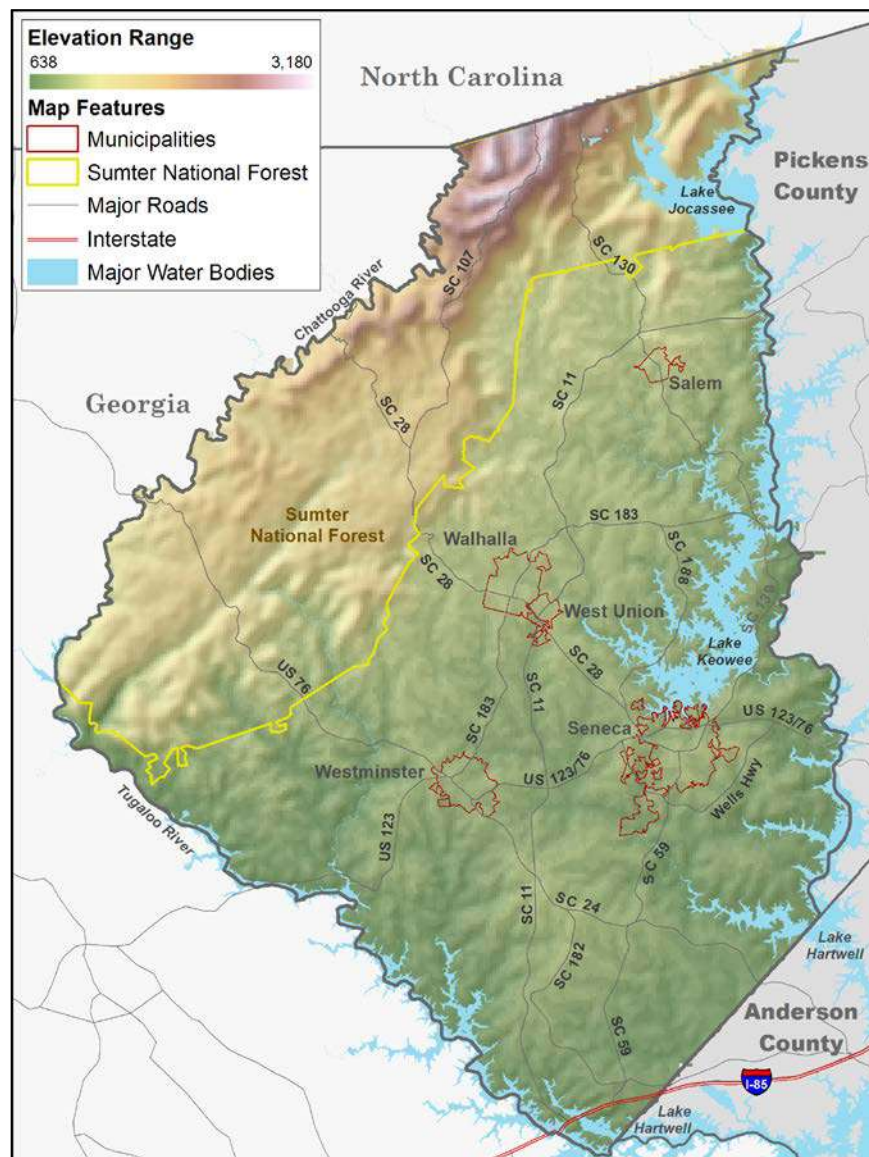
Slope characteristics have a direct impact on the types of land uses that have developed or may be developed in the future. The USDA defines slope gradient as "the difference in elevation between two points, expressed as a percentage of the distance between those points." Sites with slopes of less than 8% are typically most easily and cost-effectively developed, and are appropriate for most types of land uses. An increase in the slope makes a site more difficult and



expensive to develop, with increased limitations on the types of land uses that are appropriate. Table 6-2 provides a general listing of land uses and their associated slope limitations. In addition to slope, other factors that determine development suitability include soil limitations such as wetness, permeability, drainage, and flooding. These conditions may be difficult and expensive to mitigate, and can fall under regulatory limitations.

Elevation in Oconee County ranges from 638 feet above sea level to 3,180 feet. The County's lowest elevations are found along the rivers, creek beds, and lakes. The highest elevations are in the northern area of the County in the Sumter National Forest. Map 6-2 illustrates the topography of Oconee County using 2017 contour data.

Map 6-2. Elevation



Source: Oconee County GIS Department, 2019



The topography of Oconee County is largely conducive to many types of development, with some limitations in higher elevations and low-lying areas. Representative slope data is available from the USDA Soil Survey for most of Oconee County, with the exception of 79,297 acres in the Sumter National Forest. Based on the general slope range characteristics and data provided in Table 6-2, one-third of the land area in Oconee County outside of the National Forest (115,717 acres) has a slope of 8% or less and is suitable for all types of land uses. However, soils with no slope (0%) may be subject to flood plain regulations. Development suitability is only slightly more limited for 13.5% of the County (47,245 acres), where a slope range of 9% to 16% readily accommodates residential and light commercial development and is suitable for heavier commercial and industrial development with appropriate site work.

Areas at the higher end of the slope range may not be as suitable for all types of development. The slope range for 26.5% (92,595 acres) of the County's land area is between 17% and 24%. Much of this land is generally suitable for low density residential uses, but site work is usually needed for commercial or industrial development. The slope range for more than a quarter (27%) of the County's land (94,415 acres) is 25% or greater. These lands are generally not suitable for intense development such as higher density subdivisions or commercial or industrial developments, though such development may be possible with appropriate site work.

Table 6-2. Slope Percentage in Oconee County

Slope Range and Associated Land Uses	Acres	Percentage
Slope 8% or less	115,717.34	33.1%
Slope 9% to 16%	47,245.24	13.5%
Slope 17% to 24%	92,594.83	26.5%
Slope 25% and Greater	94,415.37	27.0%
Data not Available (areas within the Sumter National Forest)	79,297.20	18.5%
Total Acres	429,269.98	100.0%

Source: USDA NRCS Web Soil Survey, 2019

3. Mineral Deposits and Mines

The identification and location of mineral deposits can be important to the local economy. In South Carolina, mineral resources range from limestone, crushed stone, clay, and sand to granite, marble, and vermiculite. According to the U.S. Geological Survey's *2013 Minerals Yearbook for South Carolina*, a large majority of South Carolina's nonfuel mineral production results from the mining and production of construction minerals and materials. SCDHEC records indicate that there are two active mining operations in Oconee County as of 2019. One is a gold mining operation in the northern area of the County, and the other is the Oconee County Rock Quarry, a granite mining operation on Rock Crusher Road near Walhalla.



4. Residential Development Limitations

Access to wastewater treatment is limited in Oconee County. Wastewater treatment is provided by three municipalities through Seneca Light and Water and the Cities of Walhalla and Westminster. Public sewer treatment for wastewater collected by the municipalities is provided by the Oconee Joint Regional Sewer Authority. Wastewater collection and treatment is available within the Cities of Seneca, Walhalla, and Westminster, and in the Town of West Union. Also included are a few unincorporated areas of the County near these municipalities and along major corridors that connect these communities. Service also extends north from Seneca along S.C. Highway 130 near Lake Keowee, south from Seneca along S.C. Highway 59, east from Seneca along U.S. Highway 123, and north from Walhalla along S.C. Highway 11. Private authorities provide wastewater service to several of the County's larger residential developments including Chickasaw Point and Foxwood Hills on Lake Hartwell and Keowee Key on Lake Keowee.

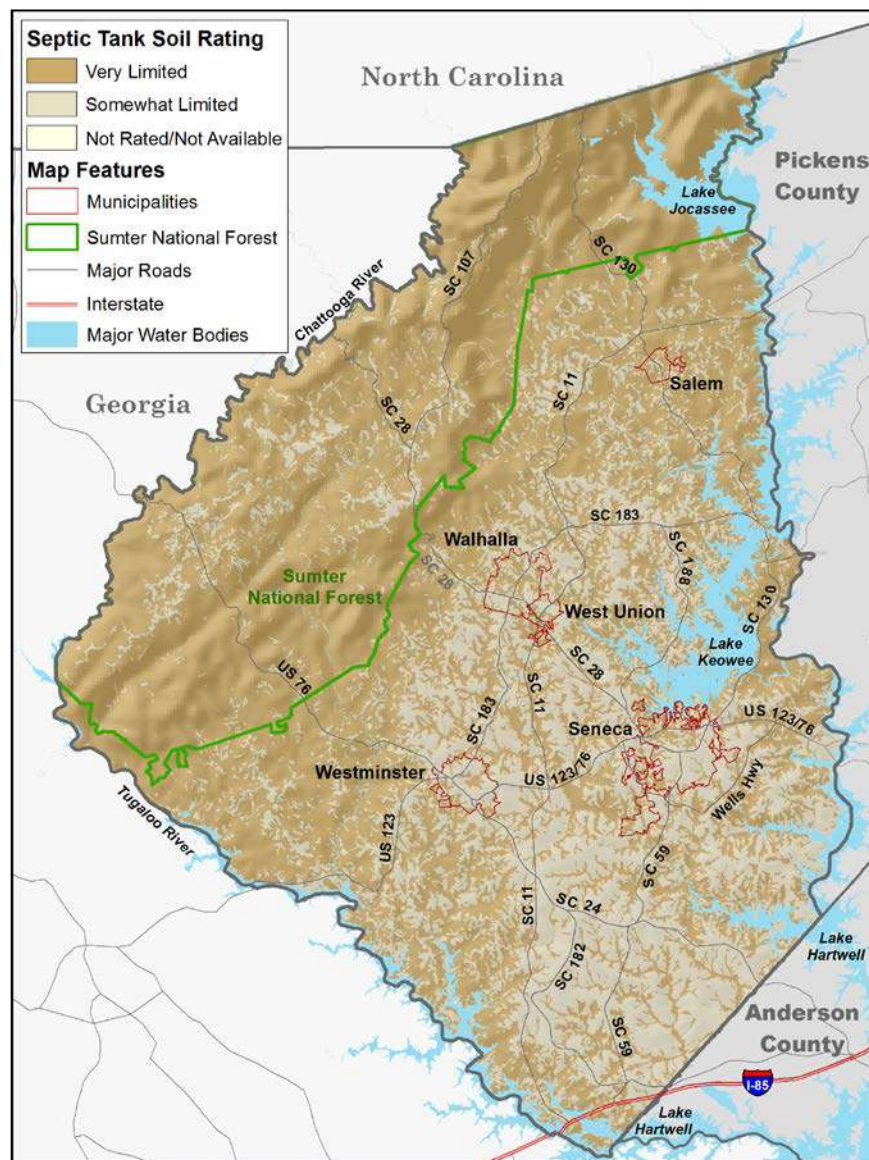
Due to limited access to sewer service, residential development in much of Oconee County must rely on septic tanks. The use of septic systems for sewage disposal places additional limitations on residential development, impacting both location and lot sizes. State law, enforced by SCDHEC, requires that a parcel of land proposed for septic service be capable of allowing proper operation of the individual system, including a drain field. Suitability criteria are based on factors including soil type, parcel size, and slope.

Map 6-3 illustrates areas in the County with soils rated as "very limited" or "somewhat limited" under the *Septic Tank Soil Absorption Field Ratings* of the USDA Natural Resources Conservation Service (NRCS). These ratings are used to guide site selection for safe disposal of household effluent based on soil properties that affect absorption of the effluent and impact construction and maintenance of the system. Public health impact is also a consideration. While the ratings provide general information on soil suitability for septic tanks, onsite evaluation by SCDHEC is required before development and construction. Also, the USDA ratings apply to the soils in their present condition and do not consider potential impacts on soil quality by current and future land uses.

More than two-thirds (67.3%), or 288,903 acres, of land for which detailed soil data is available in Oconee County has been rated as "very limited" for septic tank soil absorption. The soils in much of the Sumter National Forest are included in this soil rating, in large part due to the steeper slope of the land in the northwestern area of Oconee County. This rating indicates that the soil has one or more features that may be unfavorable for use as a septic system absorption field and could result in poor performance and high maintenance if not properly installed. An additional 30.2% of County soils (129,787 acres) are rated as "somewhat limited," indicating that the soils have features that are moderately favorable for use as a septic system absorption field, but does not limit the use of such systems in these areas.



Map 6-3. Septic Tank Soil Absorption Ratings



Source: USDA NRCS Web Soil Survey, 2019

5. Plant and Animal Habitats

Wildlife habitat is an interrelated and often complex combination of land and soil properties, food sources and vegetative cover, water, and other physical factors that contribute to the survival of a species. The number, quality and scope of animal and plant species are directly dependent on the quality and size of their habitat. In turn, habitats are affected directly by natural and man-made factors that include agricultural, residential, industrial, and commercial development, as well as fires and other natural disasters. Habitats declared critical to species identified as endangered or threatened are protected under Federal and State laws to safeguard and promote recovery of the species. Endangered species are those for which there is a danger of extinction throughout all or a significant portion of its range, while threatened



species are those identified as likely to become endangered within the foreseeable future throughout all or a significant portion of its range.

Protective measures for endangered plant and animal species include the development of recovery plans, the acquisition of habitat, and protection from disturbance for listed species. The definition of protection from disturbance differs among endangered plant and animal species. No penalties are incurred if endangered plant species are harmed in the course of legal land management practices. However, the intentional or negligent taking of an endangered animal species or destruction of its critical habitat is subject to prosecution under the *Endangered Species Act*. Destruction of an endangered plant is subject to prosecution under the *Act* if the plant is on federal lands including private land under management practices that require federal permits, or if the destruction occurs during the course of another illegal act such as trespassing.

All states must maintain lists of rare, threatened and endangered species under the National Heritage program. Species can be included on state lists, while not appearing on the national list, due to declining species populations in certain regions. The South Carolina Heritage Trust program of the SCDNR has identified plant and animal species at risk in South Carolina. The rare, threatened and endangered species inventory for Oconee County includes 34 animal species and 118 plant species.

While a full and current list is available on the SCDNR website, a listing of the animal and plant species most at risk based on Federal and State designation is provided in Table 6-3.

Table 6-3. Rare, Threatened, and Endangered Species Inventory for Oconee County, 2019

Scientific Name	Common Name	State Status
ANIMALS		
Federal Status: <i>Endangered</i>		
Myotis sodalis	Indiana Myotis	<i>Endangered</i> - species whose prospects of survival or recruitment within the State are in jeopardy or likely within the foreseeable future to become so
Federal Status: <i>Threatened</i>		
Myotis septentrionalis	Northern Long-eared Bat	No state status
Federal Status: <i>At Risk Species, Priority</i>		
Alasmidonta varicosa	Brook Floater	No state status
Aneides aeneus	Green Salamander	No state status
Cryptobranchus alleganiensis	Hellbender	No state status
Danaus plexippus	Monarch Butterfly	No state status
Eurycea chamberlaini	Chamberlain's Dwarf Salamander	No state status
Megaleuctra williamsae	Smokies Needlefly	No state status
Myotis leibii	Eastern Small-footed Myotis	<i>Threatened</i> - Species likely to become endangered and in need of management
Ophiogomphus edmundo	Edmund's Snaketail	No state status



Perimyotis subflavus	Tricolored Bat	No state status
Vermivora chrysoptera	Golden-winged Warbler	No state status
PLANTS		
Federal Status: Endangered		
Echinacea laevigata	Smooth Coneflower	No state status
Trillium persistens	Persistent Trillium	No state status
Federal Status: Threatened		
Isotria medeoloides	Small Whorled Pogonia	No state status
Federal Status: At Risk Species, Priority		
Rudbeckia heliopsisidis	Sun-facing Coneflower	No state status
Symphyotrichum georgianum	Georgia Aster	No state status
Tsuga caroliniana	Carolina Hemlock	No state status
Federal Status: Species of Concern		
Shortia Galacifolia	Oconee Bell	No state status

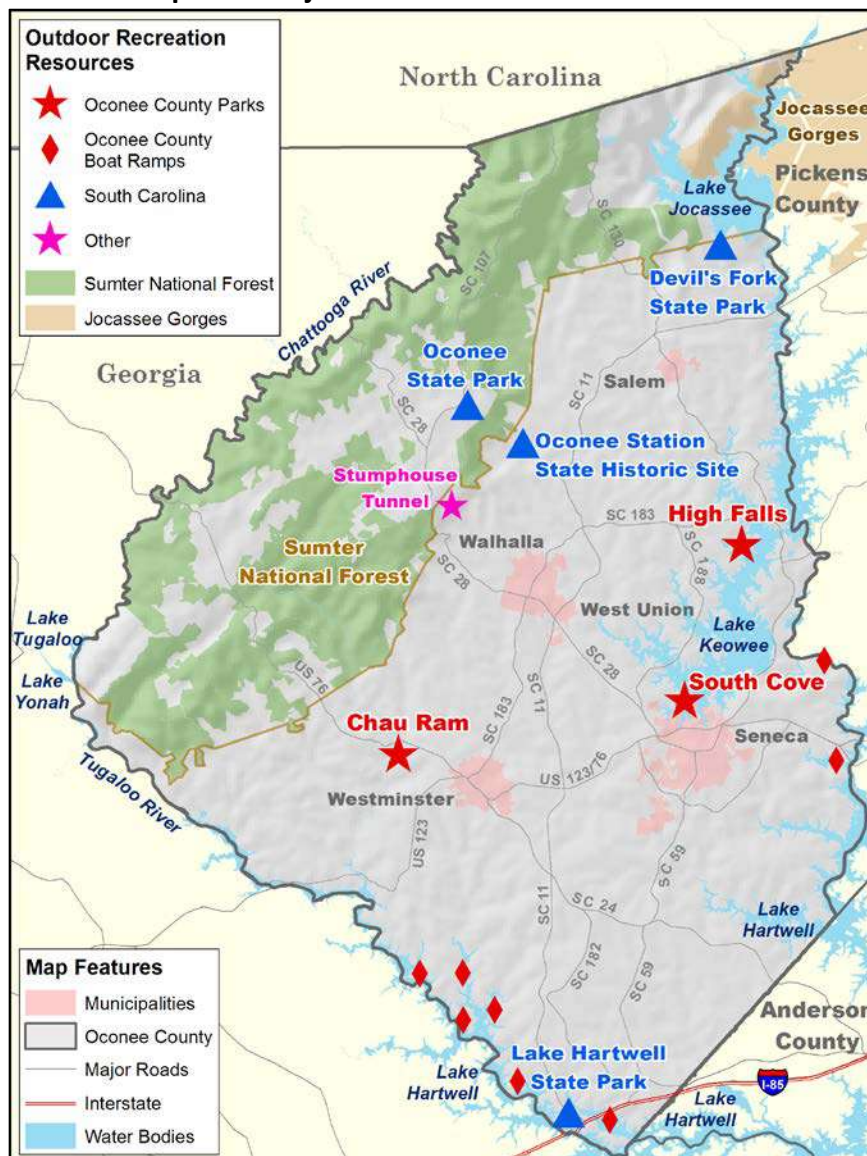
Sources: S.C. Department of Natural Resources, January 2019; Oconee County Planning & Zoning, March 2019

6. Outdoor Recreation and Scenic Areas

Oconee County residents and visitors are fortunate to have access to numerous and diverse land and water opportunities for outdoor recreation. These resources include the Sumter National Forest, four State parks, three County parks, eight County boat ramps, nature and hiking trails, multiple camping areas, and some smaller parks and recreation facilities. Water resources include three major lakes, the Chattooga, Chauga and Tugaloo Rivers, and numerous waterfalls. Locations of the County’s major outdoor recreation resources are shown on Map 6-4.



Map 6-4. Major Outdoor Recreation Resources



Sources: Oconee County GIS Dept., December 2018; SCDNR, January 2019

a. Sumter National Forest

Located within the northwestern portion of Oconee County are almost 84,000 acres of the nearly 371,000 acre **Sumter National Forest** – one of only two national forests in South Carolina. The Forest was established in 1936 and is managed by the USDA Forest Service for multiple uses including watershed protection and improvement, timber and wood production, habitat for wildlife and fish species, wilderness area management, and recreation. The **Andrew Pickens Ranger District** in Oconee County is one of three ranger districts that comprise the Sumter National Forest. Management of the District emphasizes habitat restoration and enhancement for a diverse range of wildlife and plant species. Popular attractions in the District include hunting, fishing, hiking, fall color sightseeing, camping, horseback riding, and



whitewater rafting and kayaking on the Wild and Scenic Chattooga River. The District includes numerous waterfalls and hiking trails. The Ellicott Rock Wilderness Area offers opportunities for off-trail hiking and primitive camping. Map 6-4 illustrates the extent of Sumter National Forest (SNF) lands in Oconee County, including lands owned by the USDA Forest Service.

b. State Parks

Devils Fork State Park is located on Lake Jocassee near S.C. Highway 11 (Map 6-4). The 644-acre park provides the only public access to the Lake, with four boat ramps and a courtesy dock. The Park also provides 20 lakeside villas, 59 campsites with water and electricity, 25 tent camping sites, two picnic shelters, two playgrounds, an indoor meeting room, a two-mile hiking trail, a one-mile nature trail, and a campground that is accessible only by boat. Devils Fork is located in the middle of the Jocassee Gorges and includes several waterfalls accessible only by boat. One of South Carolina's unique and rare wildflowers can be found blooming from mid-March to early April on the Oconee Bell Nature Trail in the Park.

Lake Hartwell State Park is located in the southern area of the County in the Fair Play community near Highway 11 (Map 6-4). The 680-acre park includes 14 miles of Lake Hartwell shoreline. The park provides two boat ramps, a courtesy dock, and a 140-foot fishing pier. Also provided are 115 campsites with water and electricity, 13 walk-in tent sites, two camper cabins, a 0.75-mile nature trail, two playgrounds, and a picnic shelter.

Oconee State Park is located in the Mountain Rest community near S.C. Highway 107 (Map 6-4). The 1,165-acre park was built by the Civilian Conservation Corps in the 1930s and is on the National Register of Historic Places. The park offers 139 standard campsites with water and electricity, 15 designated rustic tent sites, 19 historic cabins, four picnic shelters, three playgrounds, two lakes that can be used for fishing and boating, a swimming area with lifeguards, and an 18-hole miniature golf course. Oconee State Park includes six trails ranging from easy to strenuous in difficulty and serves as the southern trailhead for the Foothills Trail, the State's 77-mile wilderness hike on the Blue Ridge Escarpment.

The ***Oconee Station State Historic Site*** is located north of Walhalla near S.C. Highway 11 on Oconee Station Road. Originally used as a military compound, and later a trading post, the 210-acre Historic Site provides a unique representation of 18th and 19th century South Carolina. The site includes two buildings on the National Register of Historic Places - a stone blockhouse built in 1792 as an outpost for the S.C. State Militia and the William Richards House, built in 1805. The Site also includes a four-acre fishing pond, a 1.5-mile nature trail, the four-mile Oconee Connector trail that joins Oconee Station with Oconee State Park, and the 60-foot Station Cove Falls waterfall at the end of the nature trail.



c. County Parks and Recreation Facilities

There are 29 County and municipal outdoor park and recreation facilities encompassing nearly 572 acres in Oconee County. Eleven of the parks and facilities are owned and maintained by Oconee County, eight by the City of Seneca, seven by the City of Walhalla, five by the City of Westminster, and one by the Town of West Union. The new 14-acre Foothills YMCA located just outside of Seneca.

These resources highlight the abundance of natural resources in the County and accommodate a wide range of outdoor activities. Visitors to these parks enjoy access to hiking trails, boating, fishing, camping, and swimming. Active opportunities include a disc golf course, public pool, baseball, softball and soccer fields, and courts for basketball, tennis, pickleball, horseshoes, and volleyball. Major County parks, including the Stumphouse Tunnel/Issaqueena Falls Park, are described below and shown on Map 6-4. Additional parks and recreation resources in Oconee County are described in more detail in the Community Facilities Element.

Chau Ram County Park is located at the confluence of Ramsey Creek and the Chauga River, west of Westminster off of U.S. Highway 76. The 416-acre County Park offers 26 campsites with water and electricity, additional tent sites, five picnic shelters, a recreational building, a playground, and shower facilities. Main attractions of the Park include over a mile of the Chauga River, a handicap accessible 40-foot waterfall, a 160-foot suspension bridge spanning the River, and more than three miles of hiking trails. Guests enjoy tubing, hiking, fishing, picnicking, camping, and enjoying the Park's unique and spectacular vistas.

High Falls County Park is on Lake Keowee, located east of Walhalla off of S.C. Highway 183. The 46-acre County Park provides 91 campsites with water and electricity (10 waterfront), shower and restroom facilities, two shelters, a recreational building, miniature golf course, a tennis/basketball court, horseshoe and volleyball courts, picnic areas, and a playground. Two boat ramps, a swimming area, and a fishing pier offer access to Lake Keowee for water sports and fishing. Oconee County is working with Duke Energy on the possibility of utilizing what is currently referred to as the Keowee-Toxaway project as an addition to the High Falls County Park. The potential expansion, known as High Falls II, would add 36 acres and provide additional amenities for park visitors. A master plan for High Falls II has been completed in partnership with Duke Energy and is awaiting funding availability.

South Cove County Park is located on a peninsula of Lake Keowee just north of Seneca on South Cove Road. The location combines proximity to restaurants and other amenities in the City of Seneca with prime access to Lake Keowee and nearby Clemson University. The 48-acre County Park offers 86 campsites with water and electricity, including 46 waterfront sites, shower and restroom facilities. Also provided are four pickleball courts, three tennis courts, basketball and horseshoe courts, a playground, picnic areas, a recreational building and a shelter for gatherings. Three boat ramps, a handicapped accessible fishing pier and a waterfront sand beach provide access to Lake Keowee for boating and fishing.

Oconee County also maintains eight public boat ramps on Lake Hartwell (Map 6-4). The **Fair Play, Mullins Ford** and **Lawrence Bridge Recreation Areas** all provide a boat ramp, a courtesy dock, picnic areas, and restrooms. The Fair Play Recreation Area also provides a playground and swimming area. The **Choestoea, Mountain Bay, Port Bass, Seneca Creek,** and **South Union** boat access areas are leased to the County by the Corps of Engineers. The Mountain Bay access area also offers a courtesy dock. Upgrades are planned for the Seneca Creek facility that will include restrooms, a trail, bank fishing, picnic area, kayak launch, fishing pier, and a courtesy dock.

The City of Walhalla's 7.13-acre **Stumphouse Tunnel/Issaqueena Falls Park** is home to two unique features. The 1,617-foot Stumphouse Tunnel was started in 1852 to allow connection from Charleston to Knoxville. However, the Civil War and lack of funding brought construction to a halt before completion. Clemson University purchased the tunnel in 1951 and originally used it to cure their signature blue cheese. While the tunnel is still owned by the University, it is managed by the City of Walhalla. Down a short path from the tunnel is Issaqueena Falls, a 100-foot cascade waterfall that can be viewed from several points including a lookout platform. In addition to the tunnel and falls, the Park includes a hiking trail, picnic shelter, and picnic areas.

Oconee County is among several partners working closely with the City on development of the new **Stumphouse Mountain Bike Park**. The Park is a state-of-the-art facility with multi-purpose trails that will total more than 20 miles when completed. Phase one of the project opened the 1.5-mile Stumphouse Passage of the Palmetto Trail and 2.5 miles of loop trails that accommodate mountain biking and hiking. Phase two will add six additional miles when completed in late 2019. Phase three is in the planning stages and is expected to complete the trail over the next several years.

c. Lake and River Recreation Resources

There are many access points for residents and visitors to enjoy Oconee County's water resources. Major lake and river recreation resources are described below and shown on Map 6-4.

Lake Keowee covers 18,372 acres, with 387 miles of shoreline that includes access from Oconee County's High Falls and South Cove Parks. The Lake is managed by Duke Energy. There are nine public boat ramps on the Lake, including six in Oconee County. In addition to three marinas with pumpouts, there are several fishing access locations, including the pier and boat dock at the Duke World of Energy at Oconee Nuclear Station, piers at the two County parks, and Stamp Creek Access Pier (SCDNR, 2019).

Lake Hartwell is 56,000 acres in size, with a 962-mile shoreline that includes access from Lake Hartwell State Park in Oconee County. The Lake is managed by the U.S. Army Corp of Engineers. There are 45 boat ramps on Lake Hartwell, with 14 in Oconee County. Eight of the boat ramps are managed by the County. The Corp manages eight campgrounds on the Lake, with two in



Oconee County. The *Coneross Campground* on Coneross Creek Road provides 106 camp sites, of which 94 have water and electricity. Also included are a boat ramp and courtesy dock, shower and restroom facilities, a playground, and a swimming beach. The *Oconee Point Campground* is located off of South Friendship Road and provides 70 campsites with water and electricity, shower and restroom facilities, boat ramp and courtesy dock, and a playground. Oconee County manages several areas for day use only (no camping allowed) including the Fair Play Recreation Area, Lawrence Bridge Recreation Area, and Mullins Ford Recreation Area. All recreation areas provide boat ramps, courtesy docks, restrooms, and picnic areas. The Fair Play recreation area also provides a swimming beach and playground.

Lake Jocassee is 7,565 acres in size, with 75 miles of mostly undeveloped shoreline that includes access from Devil's Fork State Park. The Lake is owned and managed by Duke Energy. Lake Jocassee is the deepest lake in the State, with a maximum depth of approximately 351 feet and an average depth of 157 feet. The mountain rivers that feed the Lake keep it cool and clear year-round, making it popular for fishing, diving, swimming, paddling, and other water sports. There are four boat ramps on the Lake, with two in the State Park. One of the State Park's campgrounds can only be accessed by boat.

The **Chauga River** is a 31.3-mile long tributary of the Tugaloo River that flows from the north in the western area of Oconee County before joining with Ramsey Creek in the Chau Ram County Park. The River includes Class IV rapids ideal for whitewater kayaking near the Cassidy Bridge but slows before flowing into Lake Hartwell to provide paddling opportunities. As a hatchery-supported trout stream, the Chauga is also a very popular fishing destination. Access to the River from Oconee County is available at the Cassidy Bridge access and parking area.

The **Chattooga River** has been protected since 1974 as a National Wild and Scenic River. Nearly 40 miles of the River have been designated as "wild," 2.5 miles as "scenic," and 14.6 miles as "recreational." Known as the "Crown Jewel" of the southeast, the Chattooga was the first river east of the Mississippi to be granted the Wild and Scenic designation and is still the only one where commercial rafting is allowed. The area surrounding the River is managed by the U.S. Forest Service. On commercially rafted sections (III and IV) there is a quarter-mile long protected corridor of the National Forest on both sides of the River that allows no roads to the river or development of any kind. The segment above the S.C. Highway 28 bridge is generally reserved for fishing for trout or redeye bass, while below the bridge is the 26-mile stretch of what is considered some of the best whitewater rafting available in the east, with class II, III, IV, and V rapids available. The number of trips and people per trip is strictly regulated to protect the River.

The **Tugaloo River** is a 45.9-mile long river that serves as a portion of the western border of Oconee County as part of the border between South Carolina and Georgia. The River is fed by the Tallulah and Chattooga Rivers and ends as an arm of Lake Hartwell. The River is popular for boating, sailing, fishing, and other water sports. **Lake Yonah** is a 525-acre lake on the Tugaloo River in the westernmost area of Oconee County, with over nine miles of shoreline. The Lake



provides opportunities for paddling and other water sports and fishing, with access available at the Yonah Boat Ramp in Tallulah Falls, Georgia. **Lake Tugaloo** is a 597-acre lake with 18 miles of shoreline. The Lake is fed by the Tallulah and Chattooga Rivers and is known as the perfect place to paddle and fish. Access to Lake Tugaloo for Oconee County residents is available at the boat ramp on Bull Sluice Road in the Long Creek community.

d. Hiking Trails and Waterfalls

Oconee County is known as the “Golden Corner” of South Carolina because of its temperate climate, beautiful lakes and rivers, and the Blue Ridge Mountains. Adventurers, backpackers, hikers, photographers, campers, nature lovers, and families are drawn to the County’s natural and recreational resources. Chief among the draws for visitors and residents are the 193 miles of trails in Oconee County, ranging in size from small spurs of less than a mile to the 77-mile Foothills Trail. Many of these trails lead hikers to the County’s nearly 150 waterfalls, to the Wild and Scenic Chattooga River, and to County and State parks. Table 6-4 lists the trails in Oconee County and describes the waterfalls and other destinations accessed along these trails.

Of particular note are two larger trail systems that include passages within Oconee County. The 77-mile **Foothills Trail** extends from Oconee State Park to Table Rock State Park in Pickens County. The first 28 miles of the Trail from Oconee State Park to Upper Whitewater Falls was designated a *National Recreation Trail* in 1979. While numerous trailheads offer opportunities for day hikes, the full trek can take more than a week for backpackers who wish to hike the entire trail. Rated as “one of the best long trails (50 miles or more) in the Country” by Backpacker magazine, hiking difficulty on the Foothills Trail varies from moderate to strenuous. Primitive camping is allowed at various places along the trail and campsites are available at Burrell’s Ford Campground, Cherry Hill Recreation Area, and Oconee State Park in Oconee County and Table Rock State Park in Pickens County.

The **Palmetto Trail** is South Carolina’s longest pedestrian and bicycle trail, with 27 passages totaling 350 miles through 14 counties. Trails range from 1.3 miles to 47 miles in length. When completed, the route will extend 500 continuous miles from Oconee County to the Intracoastal Waterway. The trail was established in 1994 to provide free access to trails of all levels of difficulty and varying length. The entire Trail is open to hiking and backpacking, with designated passages available for mountain biking, horseback riding, and camping. One of only 16 cross-state trails in the United States, the Palmetto Trail is a federally designated Millennium Legacy Trail. Two passages of the Palmetto Trail are in Oconee County – the Oconee Passage that connects Oconee State Park to the Oconee Station State Historic Site, and the new Stumphouse Passage that is the first phase of the planned 20-mile Stumphouse Mountain Bike Park (Table 6-4).



Table 6-4. Hiking Trails and Water Falls

Trail and Water Falls	Length (miles)	Description
Bad Creek Spur	0.8	Easy spur trail connecting Whitewater River, Foothills Trail, Coon Branch Trail, and Lower Whitewater Falls, with trailhead at Duke Energy's Bad Creek Hydro Station on S.C. Hwy. 130
Bee Cove Falls	2.1	Difficult 2-3 hour hike to multi-tiered Bee Cove Falls
Beech Bluff	0.8	Easy natural trail in Lake Hartwell State Park with scenic views
Big Bend	3.3	Moderately easy hike to the Chattooga River and 30' Big Bend Falls
Blue Hole Falls	0.5	Moderately difficult hike into pristine wilderness and to 75' Blue Hole Falls and the pool that gives the area its name
Blue Ridge Railroad	2.5	Moderately difficult walk that follows incomplete 19 th century Blue Ridge Railroad rail bed, includes 3 abandoned tunnels
Brasstown Falls	0.3	Short but moderately difficult hike to 120' Brasstown Falls and the calm swimming hole at the base of the upper falls
Bruce Hill-Shaver	0.7	Easy walking trail that links the Shaver Complex with the Bruce Hill community, part of the Seneca Greenway system
Bull Sluice	0.2	Moderately steep paved access to Chattooga River flat water or moderately difficult gravel path to Bull Sluice
Chauga Narrows	0.6	Easy walk to the Chauga Narrows that includes both turbulent whitewater (Class IV rapid) and nearby flatwater
Chau Ram County Park	4.0	Easy to moderate hike along Chauga River that includes the 40' Ramsey Creek Falls waterfall
Choestoea	0.8	Easy hike along old road bed on Lake Hartwell peninsula
Coon Branch Natural Area	6.0	Moderate hike along Coon Branch, intersects with Lower Whitewater Trail to Lower Whitewater Falls waterfall
Ellicott Rock Trail	6.8	Easy hike the follows the Chattooga River to Ellicott Rock, part of the greater Chattooga River Trail
Foothills Access	1.2	Moderate hike as an access trail to the Foothills Trail
Hidden Falls	2.1	Moderate hike to 50' Hidden Falls
Issaqueena Falls	0.2	Easy hike beginning at Stumphouse Tunnel to platform to view the 100' cascade of Issaqueena Falls
Keowee Elementary	0.2	Easy scenic walking trail that circles a multi-purpose field
Oconee State Park Lake	1.2	Easy hike around the State Park's lake
Lee Falls	1.5	Difficult hike with no official trail to 75' Lee Falls, provides opportunities to view Oconee Bell flowers
Licklog and Pigpen Falls	0.9	Easy hike to 25' Pigpen Falls and two-tiered 80' Licklog Falls



Table 6-4. Hiking Trails and Water Falls (continued)

Trail and Water Falls	Length (miles)	Description
Long Creek Falls	3.3	Moderately difficult hike to 50' Long Creek Falls that cascades into the Chattooga River
Lower Whitewater Falls	2.0	Moderately difficult hike to an observation platform for the dramatic 200' drop of Lower Whitewater Falls
Miuka Falls	1.2	Easy hike to 75' Miuka Falls, a spur trail off Winding Stairs Trail
Moss Mill Creek	0.4	Hike to Moss Mill Creek, a hatchery-supported trout fishing stream
Mountain Rest Community	0.4	Easy hike to the Mountain Rest Community Club
Oconee	2.3	Moderately difficult trail around Oconee State Park lake
Oconee Bells Nature	1.5	Easy hike within Devils Fork State Park offering sightings of Oconee Bell wildflowers
Oconee Station	1.5	Easy nature hike circling the pond in Oconee Station State Historical Site
Old Waterwheel	1.4	Moderately difficult, occasionally steep trail leading to stone remnants of a former waterwheel
Sandy Ford	0.3	Easy, moderately steep hike to gentle rapids of the Chattooga River
Secret Falls	3.5	Easy downhill hike to 60' Secret Falls
Stumphouse Passage of the Palmetto Trail/Stumphouse Mountain Bike Park	4.0	Recently opened Phase I includes 1.5-mile passage of the Palmetto Trail and 2.5 miles of loop trails for both mountain biking and hiking
Tamassee Knob	2.2	Strenuous hike to the top of Tamassee Knob
Thrift's Ferry	0.4	Easy hike to flat shoals of Chattooga River, ideal for canoe/kayak launching
Westminster Elementary	0.6	Walking trail
Woodall Shoals	0.2	Moderately difficult, steep hike to Woodall shoals on the Chattooga River
Sumter National Forest		
Big Bend Falls	3.4	Strenuous hike to the 30' Big Bend Falls hydraulic, the largest drop on the Chattooga River; primitive camping allowed
Chattooga River Trail	15.5	Primitive hiking/backpacking trail ranging from moderately to extremely difficult along the Chattooga River; shared sections with the Foothills and Bartram Trails; primitive camping allowed
Earls Ford	0.3	Easy hike to Chattooga River
East Fork	2.5	Easy hike along the north bank of the Chattooga River with two trailheads – one at Chattooga Picnic Area and the other at Burrells Ford, primitive camping allowed
Fall Creek Falls	2.0	Strenuous primitive hike along Fall Creek to the Chattooga River that includes 3 waterfalls, each 30-50' high

Table 6-4. Hiking Trails and Water Falls (continued)

Trail and Water Falls	Length (miles)	Description
Foothills Trail	76.0 (16.6 miles in SNF)	Moderate to strenuous hike from Oconee State Park to Table Rock State Park in Pickens County (28-mile section from Oconee State Park to Upper Whitewater Falls in N.C. is designated as a National Recreation Trail); primitive camping allowed
Fork Mountain	6.4	Moderately difficult remote hike from Sloan Bridge Picnic Area to Ellicott Rock Wilderness Area (N.C.) joining Bad Creek Trail and leading to Chattooga Trail; primitive camping allowed
King Creek Falls	0.5	Moderately difficult hike to 70' King Creek Falls
Oconee Passage of the Palmetto Trail	3.2	Moderately difficult hiking/difficult mountain biking section of the Palmetto Trail that begins in Oconee State Park and ends at Oconee Station State Historical Site
Opossum Creek Falls	2.0	Difficult hike past the Chattooga River to the base of the 50' Opossum Creek Falls; primitive camping allowed
Riley Moore Falls	0.7	Moderately difficult hike to the 12' Riley Moore Falls, with a 100' wide cascade, on the Chauga River; primitive camping allowed
Rocky Gap/Willis Knob	12.4	Difficult but scenic trail for hikers and horses – known as Rocky Gap in S.C. and Willis Knob in N.C. (15 miles) – that descends into the Chattooga Wild and Scenic River corridor and loops back and forth across the River
Spoonhauger Falls	0.5	Easy hike to 50' multi-tiered Spoonhauger Falls; primitive camping allowed
Station Cove Falls	0.5	Easy hike into the Sumter National Forest and ending at 60' stepped Station Cove Falls, intersects with the Oconee Passage of the Palmetto Trail
Winding Stairs	3.5	Easy hike, mostly along Townes Creek, that includes access to 75' Miuka Falls via a spur trail
Yellow Branch Falls	1.3	Moderately difficult hike to the base of the spectacular 50' cascade of Yellow Branch Falls
Yellow Branch Nature	0.4	Moderately difficult nature trail along Yellow Branch Creek, connects to Yellow Branch Falls trail
Total Miles	192.8	

Sources: Oconee County Parks and Recreation Dept.; Sctrails.net; USDA Forest Service, February 2019

e. Scenic Views and Sites

Beautiful vistas and scenic sites are so abundant in Oconee County that it is not feasible to list them all. Amazing views of pristine forests, dramatic gorges, pastoral lakes, rushing rivers, and picturesque waterfalls are available, whether by car along the scenic byways, by boat from the lakes and rivers, or on foot, horseback, or mountain bike via the area's many trails. Many of these sites are found in the Sumter National Forest and the State and County Parks, and have



been described in the preceding sections of this Element. Other notable sites and views are summarized in the following paragraphs.

A series of steep sided gorges carrying eight major mountain streams down to the Piedmont have carved a generally uniform sloping face of an escarpment with dramatic elevation changes. These gorges together are known as the **Jocassee Gorges**. The Jocassee Gorges run parallel to the North Carolina border and climb 2,000 vertical feet in elevation in just one to two miles. In the creation of the gorges, the mountain streams produced a spectacular concentration of waterfalls, one of the primary reasons why National Geographic named the Jocassee Gorges region as a “Destination of a Lifetime” in a special edition highlighting “50 of the World’s Last Great Places.” The region has benefitted from major conservation and land preservation in recent decades that involved federal and state agencies, land trusts, conservations groups, and corporations.

Cooperative acquisition efforts between the S.C. Department of Natural Resources (SCDNR), Duke Energy, the Richard King Mellon Foundation, and the Conservation Fund have ensured the continued protection of the natural and recreational resources of the 43,500 Jocassee Gorges tract. SCDNR owns most of the Gorges, with activities governed by a management plan. The primary consideration in the plan is to maintain the natural character of the area, with the secondary objective of providing public recreation that is compatible with the area’s natural character. Recreational activities accommodated in the Plan include hunting, fishing, horseback riding, and hiking. The Jocassee Gorges is largely wild and forested, with access limited to managed areas through gateways that include State Parks and other established locations for day use and overnight ventures. The management plan also recognizes that Jocassee Gorges provides tremendous opportunity for scientific study and education. The area is home to rare plant and animal species and has been the site of important wildlife and fisheries restoration projects.

The Jocassee Gorges is home to more than 60 species of rare and endangered plants. One of South Carolina’s unique and rare plants is the **Oconee Bell flower**, a white and yellow blossom with red stem and red-tinged leaves found in only a few locations in the mountains of South Carolina, North Carolina, and Georgia . The flower grows in humid, rocky outcrops around rugged gorges and cool, shady woods along streams and waterfalls. Among the best places to see the Oconee Bell is along the Oconee Bell Trail in Devils Fork State Park. The plant blooms annually from mid-March to early April.



Oconee Bell Flower



Source: South Carolina State Parks, 2019

The **Old Highway 123 Fishing Pier (Old Tugaloo River Bridge)** is an historic truss bridge that once connected South Carolina to Georgia along U.S. Highway 123 over Lake Hartwell in the Madison community near Westminster. The bridge was replaced in the 1950s then disconnected and is now known as the “Broken Bridges.” The separate ends of the bridge now serve as peaceful and scenic fishing piers. The Pier is managed by the U.S. Corp of Engineers, with parking provided.

The **Oscar B. Wigington Scenic Byway** is only 20 miles long, but it leads to one of the most spectacular overlooks in the State. The **Oscar Wigington Overlook** offers stunning views of Lake Jocassee and the Blue Ridge Mountains. The Byway is lined on both sides by remote forestland and is especially beautiful during the fall color season and in early summer when the rhododendrons are blooming. Along the Byway are access roads to several waterfalls, the Walhalla Fish Hatchery, the Chattooga River, state and national forest campgrounds, and miles of hiking trails.

The **Walhalla State Fish Hatchery (WSFH)**, located off of S.C. Highway 107 in the Sumter National Forest, was built by the Work Progress Administration and the Civilian Conservation Corps in the 1930s. Originally managed by the U.S. Fish and Wildlife Service, management of the Fish Hatchery has since been transferred to the S.C. Department of Natural Resources. The WSFH is SCDNR’s only cold water fish hatchery, raising brown, brook, and rainbow trout to stock the State’s public waters, including those in Oconee County. Approximately 500,000 trout are produced and stocked annually by WSFH in support of recreational fishing. Very large trout are also kept at the hatchery on display for the public. Visitors are welcome to tour the hatchery, to fish in the East Fork of the Chattooga River that runs through the Hatchery grounds, and to picnic in designated areas.

7. Land Conservation

The preservation and conservation of Oconee County's abundant and unique land resources continues to be a high priority for County residents. While conservation and protection of much of the County's resources is carried out by Federal, State and local agencies, non-profit organizations continue to conserve and preserve land through outright purchase and conservation easements. A conservation easement is a voluntary contract between a landowner and a qualified land trust or public entity that allows the landowner to legally restrict certain land uses such as subdivisions, commercial or industrial operations, or mining from occurring on their property while allowing traditional rural uses such as farming, grazing, hunting, and timbering to continue. The easement is permanent and remains with the land after it has been sold or conveyed to heirs. There are a number of additional organizations that are working to conserve and preserve land in Oconee County including the S.C. Department of Parks, Recreation and Tourism, the U.S. Forest Service, and county and municipal governments.

The mission of the **South Carolina Conservation Bank** is "to improve the quality of life in South Carolina through the conservation of significant natural resource lands, wetlands, historic properties, archeological sites, and urban parks." The Bank is considered one of the State's most important land protection tools and a key funding source for land conservation statewide. Since its inception in 2002, the Bank has protected nearly 250,000 acres in 42 counties. Funding for the Bank is provided by a portion of the real estate transfer fee. The Bank provides grants for woodlands/wetlands, farmlands, urban parks, and historical and archaeological sites through a competitive grant application process. Funding from the Bank has been used to conserve more than 5,000 acres in Oconee County, including farmland, tracts adjoining lakes, rivers and creeks. Other tracts adjoin Sumter National Forest, State Parks and Chau Ram County Park, as well as Stumphouse Mountain. The Oconee County Soil and Water Conservation District, Upstate Forever, and Naturaland Trust have been awarded grants to conserve these tracts.

The **Heritage Trust Program** of SCDNR has preserved and protected natural and cultural properties throughout the State since 1974. Heritage Trust staff work with related agencies to identify and document rare plants, animals, archaeological sites, and other significant features of South Carolina's heritage. This information is used to determine the locations that have the most conservation potential. One of the program goals is to permanently protect the best examples of these features through a system of heritage preserves. These preserves are managed to sustain or improve habitat for species that are already on the property, those that may return to the area, and species that may colonize the area following improvement. There are four Heritage Preserves in Oconee County, including the Brasstown Creek, Buzzard Roost, and Stumphouse Mountain Heritage Preserves/Wildlife Management Areas. SCDNR sets and regulates the methods of harvest, bag limits, and other hunting requirements in wildlife management areas. While the Sumter National Forest is owned by the U.S. Forest Service, it is managed in a cooperative partnership with SCDNR and is considered a Heritage Preserve.



The **Oconee County Soil and Water Conservation District** is “dedicated to the preservation and protection of the natural resources of Oconee County and all of South Carolina.” The District’s conservation easement program is designed to protect the County’s “precious resources and productive farmland.” Through the program, the Soil and Water Conservation District has secured 19 conservation easements that protect approximately 2,200 acres. The District is currently working to secure protections on an additional 450 acres.

The **Oconee County Conservation Bank (OCCB)** was established by the Oconee County Council in 2011 as an independent body whose mission is to leverage available funds to protect significant natural, cultural, and historic resources in the County (*OCCB Press Release, 2012*). The OCCB provides financial incentives to willing landowners of properties that meet specific criteria to convey either a conservation easement or fee simple title to eligible recipients. Oconee County Council must approve all projects. Through this process, the program seeks to simultaneously protect valuable natural resources and private property rights. The Board has protected three properties totaling 174.04 acres since 2011, through private donations from corporations, non-profits, and citizens.

A number of private conservation groups are also working towards protecting critical lands and water through the creation of voluntary conservation easements and other conservation and preservation work.

D. WATER RESOURCES

The quality and availability of water have played a key role in the development of Oconee County, and will continue to shape its future development. This influence is reflected in the County’s name, derived from the Cherokee word “Aconnee” that means “land beside the water.” Oconee County relies on both surface and ground water from local sources to accommodate residential, commercial, and industrial need.

1. Surface Water

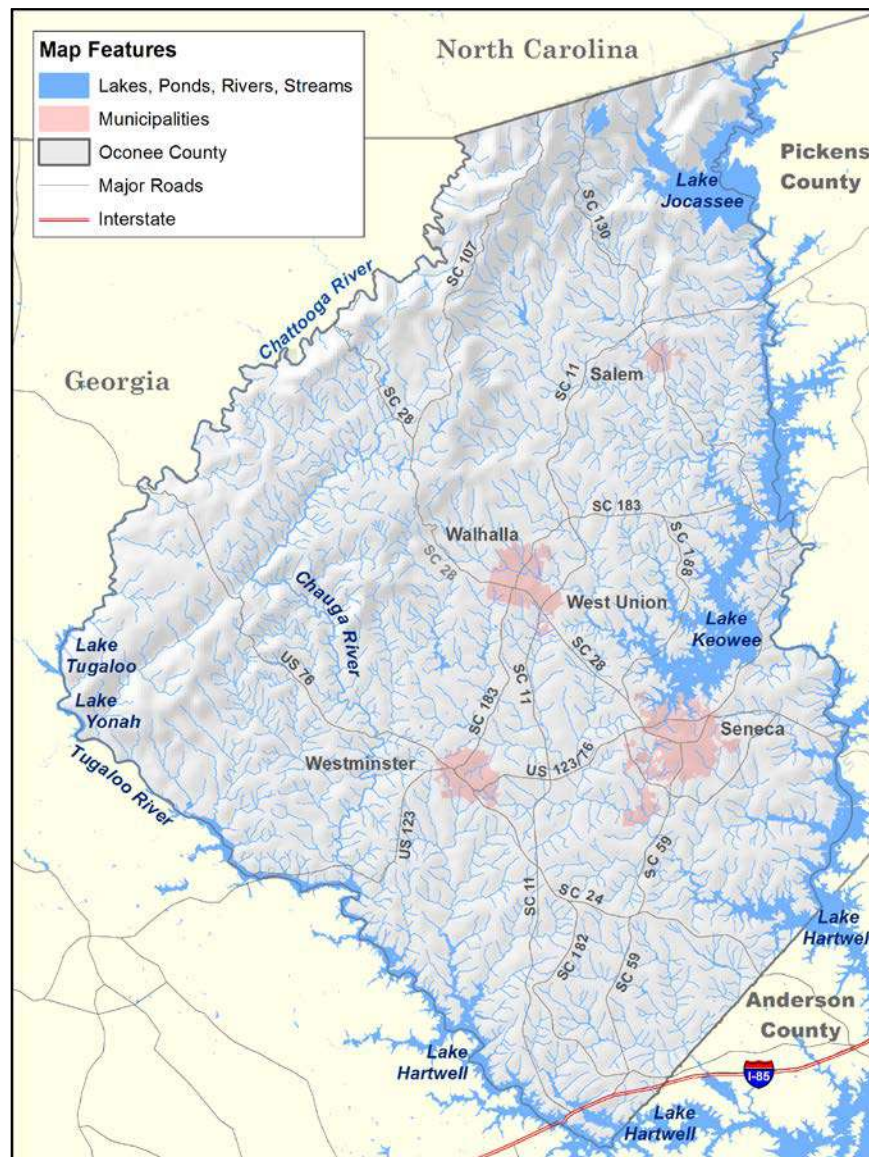
Oconee County has an abundance of surface water, generally sustained by ample rainfall, that includes several major water bodies as well as numerous rivers, creeks, ponds and streams. Surface water accounts for nearly all (99.2%) of the public water supply in Oconee County, with 4,099.88 million gallons withdrawn in 2016 (*SCDHEC, 2016 Reported Water Use in South Carolina, 2017*). An additional 45.9 million gallons of the County’s groundwater were withdrawn for irrigation use and 30.49 million gallons for golf course use. Map 6-5 illustrates the surface water resources in Oconee County.

At 56,000 acres, **Lake Hartwell** is the largest water body that extends into Oconee County. The Lake borders the County on the west, south, and east, and is fed by the Tugaloo and Seneca Rivers. The largest portion of the Lake is within Anderson County, with branches also reaching into Pickens County and three Georgia counties. The Lake was created between 1955 and 1963



when the USACOE dammed the Savannah River for the purposes of flood risk management, water quality, water supply, downstream navigation, hydropower production, fish and wildlife protection, and recreation (*U.S. Army Corps of Engineers, 2019*). Full pool elevation for Lake Hartwell is 660 feet above mean sea level, with a maximum depth of 185 feet and an average depth of 45 feet (*SCDNR, 2019*). The Lake and the Hartwell Power Plant are under the management of the U.S. Army Corps of Engineers. The Corps’ Shoreline Management Program for Lake Hartwell provides guidelines for general uses of the Lake’s public lands, including the types of permitted private uses and activities such as the construction of boat docks and underbrushing.

Map 6-5. Surface Water



Source: USGS National Hydrography Dataset, December 2018



Duke Power, now Duke Energy, developed the **Keowee-Toxaway Hydroelectric Project** to generate electricity. The project includes the Keowee Hydro and Jocassee Pumped Storage facilities. Duke Energy is the Federal Energy Regulatory Commission (FERC) licensee for the Keowee-Toxaway Project that includes management of Lakes Keowee and Jocassee. Duke Energy's Shoreline Management Plan (SMP) was developed to assist in guiding responsible construction, shoreline stabilization, and excavation activities within the lake boundaries of both lakes. The goal of the SMP is to provide continued public and private access to the lakes while protecting their natural resource value.

Lake Keowee was formed in 1970 by the construction of dams across the Keowee River and the Little River, creating a reservoir with two distinct halves, connected by an excavated canal. Much of the 18,372-acre Lake is in Oconee County, with a northern portion also extending into Pickens County. In addition to providing hydroelectric power at the Keowee Hydro station, the Lake is a crucial source of water for cooling for the Oconee Nuclear Station. Full pool elevation at Lake Keowee is 800 feet above mean sea level (*Duke Energy, 2019*), with a maximum depth of 297 feet and average depth of 53 feet (*SCDNR, 2019*).

Lake Jocassee was created in 1973 with the construction of the Jocassee Dam and is the second lake developed as part of the Keowee-Toxaway Hydroelectric Project. Much of the 7,565-acre Lake is in the northeastern area of Oconee County, with a portion in Pickens County. A confluence of four rivers supplies Lake Jocassee - the Whitewater, Thompson, Horsepasture, and Toxaway Rivers. The Jocassee Hydro Station in the southeast corner of the Lake separates it from the beginning of Lake Keowee. When generating electricity, the Jocassee Pumped Storage Facility serves as a conventional hydroelectric station. However, the facility can also reverse its turbines and pump previously used water from Lake Keowee into Lake Jocassee. The Lake also serves as the lower reservoir for the Bad Creek Pumped Storage Facility. Full pool elevation for Lake Jocassee is 1,110 feet above mean sea level (*Duke Energy, 2019*). Average Lake depth is 157 feet, with a maximum depth of 351 feet (*SCDNR, 2019*).

Lake Tugaloo is a 597-acre lake that is fed by the Tallulah and Chattooga Rivers. The Lake was created in 1923 with the completion of the Tugaloo Dam and is the fifth lake in a six-lake series created by hydroelectric dams operated by Georgia Power that follows the original course of the Tallulah River. The Lake stretches along South Carolina's border with Georgia from the Chattooga River to its confluence with the Tallulah River and provides a portion of the western Oconee County border. The Lake is owned and operated by Georgia Power. Full pool elevation for Lake Tugaloo is 891.5 feet above mean sea level.

Lake Yonah is a 525-acre lake that was created in 1925 with the completion of the Yonah Dam and is the sixth and last lake in a series created by Georgia Power that follows the original course of the Tallulah River. Lake Yonah forms a portion of South Carolina's border with Georgia, as well as the western Oconee County border. The Tugaloo River flows through Lake Yonah and continues through Lake Hartwell before joining the Savannah River. The Lake is



owned and operated by Georgia Power. Full pool elevation for Lake Yonah is 744.2 feet above mean sea level.

There are also a number of smaller lakes of various sizes throughout Oconee County. Smaller lakes include **Lake Becky** below Oconee State Park, **Lake Chattooga** near Mountain Rest, **Lake Cheohee** and **Lake Cherokee** in the northwest area of the County, **Crystal Lake** near S.C. Highway 28 above Stumphouse Tunnel, **Lake Jemiki** west of Walhalla, **Mountain Rest Lake** in Mountain Rest, and **Whitewater Lake** northwest of Salem. Many of these lakes include associated residential communities.

Numerous rivers contribute to surface water supplies including the Chattooga, Chauga, and Tugaloo. Several rivers and creeks of note are the **Thompson River** north of Lake Jocassee, **Brasstown Creek** that flows through the westernmost area of the County through the Sumter National Forest to the Tugaloo River, and **Coneross Creek** that begins near Stumphouse Tunnel and flows southeast to Lake Hartwell. Additional smaller rivers and streams include **Whitewater River** that flows into Lake Jocassee, **Little River** that begins above Salem and flows to Lake Keowee, **Choestoea Creek** that originates west of Westminster and flows to Lake Hartwell, **Cheohee Creek** west of Salem, **Tamassee Creek** in the Sumter National Forest west of Salem, and **Station Creek** that flows from the Sumter National Forest north of Walhalla.

2. Groundwater

Groundwater is a significant source of drinking water, particularly in rural areas, and an important source of water for manufacturing, irrigation, and power generation. Groundwater is also vital for maintaining aquatic ecosystems by recharging streams, lakes, and wetlands and sustaining surface water supplies during droughts. It is estimated that about 60% of the water in South Carolina streams originates as groundwater (*S.C. Water Plan, 2004*). However, groundwater accounts for only 2.2% of the public water supply in Oconee County, with an average of only 0.24 million gallons a day withdrawn in 2015 (*USGS National Water Information System, Water Use Data for South Carolina, 2015*).

Groundwater supplies are subject to seasonal variation and decline due to prolonged drought, but usually to a lesser degree than surface water supplies. Groundwater levels are lower during the summer due to increased pumping and reduced recharge, but usually recover during the winter and spring because of increased aquifer recharge and reduced pumping. Multi-year droughts lower aquifer levels by limiting the recharge that normally occurs during the wet winter and spring months.

SCDHEC, SCDNR, and the South Carolina Water Science Center (SCWSC) of the U.S. Geological Survey (USGS) have cooperatively developed and are maintaining groundwater level monitoring networks within the major aquifers of the State. SCDNR routinely collects groundwater level data for 85 wells statewide. While SCDNR has no monitored wells in Oconee County (*SCDNR, South Carolina Groundwater Data, 2019*), the U.S. Geological Survey monitors the water level of



a well located off of Station Creek southeast of Oconee State Park on a daily basis (*USGS Groundwater Watch, 2019*).

3. Public Water Supply

More than 10.8 million gallons of water are withdrawn in Oconee County each day by water suppliers. This water is conveyed for uses including domestic, commercial, industrial and to meet public need. Of the water withdrawn, 10.58 million gallons per day were drawn from surface water sources such as lakes, rivers, and streams and 0.24 million gallons per day from groundwater sources located beneath the earth’s surface (*USGS National Water Information System, Water Use Data for South Carolina, 2015*).

Water is provided to Oconee County residents by 21 *community water systems* (Table 6-5). Community water systems serve the same customers in residences or businesses year-round. Six of these systems are public systems that serve nearly 75,700 residents and 15 are private systems serving more than 8,100 residents.

Additional water systems serving Oconee County residents include one *non-transient, non-community water system* and 35 *transient, non-community water systems* (*US EPA Envirofacts, SDWIS, 2019*). Non-transient, non-community water systems provide water for uses that serve the same people, but not year-round, such as schools that have their own water systems. Transient, non-community water systems provide water for uses that do not consistently serve the same users year-round such as rest stops, campgrounds, and gas stations.

Table 6-5. Community Water Systems in Oconee County

Water System Name	Primary Water Source Type	Population Served
Public Community Water Systems		
City of Seneca	Surface water (Lake Keowee)	33,374
City of Walhalla	Surface water (tributaries of Coneross Creek)	15,740
City of Westminster	Surface water (Chauga River)	7,582
Pioneer Rural Water District	Surface water purchased	16,236
Town of Salem	Surface water purchased	2,278
Town of West Union	Surface water purchased	468
Private Community Water Systems		
Bay Ridge Subdivision	Ground water	62
Camp Ghigau	Ground water	35
Cherokee Creek Boys School	Ground water	26
Chickasaw Point	Surface water purchased	490
Harts Cove and Tory Pointe	Surface water purchased	560
Highpointe at Clemson	Surface water purchased	864
Isaqueena Point Utility System	Surface water purchased	36
Keowee Bay Subdivision	Ground water	115
Keowee Key Utility System Inc.	Surface water purchased	3,602



Port Bass I	Ground water	590
Port Bass II	Ground water	178
Tesi-Foxwood Hills	Surface water purchased	1,226
Timber Lake I	Ground water	202
Timber Lake II	Ground water	96
Turtlehead Subdivision	Ground water	32

Source: U.S. EPA, Envirofacts, Safe Drinking Water Information System (SDWIS), January 2019

4. River Basins and Sub-basins

The precipitation that falls in South Carolina is drained by four major river systems – the Pee Dee, Santee, Ashley-Combahee-Edisto, and Savannah River Basins. The streams and rivers that drain each region are collectively called drainage basins. These basins generally traverse the State from the northwest to the southeast. The distribution of these systems is a key factor in the geographic disparity in water supply and demand that exists among regions.

Oconee County is located within the **Savannah River Basin**. The basin includes a small portion of North Carolina and all of the land in South Carolina and Georgia that drains to the Savannah River. In South Carolina, the Savannah River Basin is described in two sections – the Upper Savannah River Basin that includes Oconee County and the Lower Savannah River Basin. The Upper Savannah River Basin encompasses seven watersheds and 1,164 square miles (744.8 acres). There are approximately 1,341 stream miles and 43,677 acres of lake waters in the basin.

In Oconee County, the Savannah River Basin is further divided into the **Tugaloo River** and **Seneca River** sub-basins. The Tugaloo/Seneca River Basin is located in Oconee, Anderson, and Pickens Counties and encompasses 12 watersheds and 1,269 square miles, extending into Georgia and North Carolina. There are approximately 3,832 stream miles and 67,532 acres of lake waters in the two sub-basins. Map 6-6 depicts the sub-basins and watersheds in Oconee County.



Map 6-6. River Sub-basins and Watersheds



Source: USDA, Geo Spatial Data Gateway, February 2019

A watershed is a geographic area into which the surrounding waters, precipitation, sediments, and dissolved materials drain and flow to a single outlet. Watershed resources include both groundwater and surface water, making watershed protection vital to preserving water quality. As water flows across or under a watershed on its way to a lake, river, or stream, it is exposed to potential contaminants in the form of stormwater runoff and other pollutants. Development of natural areas can adversely impact water quality through the replacement of vegetation and forests with impervious surfaces.

Oconee County is impacted by nine watersheds – five located in the Seneca River Sub-basin and four in the Tugalo River Sub-basin (Map 6-6). The Chauga, Coneross, and Little River-Lake Keowee watersheds cover substantial areas within the County. Detailed watershed data



including the impacted counties, primary water bodies, and coverage area is included in Table 6-6.

Table 6-6. Watersheds in Oconee County

Watershed	Counties; State	Primary Waterbodies	Area (acres)	Stream Miles	Lake/Pond Waters (acres)
Seneca River Sub-basin (03060101)					
Keowee River-Lake Jocassee (03060101-01)	Oconee, Pickens and NC	Keowee River and its tributaries flowing through and forming Lake Jocassee	93,945 (31,875 in SC)	229.7	8,490.2
Keowee River-Lake Keowee (03060101-02)	Oconee, Pickens and NC	Keowee River and its tributaries from Lake Jocassee Dam to Keowee Dam forming Lake Keowee	79,952 (78,837 in SC)	309.8	7,598.2
Little River-Lake Keowee (03060101-03)	Oconee	Little River and its tributaries as is flows through Lake Keowee	104,996	339.5	9,758.4
Coneross Creek (03060101-05)	Oconee	Coneross Creek and its tributaries, which form an arm of Lake Hartwell	68,125	236.4	2,304.2
Hartwell Lake-Seneca River (03060101-08)	Oconee, Pickens, Anderson	Seneca River arm of Lake Hartwell	68,085	170.6	13,028.6
Tugaloo River Sub-basin (03060102)					
Chattooga River (03060102-02)	Oconee and NC/Georgia	Chattooga River and its tributaries	178,648 (34,895 in SC)	570.6	629.3
Chauga River (03060102-03)	Oconee	Chauga River and its tributaries	70,770	323.4	456.3
Hartwell Lake-Upper Tugaloo River (03060102-04)	Oconee and Georgia	Upper Tugaloo River and its tributaries from its origin in the Chauga River	83,089 (27,005 in SC)	259.7	2,288.6
Hartwell Lake-Lower Tugaloo River (03060102-05)	Oconee, Anderson	Lower Tugaloo River and its tributaries from Chauga River through Lake Hartwell	179,670 (84,992 in SC)	544.1	17,041.2

Source: SCDHEC, Watersheds, February 2019

5. Water Quality

South Carolina’s abundant water supply has been a key resource in the development and growth of the State’s economy. The quantity of this water supply is integral to future community and regional development efforts, while the health and safety of residents depends on the quality of these resources. Although overall water quality is good in most parts of the State, increased urbanization and a growing population have contributed to rising levels of point source and non-point source pollution. Sustained growth will place greater demand on the water supply and make the protection of water resources a long-term priority.



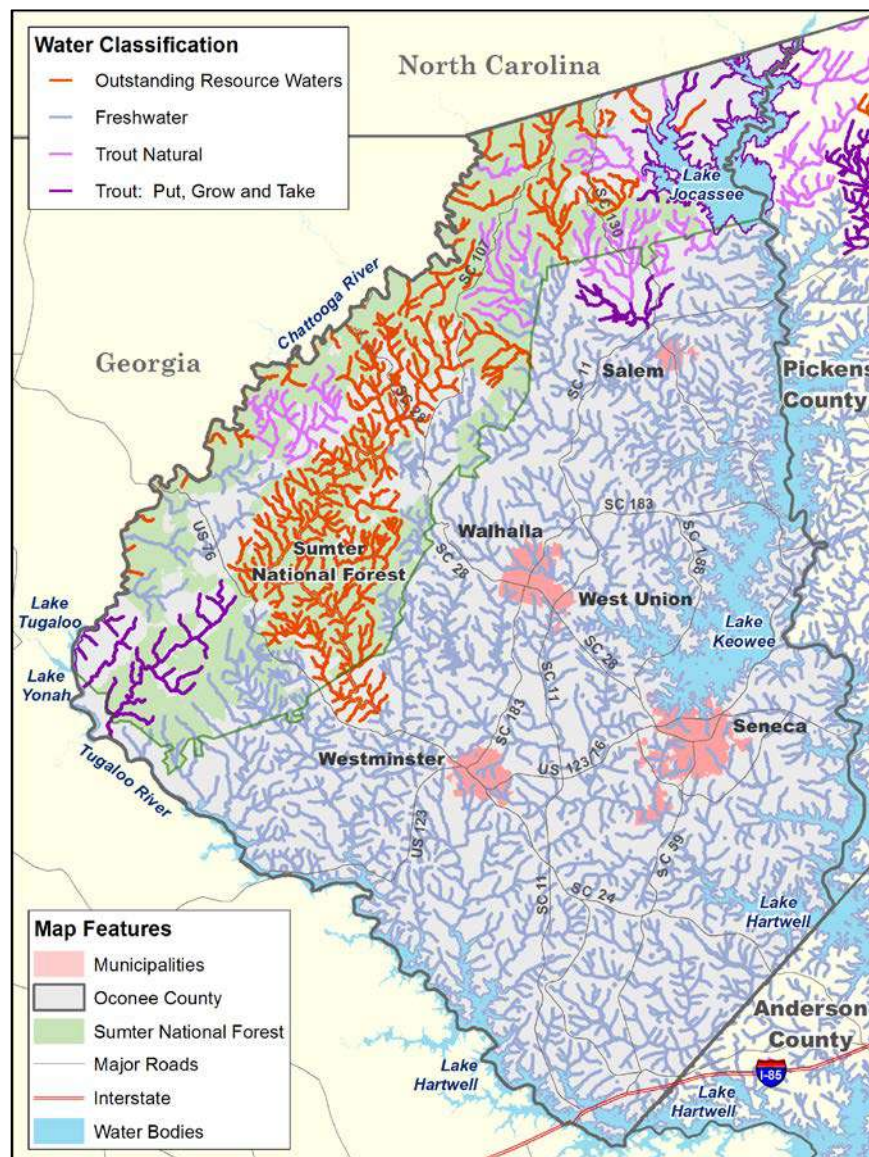
Section 208 of the *Federal Clean Water Act*, as passed in 1972 and amended in 1987, established criteria for a regionally integrated approach to addressing surface water quality protection. The State of South Carolina continues to use regional planning agencies throughout much of the State as a means of administering these requirements. In 1978, the Appalachian Council of Governments (ACOG) was designated as the water quality management planning agency for a six-county region that includes Cherokee, Greenville, Pickens, Oconee, and Anderson County. As the designated planning agency, the ACOG is responsible for updating and amending the *Water Quality Management Plan (WQMP)* that identifies policy priorities and recommendations for water quality management across the region. The most recent update of the *Appalachian Regional Water Quality Plan* was adopted by Council in 2011.

The SCDHEC Bureau of Water has developed a *Watershed Water Quality Assessment* for each major river basin in the State. Included in each assessment is an in-depth description of the watershed and its resources; an analysis of surface water quality, an analysis of groundwater quality; a listing of National Pollutant Discharge Elimination System (NPDES) permits; the Nonpoint Source (NPS) pollution management, water quantity and usage, growth potential within each watershed related to wastewater needs; watershed protection and restoration strategies; and available state and citizen-based watershed stewardship programs. Updates to Watershed Water Quality Assessments for South Carolina river basins can be found online in the SCDHEC *SC Watershed Atlas*. While more complete assessments of local water quality are included in the SCDHEC data, pertinent findings for Oconee County water quality are summarized in this section.

Statewide standards have been established to protect the suitable uses indicated in each classification and to maintain and improve water quality. The standards determine permit limits for treated wastewater dischargers and any other activities that may impact water quality. As illustrated in Map 6-7, most waters in Oconee County are classified as *Fresh Water* by SCDHEC. Per SCDHEC *Regulation 61-68 – Water Classification and Standards*, fresh waters are suitable for primary and secondary contact recreation (swimming, water skiing, boating, and wading), for industrial and agricultural uses, and as sources of drinking water supply after conventional treatment. Fresh waters are also suitable for fishing and provide a suitable environment for the survival and propagation of a balanced aquatic community of flora and fauna.



Map 6-7. Water Classification in Oconee County



Source: SCDHEC, S.C. Watershed Atlas, 2019

Many of the waters in the Sumter National Forest, as well a portion of the Chauga River and some of its tributaries that extend beyond SNF, are classified as *Outstanding Resource Waters*. Outstanding Resource Waters are “of exceptional recreational or ecological importance or of unusual value.” Such waters may include, but are not limited to, “waters in national or state parks or wildlife refuges; waters supporting threatened or endangered species; waters under the *National Wild and Scenic Rivers Act* or *South Carolina Scenic Rivers Act*; waters known to be significant nursery areas for commercially important species or known to contain significant commercial or public shellfish resources; or waters used for or having significant value for scientific research and study.”



Some waters in the Sumter National Forest, as well as a few outside of the SNF just above Salem, are freshwaters that have also been recognized by SCDHEC as trout waters. *Trout Natural* waters are suitable for supporting reproducing trout populations. The waters are also suitable for primary and secondary contact recreation and fishing, as a source of drinking water supply after conventional treatment, and industrial and agricultural uses. The criteria for *Trout: Put, Grow, and Take* waters are similar to those of the Trout Natural Waters, however these waters are also suitable for supporting the growth of stocked trout populations.

a. NPDES Permitted Activities

As authorized by the *Clean Water Act of 1972*, the National Pollutant Discharge Elimination System (NPDES) permit program reduces water pollution by regulating point sources that discharge pollutants into waters. Point sources are discrete conveyances such as pipes or man-made ditches. Individual homes that are connected to a municipal system, use a septic system, or do not have a surface discharge are exempt from NPDES permitting. However, industrial, municipal, and other facilities must obtain permits to discharge directly into surface waters. Accordingly, discharges from wastewater treatment systems owned by governments, private utilities, and industries are required to obtain NPDES permits.

Wastewater facilities are monitored by SCDHEC regional offices of Environmental Quality Control for compliance with NPDES permits. SCDHEC issues permits for *municipal* facilities (municipal utilities), *domestic* facilities (private utilities), and *industrial* facilities (industrial pump and haul operations that generate non-hazardous process wastewater and domestic wastewater generated at industrial facilities). Table 6-7 lists permitted NPDES facilities in Oconee County, sorted by type of activity.

Table 6-7. NPDES Permitted Facilities in Oconee County, 2019

Facility Name	Watershed	Description (SIC)
Municipal		
City of Seneca WTP	030601010305	Water Supply
City of Walhalla Coneross Creek WTP	030601010502	Water Supply
Oconee County Coneross Creek WWTF	030601010502	Sewerage System
Domestic		
Chickasaw Association Inc./Chickasaw Pointe Subdivision	030601020507	Operator of Dwellings other than Apartment Buildings
Chickasaw Utilities/Chickasaw Point	030601020502	Combination Utilities, NEC
Clemson University WWTF	030601010803	Colleges, Universities, and Professional Schools
SCPRT I-85 Info and Rest Area	030601020507	Miscellaneous Personal Services, NEC
Keowee Key Utility Systems Inc.	030601010304	Operators of Dwellings Other Than Apartment Buildings
SCPRT Oconee State Park	030601020301	Amusement and Recreation Services, NEC
Tamassee DAR School	030601010301	Elementary and Secondary Schools



Table 6-7. NPDES Permitted Facilities in Oconee County, 2019

Facility Name	Watershed	Description (SIC)
Total Environ/Foxwood Hills Subdivision	030601020502	Operators of Dwellings Other Than Apartment Buildings
West-Oak High School/Oconee County School District	030601020502	Elementary and Secondary Schools
Industrial		
Clemson University/Central Energy	030601010803	Colleges, Universities, and Professional Schools
Duke Energy/Oconee Nuclear	030601010802	Electric Services
Duke Energy/Oconee Nuclear	030601010802	Electric Services
Duke Energy/Oconee Nuclear	030601010802	Electric Services
Duke Energy/Oconee Nuclear	030601010204	Electric Services
Greenfield Industries Inc. Seneca	030601010803	Metal Sanitary ware
Koyo Bearings USA	030601010305	Ball and roller bearings
Oconee County Rock Quarry	030601010501	---
Sandvick, Inc.	030601010502	Cutting Tools, Machine Tool Accessories
SCDNR Walhalla Fish Hatchery	030601020204	Fish Hatcheries and Preserves
Thrift Group/Thrift Brothers Mine	030601010803	Miscellaneous Nonmetallic Minerals
Tyco Healthcare/Kendall	030601010305	Orthopedic, Prosthetic, and Surgical Appliances and Supplies
WP Prop Clemson/Clemson Finishing Plant	030601010803	Finishers of Textiles, NEC

Source: SCDHEC GIS Clearinghouse, February 2019

b. Water Quality Monitoring

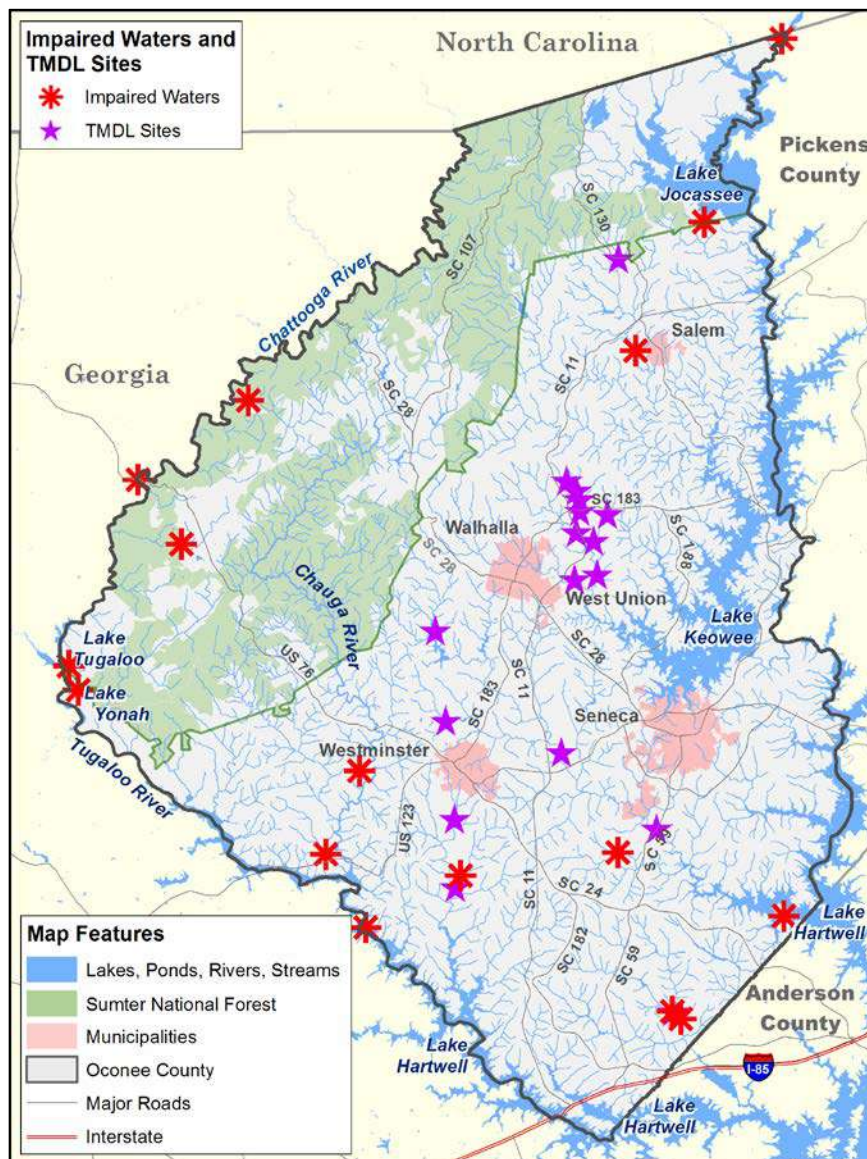
SCDHEC evaluates water quality through the collection of data from a statewide network of primary and secondary ambient monitoring stations supplemented by rotating watershed monitoring stations. Network data is used to determine long-term water quality trends and attainment of water quality standards, identify locations that warrant attention, and plan and evaluate stream classifications and standards. Data is also used to formulate permit limits for wastewater discharges in accordance with State and Federal water quality standards and the goals of the *Clean Water Act*. Assessments of water quality monitoring data for watersheds are regularly updated and published on the Department's *SC Watershed Atlas* website.

SCDHEC prepares a bi-annual list of impaired waters in compliance with *Section 303(d)* of the U.S. EPA *Clean Water Act*. The list is based on a five-year data compilation from multiple water quality monitoring stations in major and secondary waterbodies in Oconee County, along with data gathered from other qualified sources. Impaired waterbodies appearing on the 303(d) list do not meet water quality standards. The most recent list in *The State of South Carolina's 2018 Integrated Report* includes 16 locations in Oconee County (Map 6-8). Once a site is included in the 303(d) list of impaired waters, a Total Maximum Daily Load (TMDL) must be developed by SCDHEC and approved by the EPA. TMDL refers both to the amount of a single pollutant



entering a waterbody on a daily basis and to an associated document and implementation plan with specific measures to improve water quality and attain water quality standards. TMDL implementation has the potential to reduce pollution sources within a watershed and restore full use of the waterbody. Sites covered under an approved TMDL are also shown in Map 6-8.

Map 6-8. Impaired Waters and TMDL Sites in Oconee County



Source: SCDHEC GIS Clearinghouse, February 2019

c. Nonpoint Source Pollution

Nonpoint source (NPS) pollution is untraceable to a single origin or source. Such pollution includes fertilizers, herbicides and pesticides, animal waste, sediment, pathogens, household wastewater from failing septic systems, and contaminants such as street litter carried into water sources by urban runoff. Runoff occurring after a rain event transports pollutants to the



nearest waterbody or storm drain where they can impact water quality in creeks, rivers, lakes, estuaries, and wetlands. NPS pollution can also impact groundwater when it seeps into aquifers. Adverse effects of NPS pollution include physical destruction of aquatic habitat, fish kills and closure of fishing areas, limitations on recreational use, reduced water supply, taste and odor problems in drinking water, and increased potential for flooding when waterbodies become choked with sediment.

To comply with the Federal *Clean Water Act*, the State of South Carolina manages several programs to reduce the impact of non-point source pollution. The State's Nonpoint Source Management Program provides a framework for addressing the major causes and sources of nonpoint source pollution. SCDHEC is the responsible agency for nonpoint source monitoring as part of its biannual assessment of the condition of the State's waters. Nonpoint sources monitored by SCDHEC include mining operations, livestock operations, agriculture, landfills, and land applications of effluent from wastewater treatment facilities. Multiple facilities are monitored under the SCDHEC Nonpoint Source Management Program within Oconee County watersheds. Up-to-date mapping and information for these facilities are found online in the *SC Watershed Atlas*.

SCDHEC also regulates stormwater activity in Oconee County. The County has adopted complimentary drainage and stormwater requirements that require review of proposed developments to ensure that all stormwater runoff is removed to perpetually maintained drainage systems, that stormwater drainage systems are separated from sanitary sewer systems, and that there are adequate provisions to protect properties.

Local and regional water quality management efforts recognize that the quality of the water supply is directly linked to development activities, demand, and land use practices within the watershed. When considering water quality in the comprehensive planning process, it is important to incorporate measures that protect valuable water resources from excessive runoff and discharge that may create unsafe levels of dangerous chemicals or bacteria. Attention to stormwater retention, percentage of impervious surfaces within developments, and industrial discharge are critical to ensuring water quality in Oconee County.

6. Lake and River Protection

A number of public and private entities are involved in shoreline and river corridor management in Oconee County.

a. Lake Keowee and Lake Jocassee Shoreline Management

Duke Energy is the Federal Energy Regulatory Commission (FERC) licensee for the Keowee-Toxaway Hydroelectric Project that includes the Jocassee and Keowee development in Upstate South Carolina and Western North Carolina. FERC licensees must supervise and manage shoreline development to ensure consistency with project purposes, including protection and



enhancement of scenic, recreational, cultural and other environmental values. Duke Energy developed a Shoreline Management Plan (SMP) to assist in guiding responsible construction, shoreline stabilization, and excavation activities within the boundaries of Lake Keowee and Lake Jocassee. The goal of the SMP is to provide continued public and private access to these reservoirs while protecting and enhancing their natural resource values.

Any occupancy or use of land and waters within the project boundaries of Lake Jocassee and Lake Keowee requires prior written authorization by Duke Energy's Lake Services department. The project boundary for Lake Keowee follows the 800-to-810-foot contour elevation around the Lake. The Lake Jocassee project boundary follows the 1,110-to-1,120-foot contour elevation around the Lake (*FERC, Duke Energy License Renewal, 2016*).

Duke Energy manages uses within the project boundary, including marinas, piers, residential access from lots adjacent to the Lake boundary, clearing or cutting trees or other vegetation, shoreline stabilization measures (rip-rap, seawalls), excavation, bridges, and line crossings. Miscellaneous uses such as fish attractors and water ski courses must also apply for a permit. A number of activities are not allowed within the project boundaries of the Lakes such as the planting of non-native species, septic tanks and fields, stormwater pipes, littering, washing and painting of watercraft (except with biodegradable detergents), any part of a permanent dwelling, swimming pools, camping, kennels and pens for pets, fences, and aquaculture operations.

Protection of the riparian zone, or vegetated area adjacent to the Lakes, is required by Duke Energy. The riparian zone provides critical habitat for fish and wildlife, helps reduce erosion of soils into the water, and serves as a filter for runoff of fertilizers and other chemicals. Removal of vegetation from the project boundary is allowed only by prior written authorization.

b. Keowee-Toxaway Habitat Enhancement Program

The Keowee-Toxaway Habitat Enhancement Program (KTHEP) provides funding to enhance, create, and protect fish and wildlife habitats within the watersheds and along Lake Keowee and Lake Jocassee. Established in accordance with the Federal Energy Regulatory Commission license for the Keowee-Toxaway Hydro Project and as part of its Shoreline Management Plan, the program is a cooperative effort by Duke Energy and stakeholders including Oconee County, SCDNR, and the S.C. Wildlife Federation. KTHEP is funded through the Habitat Enhancement Fund with fees paid by property owners and developers who apply for lake use permits. Funds are awarded through a competitive grant application process to government agencies and nonprofit organizations, with awards typically ranging from \$10,000 to \$50,000. Recent recipients include Oconee County, the Friends of Lake Keowee Society, Keep Oconee Beautiful, Clemson University, SCDNR, and the Nature Conservancy of South Carolina. In 2019, KTHEP funding totaled more than \$1.4 million (Duke Energy, Lake Services, April 2019). Since 2015, the program has provided more than \$450,000 to support fish and avian habitat improvements. Recent awards include shoreline restoration projects in the South Cove County Park and on



Lake Keowee, construction of walkways to reduce erosion and install native plants at Devils Fork State Park, an elementary school curriculum that focuses on protection of land and water resources, restoration of fire-dependent habitats in the Jocassee Gorges, habitat and stock enhancement for native fishes in a headwater tributary of Lake Keowee, and prescribed fire implementation in the Keowee and Jocassee watersheds.

b. Lake Hartwell Shoreline Management

The Lake Hartwell shoreline is managed by the U.S. Army Corps of Engineers to promote safe and healthful use while maintaining environmental safeguards that will ensure a quality resource for future generations. The primary objective of the Hartwell Project Shoreline Management Program is the preservation of public access and use while maintaining a balance between permitted private uses and the long-term protection of lake resources. The prescribed boundary for Lake Hartwell shoreline is the 670-foot contour elevation. While the Corps maintains identifying markers for the boundary line, it is the responsibility of landowners to identify the boundary location on their specific property.

The SMP includes shoreline allocations that are intended to manage the type, number, and location of private facilities and activities on public land and water. Approximately 50% of the shoreline is in Limited Development Areas, which allow private docks and certain land-based activities. Approximately 26% of the shoreline is in Protected Shoreline Areas intended to reduce conflicts between public and private use and maintain aesthetics, fish and wildlife habitat, cultural, or other environmental values. Docks, improved walkways, and utility rights-of-way are generally prohibited in these areas. Approximately 24% of the shoreline is in Public Recreation Areas that are designated for Federal, State, and other public use, including commercial concessions. No private use facilities or activities are allowed in these areas. Less than one percent of the shoreline is in Prohibited Access Areas, where public boating, pedestrian access, and private use facilities and activities are either not allowed or restricted for safety and security reasons.

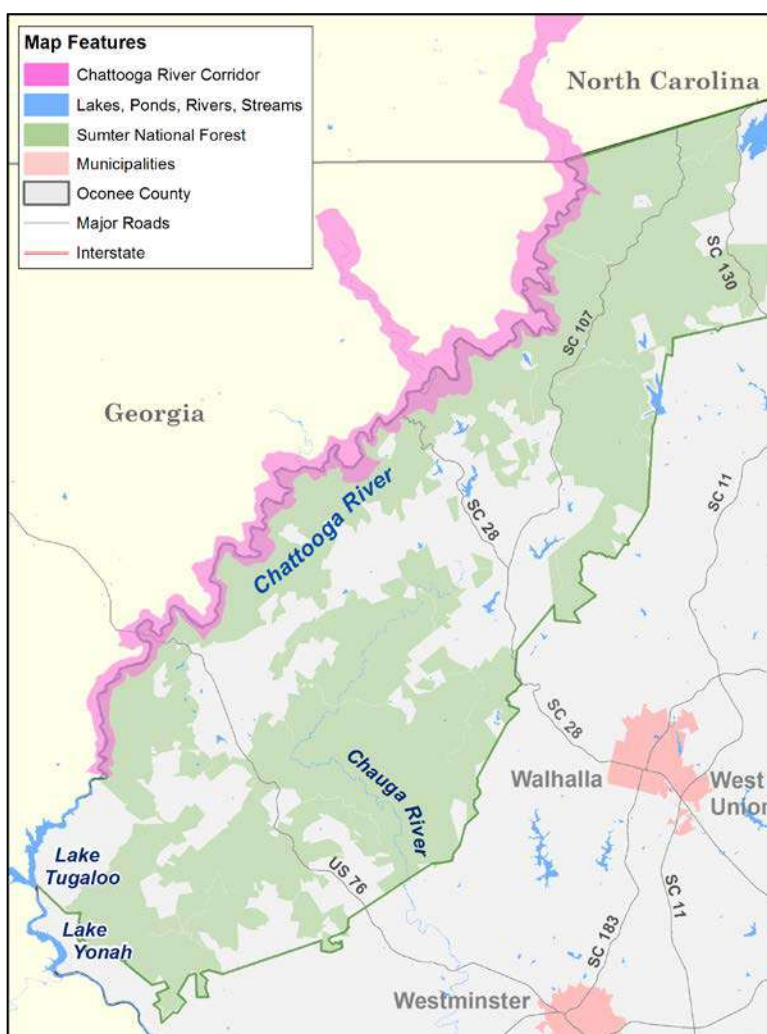
Shoreline use permits/licenses, also known as consolidated permits, must be obtained before the installation or use of any facility or the implementation of any action on project land or water. Permits can be considered for boat docks, underbrushing, utility rights-of-way, improved walkways, and bank stabilization. Shoreline use permits/licenses are issued for a five-year term and do not convey if the property is sold or transferred to a new owner. The construction of new roads, ramps, turnarounds, land-based boathouses, marine ways, fixed gangwalks, pump houses, picnic shelters, and patios within the Lake boundary is prohibited, though repairs may be made on existing facilities. The Corps also maintains a list of approved plants that may be used within the Lake boundary area.



c. Chattooga River Land and Resource Management

Designated as one of the Nation’s first Wild and Scenic Rivers in 1974, the 57-mile Chattooga River is one of the longest free-flowing rivers in the southeast. The River is bordered by three National Forests – the Sumter National Forest in South Carolina, the Nantahala in North Carolina, and the Chattahoochee-Oconee in Georgia. The U.S. Forest Service is responsible for the management of the 15,432-acre Chattooga Wild and Scenic River Corridor, of which 4,544 acres are in South Carolina (Map 6-9). Sumter National Forest is the lead authority for all boating and floating use of the main channel on the Chattooga River from Burrel’s Ford to Lake Tugaloo, as well as the West Fork.

Map 6-9. Chattooga River Corridor



Source: USDA National Forest Service, FSGeodata Clearinghouse, 2019

The *Revised Land and Resource Management Plan for Sumter National Forest* includes a number of standards for the Chattooga River Corridor that provide direction for on-river and in-corridor recreation capacity and address water quality issues within the watershed. The Plan



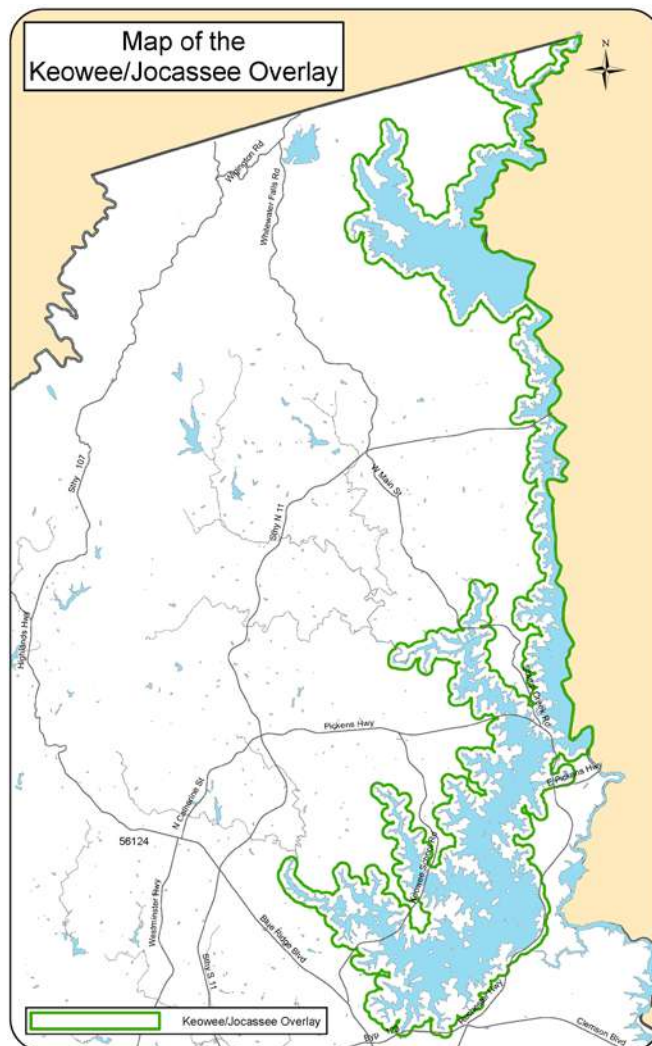
does not allow motorized watercraft on the River or floating upstream of S.C. Highway 28. Trip size (persons and watercraft) and frequency is also regulated. Only three companies are commercially licensed by the U.S. Forest Service to operate on the two more difficult and dangerous sections of the Chattooga River.

Access to the 3,290 acres of the Chattooga designated as *Wild* in South Carolina is limited to non-motorized trails. This is considered to be the most primitive and remote segment, with restrictions that protect and preserve the natural environment and processes from human influences. While the 224 acres of the River in South Carolina designated as *Scenic* are slightly more developed than the *Wild* segments, the River's shorelines are undeveloped with limited road or bridge crossings, parking areas, and trailheads. A range of recreational opportunities that complement the natural setting are provided in the 1,030 acres along the River designated as *Recreational*. The River is readily accessible by road in these areas with parking areas, signage, restrooms, boat launches, fishing platforms, and picnic sites. Camping is permitted at any location within the Chattooga River Corridor that is at least 50 feet from the River or any stream or trail and at least one-quarter mile from any road. Several designated campsites with fire rings are located at sites along the Chattooga Trail.

d. Oconee County Lake Overlay District

Oconee County created a *Lake Overlay District* as an amendment to the Zoning Ordinance in 2012 to protect water quality, maintain natural beauty, and limit secondary impacts of new development on residents living near lakeshores. The Overlay is also intended to ensure the enjoyment of the Lakes by all residents. Lake Overlay District boundaries are applied to Lake Jocassee and Lake Keowee as shown in Map 6-10. Measurements for lake boundaries used in conjunction with the Overlay District are based on full pond levels of 800 feet above mean sea level on Lake Keowee and 1,110 feet above mean sea level on Lake Jocassee.

A natural vegetative buffer of 25 feet from full pond level is required from the lakeshore. Within the buffer, no trees larger than six-inch caliber can be removed unless certified to be a hazard, and new manicured lawns or managed spaces cannot be established. A view lane of no more than 15% of the natural buffer area is allowed and trees may be limbed up to 50% of their height. No development activity or soil disturbance can occur in buffer areas, with buffer protection required during construction or development. The preservation of existing natural vegetation is encouraged. The Lake Overlay District prohibits a net density of greater than two dwelling units per acre in both single-family and multi-family development, and building height for structures must be no greater than 65 feet above finished grade. Marinas and commercial boat storage cannot be located within a mile radius of an existing subdivision. Proposed non-residential projects must be reviewed as a Special Exception by the Board of Zoning Appeals.

Map 6-10. Oconee County Keowee/Jocassee Lake Overlay

Source: Oconee County, 2019

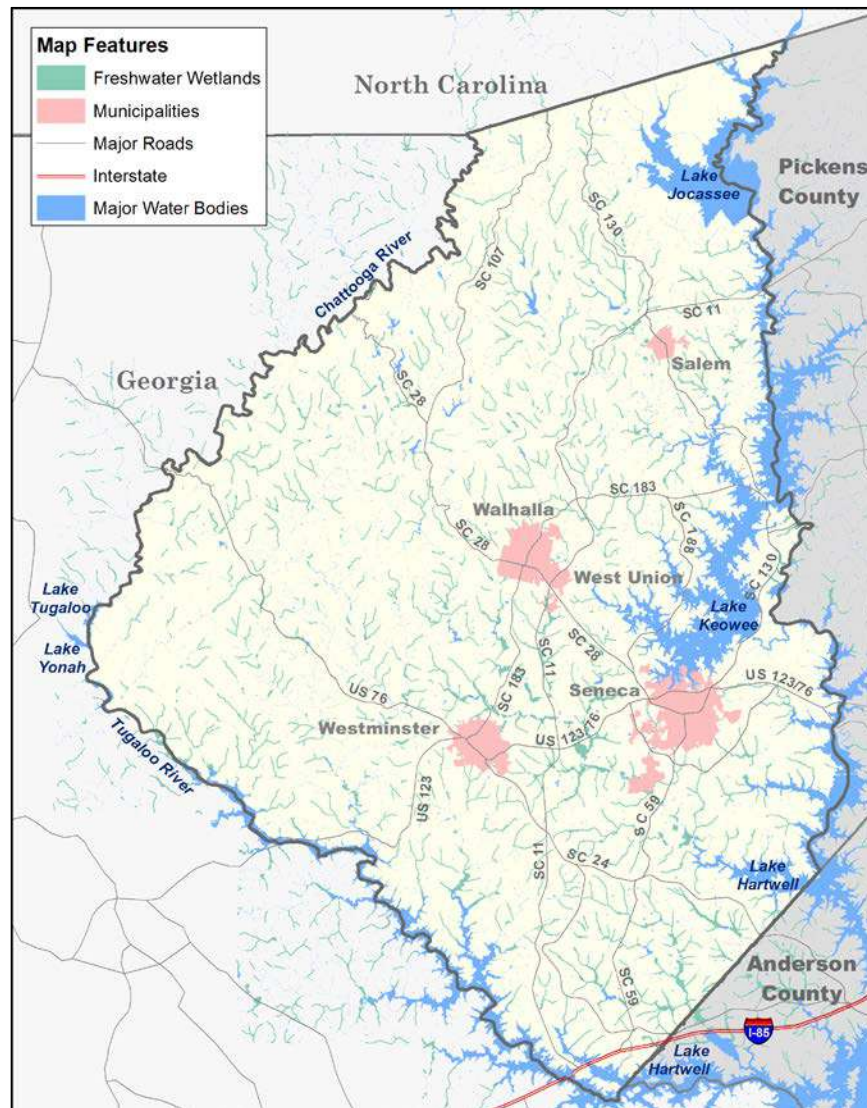
7. Wetlands

Wetlands are among the most productive ecosystems in the world, comparable to rain forests and coral reefs, with profound ecological, aesthetic, and economic value. Wetlands provide a natural filtration system for sediment and pollution, while serving as critical habitat for numerous species. Socio-economic benefits of wetlands include flood protection, erosion control, groundwater recharge, pollution abatement, sediment filtering, and the provision of a variety of harvestable natural products. There are also recreational values in wetlands for boating, fishing, hunting, and nature watching.

Wetlands generally include swamps, marshes, bogs, and similar areas. All Oconee County wetlands are classified as *freshwater*. Freshwater wetlands are areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and

under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Freshwater wetlands store excess stormwater, mitigating the impact of flooding, purifying water by holding and breaking down pollutants, and trapping silt and soil to reduce clogging of nearby streams. Some wetlands store water in the rainy season and release the water later into nearby aquifers or underground streams, recharging the groundwater that supplies many South Carolinians with drinking water.

Map 6-11. Wetlands in Oconee County



Source: U.S. Fish and Wildlife Service, National Wetlands Inventory, 2019

Wetlands are susceptible to naturally occurring changes and the negative human impacts of urban development. Development activities such as pond construction, filling, draining of lands for farming, and pollution have resulted in wetland loss or degradation. The loss of wetlands, especially through filling, increases runoff and impairs beneficial functions of flood control, groundwater recharge, and water quality improvement. Total wetlands acreage in South



Carolina has declined by at least one-quarter since the late 1700s, primarily as a result of human activities (*USGS National Water Summary on Wetlands Resources, 2016*).

Freshwater, forested wetlands now comprise approximately 80% of the State's wetlands. National Wetlands Inventory (NWI) data indicates the presence of wetlands in the vicinity of creeks and streams throughout Oconee County (Map 6-11). Factors considered in wetlands designation include the presence of hydric soils, hydrophytic vegetation, and hydrological conditions that involve a temporary or permanent source of water that can cause soil saturation. However, NWI data is generated on a large scale, necessitating that the exact location of any wetlands be determined on a parcel-by-parcel basis.

E. NATURAL HAZARDS

Natural hazards endanger the health and safety of community residents, jeopardize economic vitality and imperil environmental quality. The Federal Emergency Management Agency (FEMA) encourages local governments to initiate mitigation actions to reduce or eliminate the risks to humans and property from natural hazards. The *Anderson and Oconee Natural Hazard Mitigation Plan* was most recently updated and adopted in August 2018. The Plan identifies the hazards that threaten the two counties and provides estimates of the relative risks posed to each community by these hazards. This is supported by a set of goals, objectives, strategies, and actions that guide mitigation activities, with a detailed plan for implementation and monitoring.

While Oconee County is vulnerable to a number of natural hazards, it ranks 14th lowest among the State's 46 counties in terms of both the number of past natural hazards and future probability of natural hazards (*South Carolina Hazard Mitigation Plan, 2018*). The Plan identifies winter storms as the top hazard faced by Oconee County in recent decades, followed by lightning and severe storms, tornados and high winds, floods, drought and heat wave, hail, and thunderstorms.

1. Winter Storms

Winter storms include snow, sleet, ice, and cold temperatures, and can range from moderate precipitation lasting only a few hours to blizzard conditions. Many winter storms are accompanied by low temperatures, some resulting in temperatures below freezing. Agricultural production can be seriously impacted when temperatures remain below the freezing point for an extended period of time.

These storms are often accompanied by sleet and freezing rain. Ice storms occur when freezing rain falls and freezes immediately upon impact forming a glaze of ice. Even small accumulations of ice cause a significant hazard, especially on sidewalks and roads, power lines, and trees, that can disrupt transportation, communications, and power for days. A winter weather event is considered notable when it causes \$50,000 or more in combined property and crop damages.



The County's Natural Hazard Mitigation Plan reports a 50% probability of one or more winter weather events in any one-year time frame, resulting in a moderate level of vulnerability for these storms. The Plan lists 28 notable winter storm events that impacted Oconee County from 1960 through 2015, with the costliest events in terms of property damage occurring in 1973 and 1979. The *NOAA Storm Events Database* also reports two winter storms in 2016 and two in 2017. Past events indicate that winter storms can cause significant property damage and disruption of daily life and commercial operations.

2. Severe Thunderstorms with Lightning and Hail

A thunderstorm is a rainstorm event that is classified as severe when at least one of the following occurs: wind speeds exceed 58 miles per hour, tornadoes develop, or hail exceeds 0.75 inches in diameter (*S.C. Hazard Mitigation Plan, 2018*). Accompanying lightning can cause injury and death, as well as structural and equipment damage.

Oconee County has a moderate level of vulnerability to lightning and severe thunderstorms, with a 41.8% probability of occurrence of these events within any one-year time frame (*Anderson and Oconee County Natural Hazard Mitigation Plan, 2018*). There were 23 notable lightning severe storms/thunderstorms (causing \$50,000 or more in damage) recorded in Oconee County from 1960 through 2015. These storms caused more than \$8.2 million in property damage and \$2 million in crop damage, cumulatively. Since 2015 there was one recorded lightning event that caused damage - in Westminster in 2017 (*NOAA Storm Events Database, February 2019*).

One of the three criteria of a severe thunderstorm is that it includes hail larger than 0.75 inches in diameter. Because of its association with severe storms, hail can occur year-round and in any location. While hail can be very small, it can also be as large as a grapefruit or softball and capable of damaging property and injuring or killing animals and people (*S.C. Hazard Mitigation Plan, 2018*). The County's Natural Hazard Mitigation Plan predicts a 12.7% probability that more than one hail producing storm will occur in the County in a one-year time frame.

There were seven notable hail storms/thunderstorms (with \$50,000 or more in damage) reported from 1960 through 2015 in Oconee County. These storms caused \$1.06 million in property damage and more than \$480,000 in crop damage. The largest recorded hail size in Oconee County was three inches in April 2002 (*Anderson and Oconee County Natural Hazard Mitigation Plan, 2018*). This hail and thunderstorm event was also the costliest to date in Oconee County, resulting in \$658,747 in property damage. Hail two inches in size was reported in Oconee County in June 2014. Fourteen additional hail events have been reported in Oconee from 2016 to the present (*NOAA Storm Events Database, February 2019*).

3. Tornadoes and High Winds

Tornadoes are violent windstorms characterized by a twisting, funnel shaped cloud that extends to the ground. They are often generated by thunderstorm activity, but are also associated with hurricanes and tropical storms. Tornadoes are more likely to occur during the spring and early summer months of March through May. They are most likely to form in the late afternoon and early evening. Although most tornadoes are a few dozen yards wide and touch down briefly, some can carve a path more than a mile wide and several miles long.

The National Weather Service reports that tornado wind speeds range from 40 miles per hour to more than 300 miles per hour. While tornado damage is generally the result of high winds and wind-blown debris, tornadoes are often accompanied by potentially damaging lightning or large hail. The destruction caused by tornadoes depends on the intensity, size, and duration of the storm. The most significant damage is typically to structures of light construction such as manufactured homes, with generally localized impacts.

Eighteen notable tornadoes (with \$50,000 or more in damage) were reported in Oconee County from 1960 through 2015, resulting in more than \$7 million in property damage, \$5.1 in crop damage, 15 injuries, and one death (*Anderson and Oconee County Natural Hazard Mitigation Plan, 2018*). NOAA data indicates no recorded tornadoes since 2015 in the County. The strongest tornado to impact Oconee County to date was on March 27, 1994 when an F3 tornado touched down in the Long Creek area, causing 12 injuries, \$4.8 million in property damage, and nearly \$4 million in crop damage. The most recent tornado event was reported on October 10, 2014, when an EF0 tornado briefly touched down near Westminster, with damage limited to a number of uprooted trees (*NOAA Storm Events Database, February 2019*). A high wind event was recorded on September 11, 2017 when prolonged winds gusting up to 50 mph associated with Tropical Storm Irma moved through the County, causing downed trees and power lines and multi-day power outages.

The probability of one or more tornadoes touching down in Oconee County in any given year is 14.5% and the probability for one or more high wind events is 18%. The County's Natural Hazard Mitigation Plan notes that, although this is a relatively low level vulnerability to these events, the data shows that tornadoes and high wind events have the potential to do significant damage in the County.

4. Flooding

Floods are broadly classified as either general floods that are usually long-term events or flash floods caused by locally heavy rains in areas where water runs off quickly, moving at very high speeds. While flooding can occur almost anywhere given atmospheric conditions or lack of proper maintenance to flood control and drainage systems, flooding typically occurs in floodplains. Floodplains are areas that consist of a stream or river (floodway) and the adjacent areas that have been or can be covered by water (floodway fringe). Floodplains perform a



critical function by temporarily storing and carrying floodwaters, reducing potential flood peaks, recharging groundwater supplies, and providing plant and animal habitats. Development within a floodplain expands the floodplain boundary and increases the volume of runoff, making more areas and properties susceptible to flooding. Local development review processes should ensure that new construction and activity will not increase flooding on adjacent and nearby properties.

Congress created the National Flood Insurance Program (NFIP) with passage of the *National Flood Insurance Act* in 1968. The Act called for identification and publication of all floodplain areas that have special flood hazards and the establishment of flood-risk zones in all such areas. Flood Insurance Rate Maps (FIRM) are prepared and updated by FEMA to delineate the boundaries of each community's special flood hazard areas using available data or other approximation methods. FIRMs denote the portion of the floodplain that is subject to inundation by the base flood and flood-related erosion hazards. The maps are intended to assist communities in managing floodplain development and to assist insurance agencies and property owners in identifying areas where the purchase of flood insurance is advisable.

The goal of the NFIP is to reduce the impact of flooding on private and public structures by providing affordable insurance for property owners. Recognizing that local planning is a crucial tool for minimizing future flood damage, the program encourages communities to adopt and enforce floodplain management regulations to mitigate the effects of flooding on new and improved structures. The ability to determine and supervise the use of land within their jurisdictions makes local governments the frontline agent of comprehensive floodplain management. The primary requirement for community participation in the NFIP is the adoption and enforcement of floodplain management regulations that meet the minimum NFIP regulatory standards. The impetus for obtaining financial and technical assistance from the state and federal levels also originates with the local community. Managing development can reduce losses by avoiding encroachment into flood-prone areas, protecting floodplain resources, and building with flood-resistant measures.

Floodplain management minimizes the potential for flood damages to new construction and avoids aggravating existing flood hazard conditions that could increase potential flood damage to existing structures. NFIP regulations require that the lowest floor of all new construction and substantial improvements of existing residential structures be elevated to or above the Base Flood Elevation (BFE) to protect structures in flood-prone areas. Figure 6-1 illustrates the various aspects of a 100-year floodplain.

Oconee County is bordered on all but its northernmost border by rivers and lakes. While these water bodies and their tributaries are the primary drainage outlets for water flowing into and through the County, they can overflow when inundated by heavy rains, causing flooding in low lying areas. Based on data provided in the *Anderson and Oconee County Natural Hazard Mitigation Plan*, Oconee County has a low level of vulnerability to notable flooding events, with



an 18% probability of such an event in any year. However, the Plan notes that the southeastern area of the County has a high potential for flash flooding.

The Natural Hazard Mitigation Plan lists 13 notable flood events that caused \$50,000 or more in combined property and crop damages in Oconee County from 1960 through 2015. These events caused nearly \$7.89 million in property damage and \$452,522 in crop damage. The most recent notable flood event was recorded in September 2004, when widespread flooding of creeks and streams resulted in more than \$1.6 million in property damage. The only flood event listed in the *NOAA Storm Events Database* since 2015 occurred in 2018 in the northern area of the County, resulting in \$300,000 in property damage.

Flood hazard areas identified on FIRMs are denoted as *Special Flood Hazard Areas* (SFHA). The SFHA is an area that will be inundated by flood events having a 1% chance of being equaled or exceeded in any given year – also known as the base flood or 100-year flood. Considered as high risk areas for flooding, SFHAs are denoted on Oconee County FIRMs as Zone A and Zone AE. These areas are found along the shores of Lakes Hartwell, Keowee, and Jocassee; along the Chattooga, Chauga, and Tugaloo Rivers; and along other creeks and tributaries.

Moderate risk flood hazard areas are those between the limits of the base flood and the 0.2% annual chance of being equaled or exceeded in any given year – also known as a 500-year flood. The only area with this designation on the FIRM is found along a Coneross Creek tributary that generally flows from just south of North 1st Street to Cross Creek Drive in Seneca. This hazard area totals less than 13 acres. All other areas outside of the SFHA and higher than the elevation of the 0.2% annual chance of flood are considered to have minimal chance of flood hazard and are denoted on the Oconee County FIRMs as Zone X.

Regulatory floodways are also delineated on FIRMs. A floodway consists of a channel of a river or other watercourse and the adjacent land areas that must be reserved to discharge the base flood without cumulatively increasing the water surface elevation over a designated height. Communities are required to regulate development in these floodways to ensure that there are no increases in upstream flood elevations. As with the 500-year flood zone, the only area in the County with this FIRM designation is located along the Coneross Creek tributary in Seneca and totals less than 25.38 acres.

Oconee County is a participant in the Federal Flood Insurance Program and adopted a *Flood Damage Prevention Ordinance* in 2009. The Ordinance applies to all areas of special flood hazard as identified by the FEMA maps for Oconee County. The Oconee County Floodplains Manager is responsible for implementing the Flood Damage Prevention Ordinance in the unincorporated area of the County. No structure may be located, extended, converted, structurally altered, or developed in the County without full compliance with the regulations. The Cities of Seneca, Walhalla, and Westminster have all adopted flood ordinances and administer and enforce those regulations.

Specific flood zone determinations must be made by the Oconee County Floodplains Manager in consultation with FEMA map data. The Manager reviews all development permits to determine if a proposed development is located within a Special Flood Hazard Area. A floodplain development permit is required for all developments identified as within, or including, a SFHA. Such development is required to meet all elevation and flood proofing requirements. For new construction, the lowest floor must be elevated at least three feet above the base flood elevation, with no basements permitted. Non-residential construction in SFHA Zone A may be flood proofed in lieu of elevation provided specific requirements are met, as certified by a professional engineer or architect. Variances may be considered for the wet-proofing of agricultural structures. No fill, new construction, substantial improvements or additions, manufactured homes outside of existing manufactured home parks or subdivisions, or other developments are allowed within designated floodways.

5. Drought and Heat Wave

Drought is caused by a lack of precipitation over an extended period of time, often resulting in water shortages. Unlike other environmental hazards, droughts develop slowly over a period of weeks, months, or years. Periodic droughts are documented throughout South Carolina's climate history, with every decade since 1900 including three or more years of below normal rainfall (*SCDNR, 2016*). Recent droughts have impacted agriculture, forestry, tourism, power generation, public water supplies, fisheries, and ecosystems. Drought conditions can also impact water and air quality and contribute to public health and safety risks (*S.C. Hazard Mitigation Plan, 2018*).

There were eight notable drought or heat wave events (with \$50,000 or more in damage) recorded in Oconee County from 1960 through 2015, causing a collective \$9.65 million in property damage and \$16.6 million in crop damage. The 1993 drought and associated heat wave hit at the height of the growing season in May and June, costing \$11 million of crop damage in Oconee County. Property damage associated with the 1993 drought reached \$9.4 million.

In 2015, all South Carolina counties were in an incipient or moderate drought. By 2016, lack of rainfall caused the State's westernmost counties including Anderson, Pickens, and Oconee to be declared in severe drought status – just one step below the highest designation of extreme drought. Lake Hartwell was down to eight feet below normal level, Lake Jocassee was down 10 feet, and Lake Keowee was down four feet (*Greenville News, 2016*). The drought status of the three counties was finally downgraded to normal in June 2017 (*SCETV, 2017*). The extended period of abnormally dry weather brought rain deficits of 15 to 20 inches that significantly impacted agricultural production and prompted voluntary water restrictions in most communities (*NOAA Storm Events Database, 2019*). As of February 2019, all counties in the State were back to normal drought-free status (*S.C. State Climatology Office, 2019*). Despite this recent experience with a lengthy and costly drought, the County's Natural Hazard Mitigation



Plan reports a relatively low 14% probability that the region will suffer a notable drought within a one-year time frame.

F. GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

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

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
Goal 6.1. Protect and improve air quality in Oconee County.		
Objective 6.1.1. Continue to support local, regional, and state plans and initiatives related to air quality.		
<u>Strategy 6.1.1.1.</u> Continue coordination and partnership in the S.C. Early Action Ozone Reduction Compact with other jurisdictions in the Appalachian COG Region, adopting and maintaining ozone-reducing reduction strategies as necessary.	<ul style="list-style-type: none"> • Oconee County • Appalachian COG (ACOG) • ACOG Counties • SCDHEC and EPA 	2030
Goal 6.2. Preserve, protect, and enhance Oconee County’s land resources.		
Objective 6.2.1. Promote partnerships and voluntary conservation easements to preserve significant lands, habitats, and scenic areas under development pressure.		
<u>Strategy 6.2.1.1.</u> Support existing land conservation organizations in their efforts to preserve and protect rural lands, sensitive areas, and significant natural resources and transfer of development rights and conservation easements to protect rural lands, sensitive areas, and significant natural resources.	<ul style="list-style-type: none"> • Oconee County • Oconee County Soil and Water Conservation District • Land Trusts and Conservation Organizations 	2030
<u>Strategy 6.2.1.2.</u> Provide appropriate assistance from County departments and agencies in efforts to identify and preserve significant lands, and scenic areas.	<ul style="list-style-type: none"> • Oconee County 	2021
<u>Strategy 6.2.1.3.</u> Support efforts of public and private organizations to protect critical habitats in Oconee County through conservation easements and other measures as appropriate.	<ul style="list-style-type: none"> • Oconee County • Property/Business Owners • Conservation Organizations • SCDNR • Keowee-Toxaway Habitat Enhancement Program 	2025
Objective 6.2.2. Manage natural assets to ensure natural resources enhance the quality of life for residents and visitors and increase economic opportunities.		
<u>Strategy 6.2.2.1.</u> Protect and preserve natural resources for recreational use and develop new opportunities for recreational access.	<ul style="list-style-type: none"> • Oconee County • Municipalities • SCDNR 	On-Going



	<ul style="list-style-type: none"> • SCPRT • USFS 	
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Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
<p><u>Strategy 6.2.2.2.</u> Work with public conservation partners to identify additional significant natural resources including viewsheds and habitats that warrant protection.</p>	<ul style="list-style-type: none"> • Oconee County • Conservation Organizations • SCDNR • SCPRT • USFS 	2021
<p><u>Strategy 6.2.2.3.</u> Promote parks and recreation facilities, both public and private, as part of a comprehensive countywide recreation system.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • SCDNR • SCPRT • USFS 	2023
<p><u>Strategy 6.2.2.4.</u> Expand and maintain public parks and recreation spaces to a uniform standard of excellence.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • SCDNR • SCPRT • USFS 	Annually
<p>Objective 6.2.4. Continue to promote reasonable access to Oconee County’s public natural amenities for residents and visitors.</p>		
<p><u>Strategy 6.2.4.1.</u> Encourage compatible land use adjacent to National and State Forests, wildlife management area, and County, State and municipal parks to protect such lands from incompatible uses.</p>	<ul style="list-style-type: none"> • Oconee County 	2030
<p><u>Strategy 6.2.4.2.</u> Review existing regulations and policies to identify barriers and additional opportunities to protecting current natural areas and open space.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2030
<p><u>Strategy 6.2.4.3.</u> Encourage and support efforts by public and private organizations to provide public access when conserving open space, natural areas and scenic vistas in Oconee County.</p>	<ul style="list-style-type: none"> • Oconee County • Property Owners • Conservation Organizations 	On-Going
<p><u>Strategy 6.2.4.4.</u> Work with community partners to promote programs for residents of all ages to discourage littering and encourage participation in litter pickup programs and initiatives.</p>	<ul style="list-style-type: none"> • Oconee County • Keep Oconee Beautiful Assn. • School District of Oconee County • Local Civic Groups 	2023



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
Goal 6.3. Preserve, protect, and enhance the quality and quantity of the water resources of Oconee County.		
Objective 6.3.1. Expand sewer service to additional areas as feasible.		
<p><u>Strategy 6.3.1.1.</u> Support wastewater treatment providers in the extension of sewer service to currently unserved or underserved areas to minimize the need for septic tanks where conditions are not suitable or water sources may be compromised.</p>	<ul style="list-style-type: none"> • Oconee County • Oconee Joint Regional Sewer Authority (OJRSA) • Municipal Providers • Other Public and Private Providers 	2025
<p><u>Strategy 6.3.1.2.</u> Support wastewater treatment providers in the upgrade and expansion of existing treatment facilities to accommodate the expansion of sewer service.</p>	<ul style="list-style-type: none"> • Oconee County • OJRSA • Municipal Providers • Other Public and Private Providers 	2023
Objective 6.3.2. Monitor, maintain and improve water quality and quantity to meet the needs of County residents, employers, and institutions.		
<p><u>Strategy 6.3.2.1.</u> Partner with adjacent jurisdictions on comprehensive water studies detailing availability of all water sources, usage, and outflow.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • Adjacent Jurisdictions • Oconee County Soil & Water Conservation District 	2025
<p><u>Strategy 6.3.2.2.</u> Explore local and regional strategies to minimize non-point source pollution and institute Best Management Practices for the protection of water resources.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • Utility Providers • SCDHEC • Oconee County Soil & Water Conservation District 	Annually
<p><u>Strategy 6.3.2.3.</u> Support and coordinate with SCDHEC to mitigate identified water quality impairments.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • Utility Providers • NPDES Permitted Dischargers • SCDHEC • Oconee County Soil & Water Conservation District 	2021



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
<p><u>Strategy 6.3.2.4.</u> Utilize incentives, technical assistance, and regulations to promote sustainable environmental best practices by individuals, businesses, and developers to maintain and improve water quality.</p>	<ul style="list-style-type: none"> • Oconee County • Property Owners and Developers • Oconee County Soil & Water Conservation District 	<p>2030</p>
<p><u>Strategy 6.3.2.5.</u> Study the potential water quality impact of higher-density residential development near the lakes and explore options for mitigating any negative impacts.</p>	<ul style="list-style-type: none"> • Oconee County • Developers • SCDHEC • U.S. Army Corps of Engineers (USACOE) • Duke Energy 	<p>2025</p>
<p>Objective 6.3.3. Encourage development practices that protect and preserve water resources.</p>		
<p><u>Strategy 6.3.3.1.</u> Establish strategies and adopt measures necessary to create a framework for the efficient implementation of erosion and sediment control regulations.</p>	<ul style="list-style-type: none"> • Oconee County • Oconee County Soil & Water Conservation District 	<p>2030</p>
<p><u>Strategy 6.3.3.2.</u> Develop a County stormwater management program to prepare for efficient and cost-effective implementation in the event of Federal designation.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities 	<p>2025</p>
<p>Objective 6.3.4. Manage water quantity and quality to ensure efficient utilization and appropriate conservation of the County’s water resources.</p>		
<p><u>Strategy 6.3.4.1.</u> Participate in and support regional efforts to protect watersheds.</p>	<ul style="list-style-type: none"> • Oconee County • SCDHEC • Public and Non-profit Organizations • Oconee County Soil & Water Conservation District 	<p>On-Going</p>
<p><u>Strategy 6.3.4.2.</u> Explore partnerships to develop a master plan for preserving the watershed areas surrounding our lakes including Keowee, Jocassee, and Hartwell.</p>	<ul style="list-style-type: none"> • Oconee County • USACOE • SCDHEC 	<p>2021</p>
<p><u>Strategy 6.3.4.3.</u> Identify and explore ways to protect the water quality of lesser known waterways and “hidden gems” such as the Little River in Salem.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities 	<p>2022</p>
<p><u>Strategy 6.3.4.4.</u> Explore and promote best practices to protect waterways in agricultural and developing areas.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • Oconee County Soil & Water Conservation District 	<p>2021</p>



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
<u>Strategy 6.3.4.5.</u> Support regulatory authorities in their efforts to preserve water quality and habitat through shoreline management policies and regulation.	<ul style="list-style-type: none"> • Oconee County • Duke Energy • USCOE • USFS 	2030
<u>Strategy 6.3.4.6.</u> Work with community partners to provide educational materials on best practices for septic tank maintenance.	<ul style="list-style-type: none"> • Oconee County • SCDHEC • Public and Non-profit organizations 	2025
<u>Strategy 6.3.4.7.</u> Explore options for establishing and protecting riparian buffers and identify waterbodies in need of such protection.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Oconee County Soil & Water Conservation District 	2023
Objective 6.3.5. Minimize flooding risk to County residents and business owners through the protection of floodplains and floodways.		
<u>Strategy 6.3.5.1.</u> Periodically review floodplain regulations and procedures to ensure protection per FEMA requirements and to evaluate conditions that may require more stringent standards.	<ul style="list-style-type: none"> • Oconee County 	Annually
<u>Strategy 6.3.5.2.</u> Review and update the Oconee County Flood Damage Prevention Ordinance as needed.	<ul style="list-style-type: none"> • Oconee County 	Annually
Goal 6.4. Enhance and promote access to natural resources and associated recreational activities for residents and visitors.		
Objective 6.4.1. Encourage coordination among County and municipal recreation and natural resource managers.		
<u>Strategy 6.4.1.1.</u> Explore opportunities for coordination and cooperation in Oconee County to include planning for and implementing public and private recreation and natural resource programs and activities.	<ul style="list-style-type: none"> • Oconee County • Municipalities • SCDNR • SCPRT • Duke Energy • USFS • USCOE 	2030



Chapter 7. Community Facilities Element

The most basic and essential services are provided through community facilities. Collectively known as community infrastructure, these facilities include the buildings, facilities, lands and services that support the public health, safety and welfare of Oconee County residents. These assets help shape daily living and work environments, provide the physical framework for the attraction of new businesses and employment opportunities, and provide a foundation for new growth and development. While many community facilities are provided or administered by the local government, others are offered by utilities, hospitals, school systems, and nonprofits.

The Community Facilities Element provides an inventory and assessment of the facilities and services available in Oconee County and its municipalities. The Element profiles community functions including: local government, water and sewer service, utilities, solid waste collection, fire and emergency medical services, police, education, health care, recreation, and libraries.

A. LOCAL GOVERNMENT

Governmental facilities house activities, persons, and records used in government operations - whether local, county, state or federal. The need for new or expanded public facilities is directly related to the growth of a community, since the addition of more people, more homes, and additional businesses and industries prompt the need for new and expanded governmental services. In some cases, increased services can be accommodated using existing space. However, in many cases, a substantial increase in the level and scope of services requires additional operational space or access points.

1. Oconee County

Oconee County was created in 1868 from the western half of Pickens Township. It is the only county in the State that borders on two other states – Georgia and North Carolina. The County is governed under a council-administrator form of government, with a five-member council elected by district. The County Administrator is appointed by the Oconee County Council. Management of the County is carried out through a number of departments, each headed by elected or appointed officials. Oconee County employs 497 full-time staff and 24 part-time employees.

Oconee County owns and maintains public properties throughout the County. The locations of major facilities owned by Oconee County are listed in Table 7-1.



Table 7-1. Major Oconee County Facilities*

Facility	Location
Agriculture/Clemson Extension	W. South Broad Street, Walhalla
Airport Buildings	Airport Road, Seneca
Animal Control Facility	Sandifer Boulevard, Seneca
Brown's Square Building	Brown's Square Drive, Walhalla
Chau Ram Park Buildings	Chau Ram Park Road, Westminster
Cheohee Valley Emergency Substation	Cherokee Lake Road, Tamassee
Coroner's Office and Morgue	Memorial Drive, Seneca
County Administration Offices	Pine Street, Walhalla
DSS, VA and Facilities Maintenance	Kenneth Street, Walhalla
Foxwood Hills Emergency Substation	Blackjack Road, Westminster
High Falls Park Buildings	High Falls Road, Seneca
Holly Springs Emergency Substation	Long Creek Highway, Westminster
Cliffs Emergency Substation	Cliffs South Parkway, Salem
Lakeview Rest Home	Camp Road, Walhalla
Law Enforcement Center/Sheriff's Offices/ Emergency Services Facility Expansion	S. Church Street, Walhalla
New Courthouse Building	W. Main Street, Walhalla
New Detention Center	S. Church Street, Walhalla
Oakway Community Center	School House Road, Westminster
Old Courthouse Building	West Main Street, Walhalla
Probation and Parole Offices	Booker Drive, Walhalla
Roads and Bridges Department Facility	Wells Highway, Seneca
Rock Building	Short Street, Walhalla
Rock Quarry Buildings	Rock Crusher Road, Walhalla
Rosa Park Clinic	S. Oak Street, Seneca
Seneca Health Department	N. Townville Street, Seneca
Seneca Library	E. South 2 nd Street, Seneca
Shiloh Road Emergency Substation	Shiloh Road, Seneca
Solid Waste Complex	Wells Highway, Seneca
South Cove Park Buildings	South Cove Road, Seneca
Vehicle Maintenance Facility	Wells Highway, Seneca
Walhalla Library	W. South Broad Street, Walhalla
Walhalla Magistrate's Building	Booker Drive, Walhalla
Westminster Emergency/Fire Services Building	Emergency Lane, Westminster
Westminster Library	W. North Avenue, Westminster
Whetstone Emergency Substation	Whetstone Rd., Mountain Rest
Workforce Center Building	Keowee School Road, Seneca

* Additional facilities are discussed throughout the Element

2. Oconee County Municipalities

There are five municipalities in Oconee County, including the cities of Seneca, Walhalla, and Westminster, and the Towns of Salem and West Union. The **City of Walhalla** is the second



largest municipality in terms of size and population and is the county seat of Oconee County. The City operates under the council/administrator form of government in which the City Council acts as the governing body, while the City Administrator is responsible for the day-to-day municipal operations. The Council is comprised of six members and the Mayor, all elected at-large.

The **City of Seneca** is Oconee County's largest municipality in both size and population. The City operates under the mayor/council form of government in which the Mayor has administrative powers, but the legislative function rests with the Council as a body. The City Council is comprised of eight members and the Mayor, all elected at-large.

The **City of Westminster** is the County's third largest City, only slightly smaller than Walhalla in area but with 1,780 fewer residents than the County seat. The City is governed by a council/administrator form of government, with the Mayor and six council members elected at-large.

The **Town of West Union** is the County's smallest municipality at less than one square mile in size, but is larger in population than the Town of Salem. The Town is governed by a mayor/council form of government, with the Mayor and three council members elected at-large.

The **Town of Salem** is the smallest in terms of population, but slightly larger in land area than West Union, although still less than one square mile in size. Salem is governed by a council/administrator form of government, with the Mayor and three council members elected at-large.

3. County Boards and Commissions

All jurisdictions in South Carolina that regulate land use, including Oconee County, must have a planning commission and a board of zoning appeals. Members of both bodies are appointed by the governing body (county, city, or town council) of the jurisdiction covered.

The duty of the planning commission is to develop and carry out a planning program for the physical, social, and economic growth, development and redevelopment of the community. The planning commission directs the development and update of the comprehensive plan and advises the governing body on the adoption of the plan. It also directs the preparation and update of land use regulations, including the zoning ordinance and land development regulations, and provides recommendations on the adoption of such regulations to the governing body. The **Oconee County Planning Commission** is comprised of seven members appointed by County Council.

The role of the **Oconee County Board of Zoning Appeals (BZA)** is quasi-judicial and includes considering appeals to determinations made by the Zoning Administrator and special



exceptions. The Board also conducts hearings and rulings on variance applications from the requirements of the Zoning Ordinance. The Oconee County BZA includes seven members who are appointed by County Council.

B. UTILITIES

Like all communities, the vitality, growth and development pattern of Oconee County depends on a reliable and accessible network of public and private utilities and infrastructure. Utilities include the provision of water, wastewater disposal, solid waste disposal, and electricity. Not only are these services essential for individuals, they are also vital to businesses and service providers and impact the long-term growth and development potential of the County and its municipalities. The availability of water and sewer is a factor in the suitability of an area for future development. Ready access effects the location and affordability of residential development and is a key factor weighed by business and industry in site selection.

1. Water Service, Treatment and Distribution

Access to water service plays an important role in the development pattern of a community. Residential development outside of water service areas must utilize wells, adding to the initial cost of each residential unit. Many businesses and industries require the reliability and access to water that only a public utility can provide. Water service is provided to Oconee County residents by 22 community water systems, including seven public water systems and 15 private systems (Table 7-2 and Map 7-1). Community water systems serve the same population year-round. More individualized systems serve only for a portion of the year (such as a school) or serve transient populations (rest stops, campgrounds, gas stations, etc.).

Water treatment is primarily provided by four plant The **City of Seneca Water Treatment Plant** has a capacity of 20 million gallons per day (MGD), with an average daily demand of 6.5 MGD and current peak demand at 11 MGD. The Plant obtains its water from Lake Keowee. The **City of Walhalla Coneross Creek Water Treatment Plant** has a capacity of 3 MGD, an average daily demand of 1.9 MGD, and peak demand of 2.3 MGD. Water treated at the Plant is drawn from Coneross Creek. The City broke ground on a new water treatment facility in January 2019 that will have a capacity of 4 MGD. It will draw water from the Cane Creek branch of Lake Keowee, with completion anticipated in fall 2020. The **City of Westminster Water Treatment Plant** has a capacity of 4 MGD, with an approximate average daily demand of 2 MGD. The Plant draws water from the Chauga River. Pioneer Rural Water District's new **Robert J. Stevenson Water Treatment Plant** was completed in May 2019. The Plant draws water from Lake Hartwell, with an initial capacity of 2.5 MGD that is upgradeable to 5 MGD. Water treatment at a smaller scale is also provided by several individual systems.



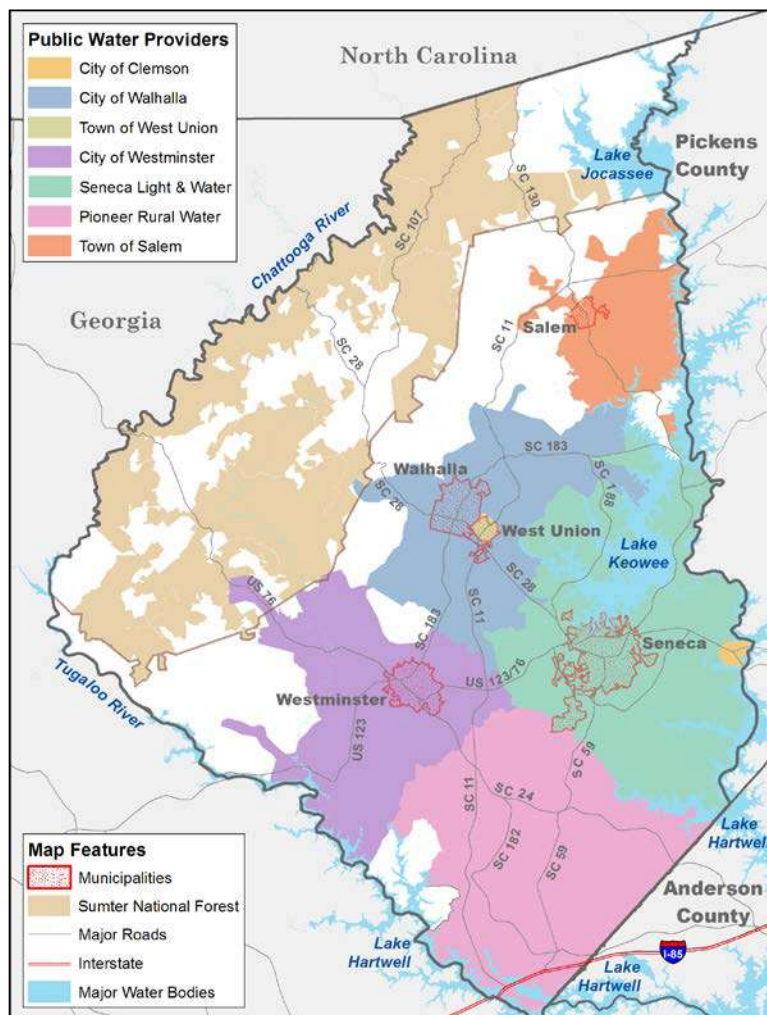
Table 7-2. Community Water Systems in Oconee County, 2019

Water System Name	Population Served	Primary Water Source Type
Public Water Systems (<i>general area served</i>)		
Seneca Light and Water (<i>Greater Seneca</i>)	33,374	Surface water – Lake Keowee
Pioneer Rural Water District (<i>Greater Westminster</i>)	16,236	Surface water - purchased
City of Walhalla (<i>Greater Walhalla</i>)	15,740	Surface water – Coneross Creek
City of Westminster (<i>Greater Westminster</i>)	7,582	Surface water – Chauga River
Town of Salem (<i>Greater Salem</i>)	2,278	Surface water - purchased
Town of West Union (<i>West Union</i>)	468	Surface water - purchased
City of Clemson (<i>Small area along U.S. Hwy. 123/76</i>)	17,953	Surface water - purchased
Private Water Systems (<i>location</i>)		
Keowee Key Utility System (<i>Salem</i>)	3,602	Surface water - purchased
TESI-Foxwood Hills (<i>Westminster</i>)	1,226	Surface water - purchased
The View at the Pier (<i>Seneca</i>)	864	Surface water - purchased
Port Bass I (<i>Westminster</i>)	590	Ground water
Harts Cove and Tory Pointe (<i>Seneca</i>)	560	Surface water - purchased
Chickasaw Point (<i>Westminster</i>)	490	Surface water - purchased
Timber Lake I (<i>Westminster</i>)	202	Ground water
Port Bass II (<i>Westminster</i>)	178	Ground water
Keowee Bay Subdivision (<i>Salem</i>)	115	Ground water
Timber Lake II (<i>Westminster</i>)	96	Ground water
Bay Ridge Subdivision (<i>Salem</i>)	62	Ground water
Isaqueena Point Utility System (<i>Salem</i>)	36	Surface water - purchased
Camp Ghigau (<i>Tamassee</i>)	35	Ground water
Turtlehead Subdivision (<i>Salem</i>)	32	Ground water
Cherokee Boys School (<i>Westminster</i>)	26	Ground water

Source: U.S. EPA, Envirofacts, Safe Drinking Water Information System (SDWIS), 2019



Map 7-1. Public Water Systems



Source: Oconee County GIS Department, 2019

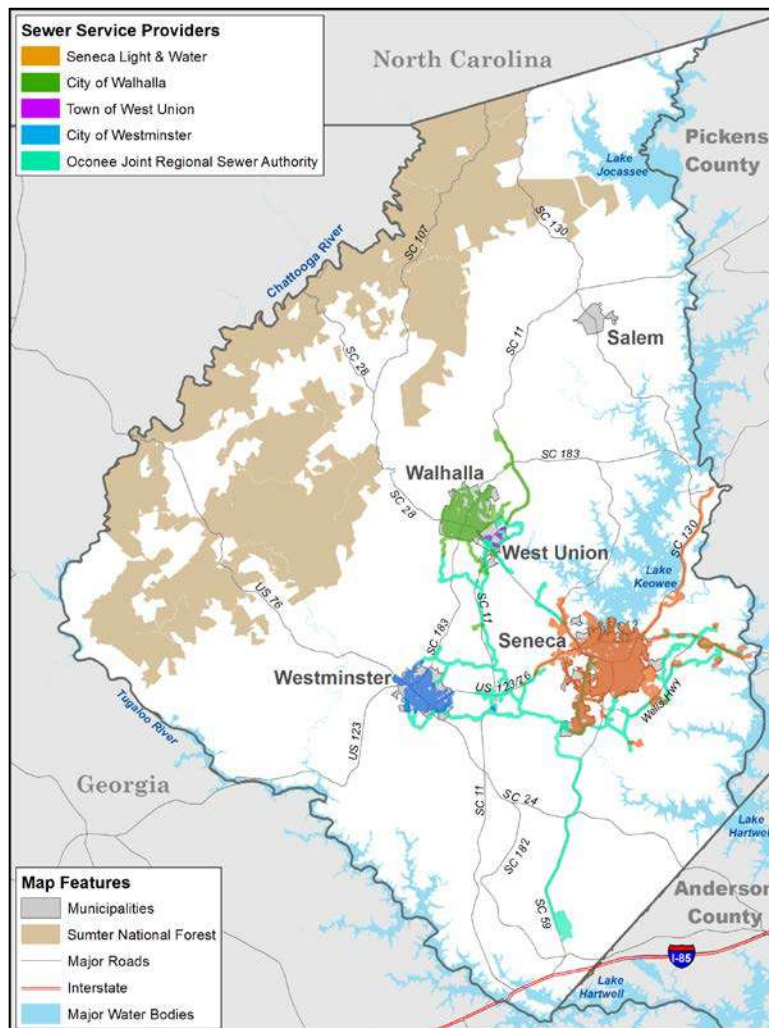
2. Wastewater

The availability of sewer service is critical to supporting higher density residential development, educational and health care facilities, and the location or expansion of business and industry. Residential development outside of sewer service areas must rely on septic systems. State law requires that a parcel of land proposed for a septic system be capable of supporting proper operation of the individual system. Suitability criteria are based on factors including soil type, parcel size, and slope. For most businesses and industries, the availability of sewer service is requisite for new facility location.

Public wastewater treatment in Oconee County is provided by the Oconee Joint Regional Sewer Authority's (OJRSA) **Coneross Creek Wastewater Treatment Plant** (WWTP). The treatment capacity for the Plant is 7.8 million gallons per day (MGD), with an average daily flow of three MGD.

Public wastewater is managed by five providers, as illustrated in Map 7-2. The **OJRSA** owns and operates a wastewater conveyance system that includes approximately 60 miles of gravity sewer, 18 pump stations, 20 miles of force mains, and three permanent flow monitoring stations.

Map 7-2. Major Wastewater Providers



Source: Oconee County GIS Department, 2018

Seneca Light and Water (City of Seneca) collects wastewater from 5,745 customers through a system of 150 miles of sewer lines and 25 lift stations for treatment at the Coneross Creek WWTP. The **City of Walhalla** provides wastewater removal for its 2,000 customers through a system of five miles of gravity lines, four miles of force mains, and three lift stations. The **City of Westminster** conveys wastewater for its 1,091 customers through 28.5 miles of gravity sewer lines. The **Town of West Union** operates and maintains a small system that includes less than one-half mile of gravity sewer lines. Wastewater management is also provided by a number of private providers for residential developments in Oconee County.

3. Energy Sources

Electricity is the primary source of energy for Oconee County residents, followed by natural gas (Table 7-3). Two in three (66.9%) County homes are heated with electricity and 17.7% are heated with natural gas. More than nine percent of homes are heated with bottled, tank or LP gas and 4.1% use wood for heating.

Table 7-3. Heating Fuels for Occupied Housing Units, 2017

Heating Fuels	Oconee County		South Carolina	
	#	%	#	%
All Occupied Housing Units	31,354	100.0%	1,871,307	100.0%
Utility (natural) gas	5,550	17.7%	416,320	22.2%
Bottled, tank, or LP gas	2,901	9.3%	74,302	4.0%
Electricity	20,962	66.9%	1,333,368	71.3%
Fuel oil, kerosene, etc.	397	1.3%	17,554	0.9%
Coal or coke	0	0.0%	293	0.0%
Wood	1,283	4.1%	18,243	1.0%
Other fuel	65	0.2%	2,789	0.1%
No fuel used	196	0.6%	8,438	0.5%

Source: U.S. Census Bureau, 2013-2017 American Community Survey

a. **Electrical Transmission and Distribution**

Electrical power is provided to residents and businesses in Oconee County by four providers (Map 7-3). The **Blue Ridge Electric Cooperative** has the largest service area, including most of the unincorporated area in western and southern Oconee County. The Cooperative's service area encompasses more than 1,800 square miles that also include areas in Anderson, Greenville, Spartanburg, and Pickens counties. Blue Ridge provides service to 64,890 members and is South Carolina's fourth largest electric cooperative (*Blue Ridge Electric Cooperative, 2019*).

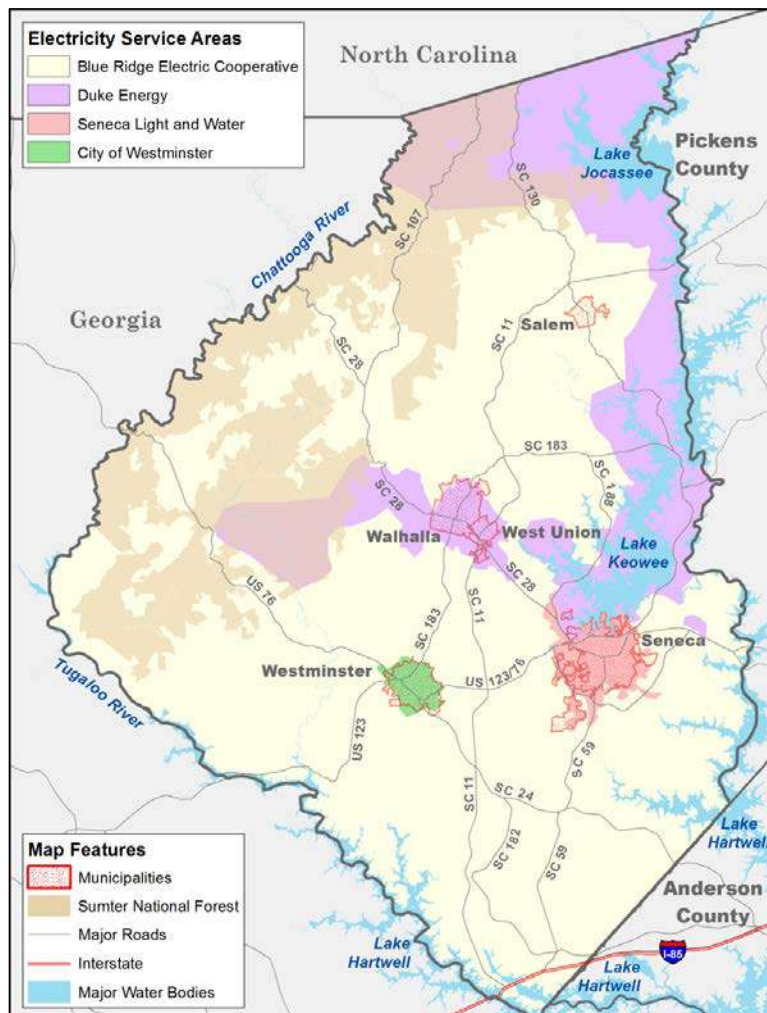
Duke Energy provides electric service to a substantial area of Oconee County that includes the greater Walhalla and West Union area that stretches north from Seneca along Lake Keowee to Lake Jocassee and includes the northernmost area of the County. Duke Energy is one of the largest electric power companies in the United States, serving electricity to 7.6 million electric retail customers in six states. Duke Energy plants that provide electricity to customers in Oconee County and neighboring areas include the Oconee Nuclear Station, the Keowee Hydro Station, and the Jocassee and Bad Creek Pumped-storage Generating Stations. Of particular note is the Oconee Nuclear Station, one of the nation's largest nuclear plants with a generating capacity of 2.6 million kilowatts – enough to power 1.9 million homes.



Seneca Light and Water provides electricity to 6,900 customer meters within the City of Seneca and adjoining areas (*Seneca Light and Water, 2019*). The City purchases wholesale electricity from Santee Cooper.

The **City of Westminster** provides electricity to 1,501 customers within the City of Westminster and some adjoining areas. The City annually distributes approximately 30 megawatts of energy obtained through Piedmont Municipal Power Agency, a joint action agency that includes nine other cities that collectively own 25% of the output of Unit 2 at the Catawba Nuclear Station in York County, South Carolina.

Map 7-3. Electric Service Providers*



* Map is a general representation, specific locations should be verified with providers
 Source: Oconee County GIS Department, 2019



b. Natural Gas

Fort Hill Natural Gas Authority is the sole provider of natural gas in Oconee County. The Authority was established by the South Carolina Legislature in 1952 to serve the municipalities and outlying areas of Oconee and Pickens Counties and portions of Anderson County (*Fort Hill Natural Gas Authority, 2019*). Fort Hill is one of four non-profit, tax-exempt natural gas authorities in the State. The Authority purchases natural gas on the open market for resale to its approximately 40,000 residential, commercial, and industrial customers. Purchased gas is transported to Fort Hill from various sources via interconnects with Williams Gas Pipeline in Anderson County.

4. Internet

High-speed internet service is available within Oconee County from a number of providers including AT&T, Charter Spectrum, Northland Communications, Onetone Telecom, Viasat Internet, and HughesNet. In addition, mobile wireless services are available in the Oconee area from a wide range of carriers including AT&T, Sprint, T-Mobile, and Verizon. A number of local businesses and public facilities also have wireless internet (Wi-Fi) connection capabilities for their customers and employees, including the Oconee County Library and local businesses, restaurants, and motels.

On August 18, 2010, Oconee County received \$9.6M in Federal American Recovery and Reinvestment Act funding to construct a 250-mile broadband fiber optic network under the project name Fiber Optics Creating Unified Solutions (FOCUS). The first phase of the project set out to support the School District of Oconee County, emergency services, E-911 service, and local, state, and federal government locations. The second phase of the FOCUS project focused on connecting business and residential customers. However, in 2012 South Carolina legislative bill H3508 was enacted, requiring FOCUS to modify the original business model used to sell service to customers. FOCUS instead entered into a wholesale arrangement with local Internet Services Providers to provide services to customers. In the 3rd and final phase of the FOCUS project, Oconee County issued an RFP to lease the network out to an operator to maintain and grow the network. OneTone Telecom, Inc., was awarded the contract and continues to maintain the network. The company has expanded the network to 330 miles, adding thousands of customers.

5. Solid Waste

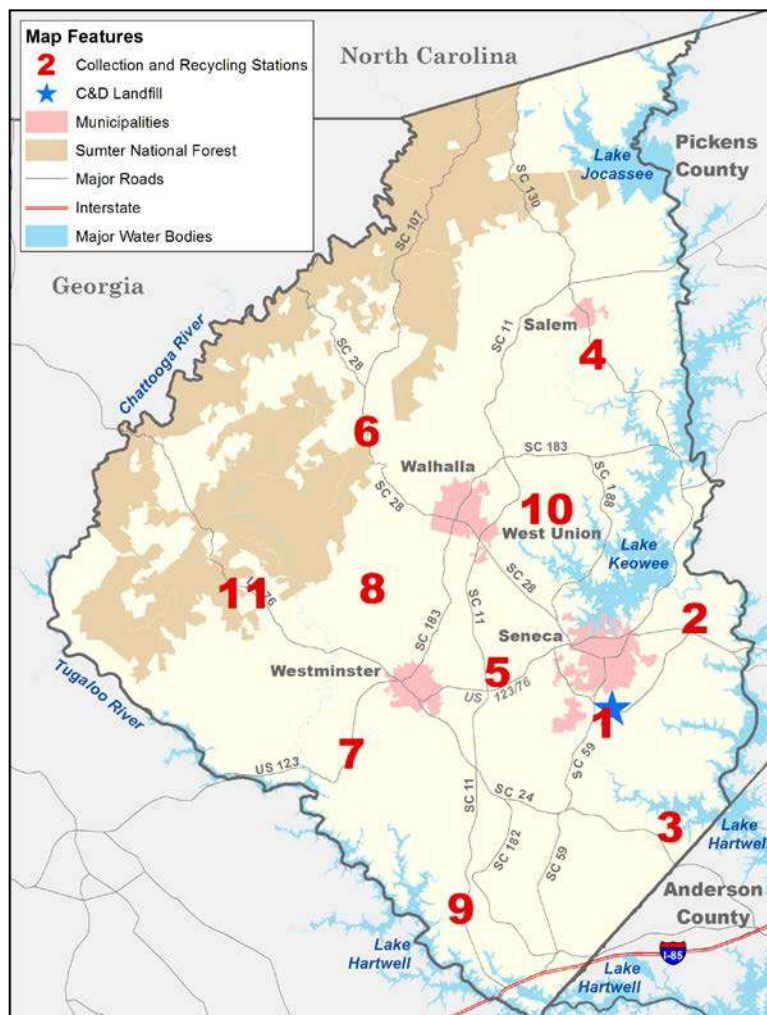
The Oconee County Solid Waste Complex on Wells Highway in Seneca houses the main office, a material recovery facility for recyclables, and a transfer station for loading shipments of municipal solid waste for landfill disposal. Because Oconee County does not operate an active landfill, all municipal solid waste is transported to the Waste Management landfill in Homer, Georgia. However, two closed landfills in the County are managed and monitored.



Oconee County also operates a Class 2 Construction and Demolition (C&D) landfill, mulching facility for storage and sale of ground yard waste, and a concrete, block and asphalt grinding operation located across from the Solid Waste Complex on Wells Highway.

While the County does not provide solid waste collection, it operates eleven manned collection and recycling centers located throughout the County (Map 7-4) and two unmanned centers in the cities of Westminster and Walhalla. The recycling centers are for household trash and recyclables only and do not accept commercial waste. Total managed waste in 2018 was 82,056 tons, including 43,591 tons of waste through the transfer station and 3,355 tons of recyclables (*Oconee County Budget Document, 2018-2019*). The Solid Waste Department has 35 full-time positions and one part-time position, including administration, equipment operators, a recycling coordinator/educator, and clerks.

Map 7-4. Solid Waste Collection and Recycling Stations and C&D Landfill



Source: Oconee County GIS Department, 2018



Because collection and recycling centers 2, 4, 5, and 6 are located in the major growth areas, Solid Waste Department staff anticipates the need for future expansion to help alleviate traffic, expedite drop-off, and better facilitate recycling and disposal services. The need to upgrade or expand the County's transfer station to accommodate an increased waste stream is also expected within the next three to five years.

C. EDUCATION

Education is a lifelong process that consists of two components. The first is a high quality foundation of basic education through the PK-12 system that is followed by an on-going individualized pathway of higher education and advanced career training opportunities. Communities that promote a philosophy of lifelong learning among residents are better positioned to successfully compete in a global economy. Access to advanced workforce training programs is an integral component of community and individual economic sustainability.

The Oconee Campus of Tri-County Technical College (TCTC) provides County residents with a greater level of access to workforce development programs, facilities, and advanced training and continuing education opportunities. In addition, a number of public and private postsecondary institutions are located within commuting distance for County residents, including Clemson University, Southern Wesleyan University, and Anderson University. The locations of PK-12 schools and the Tri-County Technical College campus are shown on Map 7-5 and profiled in the following sections, along with private schools.

1. School District of Oconee County

The Oconee County School District provides educational services to 10,495 students (*S.C. Dept. of Education, 2019*), with an annual budget that exceeds \$107 million (*School District of Oconee County, Fast Facts, 2019*). As the largest employer in the County, the District employs 1,591 administrators, teachers and support staff. South Carolina Department of Education headcount data for 2018-2019 indicate the District has the 22nd largest enrollment among the State's 83 districts. The District spent an annual average of \$11,069 per pupil in school year 2017-2018. The School District operates ten elementary schools, three middle schools, and three high schools (Table 7-4 and Map 7-5).



Table 7-4. Oconee County Public Schools and Enrollment, 2018

School	Enrollment
Elementary Schools	5,170
Blue Ridge Elementary School	621
Fair-Oak Elementary School	579
James M. Brown Elementary School	625
Keowee Elementary School	396
Northside Elementary School	656
Orchard Park Elementary School	408
Ravenel Elementary School	597
Tamassee-Salem Elementary School	247
Walhalla Elementary School	576
Westminster Elementary School	465
Middle Schools	2,375
Seneca Middle School	791
Walhalla Middle School	898
West-Oak Middle School	686
High Schools	2,950
Seneca Senior High School	1,006
Walhalla High School	1,063
West-Oak High School	881
District Total	10,495

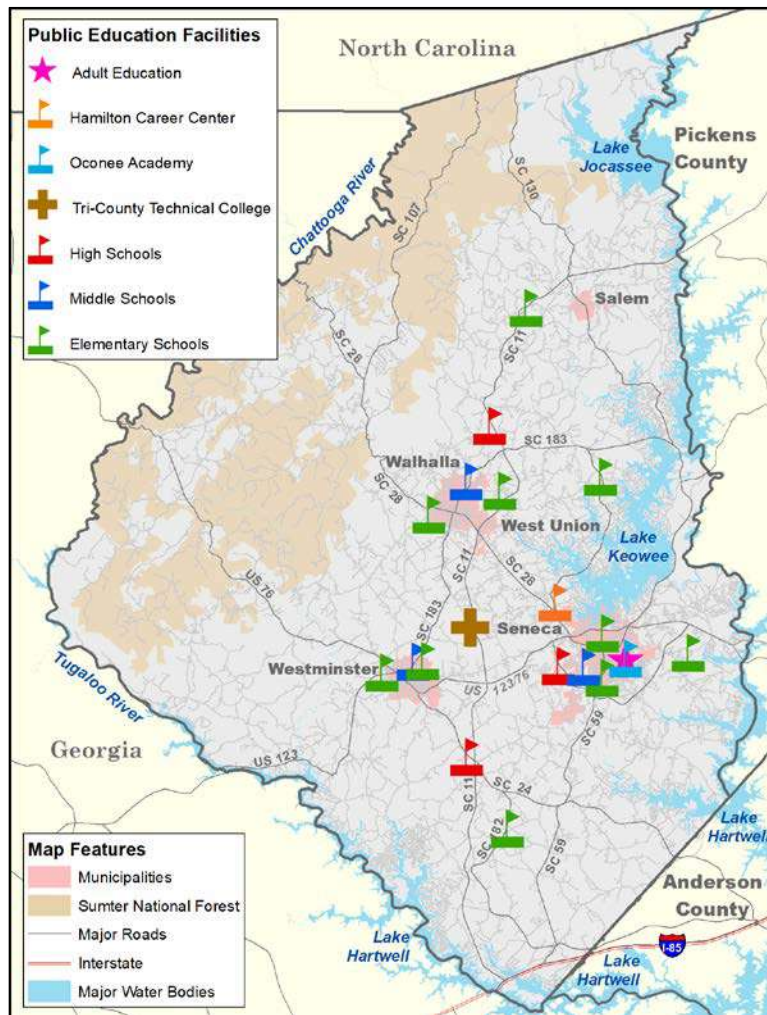
Source: S.C. Department of Education, School Report Cards, April 2019

In addition to these schools, the District's **Hamilton Career Center** offers more than 20 career and technology education programs that support over 1,000 students from the District's three high schools as they prepare for transition to institutions of higher education or skilled careers. A new Career Center is planned for co-location in the Oconee County Industry and Technology Park with the new Tri-County Technical College Oconee Campus. Development of the Career Center is a cooperative effort between the School District, Oconee County, businesses, industries, and Tri-County Technical College and is intended to match the needs of the County's current and potential industries.

The District's **Oconee Academy** is an alternative program for middle and high school students who have been identified as interfering with the learning of other class members and/or refusing to follow the District's Discipline Code. Enrollment is decided by the administration of the student's home school and the Director of Student Services. Students normally attend the program for a minimum of one semester, with transportation and lunch provided. The District also offers **Adult Education** in the form of a diploma program, High School Equivalency (HSED) classes, literacy programs, and career readiness instruction and testing.



Map 7-5. Public Education Facilities



Source: Oconee County GIS Department, 2018

2. Private Schools

There are a number of private schools in Oconee County that range in size from 158 pupils at the Oconee Christian Academy to fewer than ten students at the Poplar Springs Adventist School and New Haven Christian School (Table 7-5). These non-public enrollment numbers do not include the homeschooled students in the County.



Table 7-5. Private Schools in Oconee County*

School and Location	Grades	Enrollment
Oconee Christian Academy, <i>Seneca</i>	PK-12	158
Foothills Christian School, <i>Westminster</i>	1-12	84
Faith Christian School, <i>Walhalla</i>	PK-12	15
Cherokee Creek Boys School, <i>Westminster</i>	5-10	42
Fair Play Christian School, <i>Fair Play</i>	1-12	23
Poplar Springs Seventh-Day Adventist School, <i>Westminster</i>	1-6	7
New Haven Christian School, <i>Walhalla</i>	3-6	7

* Table may not include a complete listing of existing private schools

Sources: *Private School Review, April 2017*

3. Tri-County Technical College

Established in 1962, Tri-County Technical College (TCTC) has the fifth largest enrollment among the 16 two-year colleges that comprise the South Carolina Technical Education System. The College serves its three-county service area from its main campus in Pendleton and through four satellite campuses in Anderson (Anderson), Oconee (Westminster), and Pickens (Pendleton and Easley) Counties. The Oconee County campus opened as TCTC's newest campus in 2018. The campus includes a new \$5.5 million, 37,000 square foot building. Program offerings at the campus support manufacturing in the region and also include university studies and transfer certificates, business administration, and a high school dual credit program with the School District.

The College enrolls more than 6,000 students annually in 70 associate degree, diploma, and certificate programs (*TCHC, 2019*). The average age of TCTC students is 22.1 years, with more than 55% of students attending full time. Oconee County residents comprise more than 14% of the total TCTC enrollment.

D. LIBRARIES

The Oconee County Public Library was established in 1948 in Walhalla, with subsequent branches open in Westminster in 1950, Salem in 1952, and Seneca in 1953. New facilities were built for the Walhalla and Westminster branches in 1979 and an expansion of the Seneca branch was completed when the library joined the County system in 1983. The Salem branch began sharing space with the Salem Town Hall in 1981. The Library also provides bookmobile service to communities that are more than 1.5 miles from a public library facility. Table 7-6 lists the current Library locations and sizes.

The Walhalla Library serves as the headquarters and main branch and is the largest facility in the Oconee County Public Library system. The system employs 19 full-time and 12 part-time workers. The collection includes 147,047 books, 4,401 audio books, 207 print periodicals, and 11,218 DVDs. Also included are downloadable audio books, e-books, and magazines. Annual



visits to all four branches totaled nearly 225,160 in 2018, with a total circulation of 317,126. Total collection uses at the Oconee County Public Library ranked 14th highest and the number of cardholders ranked 18th highest among South Carolina's 42 public libraries in 2017.

The main library and its branch locations are an important resource for County residents who lack personal access to a computer and internet. The Library's 33 public computers were used by County residents more than 25,740 times in 2018, while many others used the Library's Wi-Fi access to the internet with their personal devices.

Table 7-6. Oconee County Public Library Locations

Library	Size	Location
Walhalla Headquarters	22,500 sq. ft.	501 W. South Broad St., Walhalla
Seneca Branch	9,000 sq. ft.	300 E. South 2 nd St., Seneca
Westminster Branch	5,300 sq. ft.	112 W. North Ave., Westminster
Salem Branch	1,025 sq. ft.	5B Park Ave., Salem

Source: Oconee County Public Library, April 2019

E. PUBLIC SAFETY

A safe and secure environment that projects a climate of health, vitality and community spirit among residents of all ages is integral to building a strong community. The personnel, facilities, equipment, and services dedicated to protecting the safety and property of the public are among the most essential community resources.

1. Oconee County Emergency Services

Oconee County Emergency Services is headquartered on Emergency Lane in Westminster and employs 35 full-time staff, including the fire chief; four deputy chiefs - Emergency Manager, Emergency Medical Director, Fire Marshal, and Special Teams Coordinator; training officer; shift supervisors; firefighters; radiological operations planner; administrative staff; a logistics technician; and seven part-time employees. A team of 620 dedicated volunteers provide day-to-day service delivery across Oconee County, supported by career personnel assigned to each station. The Emergency Services team is responsible for fire protection, medical first response, Hazardous Materials mitigation, technical rescue, SCUBA Dive Rescue, emergency management and public safety education.

a. **Emergency Management**

Although rare in occurrence, Oconee County is vulnerable to various natural and technological hazards. Advance planning and preparation for such emergencies is essential in preparing community leaders, response staff, and the general public to make rapid and informed decisions that will save lives and quickly restore infrastructure and services when manmade or natural disaster strikes. The County's **Emergency Management** (EM) team provides planning,



training, and event coordination between municipal, county, and state agencies for manmade and natural disaster events. A great deal of planning and training is committed to support Duke Energy's Oconee Nuclear Station emergency response plan. The EM staff continuously provides public information and support for special events and incidents as they occur including storms, ice and snow events, and public health concerns.

b. Special Teams

Specialized response services in Oconee County are provided through three teams: ***Dive, Special Rescue,*** and ***Hazardous Materials (Hazmat)***. Each of these teams is comprised of volunteers with specialized training on equipment needed to effectively deal with situations that may occur. Examples of specialized skills used by these teams include high-angle rescue, wilderness search, confined search, dive rescue, and swift-water rescue. Demand for these services is increasing as the popularity of boating, climbing, hiking, and camping in the remote areas of the County continues to grow.

c. Fire Service

As one of the most fundamental and valuable services provided by local government, fire protection and prevention is of vital importance to every citizen and visitor in Oconee County. There are 18 fire districts in Oconee County, including 14 all-volunteer fire departments, four municipal departments, and the Keowee Fire Special Tax District (Map 7-6). All departments operate under a countywide automatic aid agreement to ensure proper responses to each incident, regardless of the location.

The ***Oconee County Fire Division*** is headquartered on Emergency Lane in Westminster and employs 35 full-time staff, including the fire chief, deputy fire chief, fire marshal, training officer, captains, firefighters, radiological operations planner, and administrative staff, and seven part-time employees (*Oconee County, SC Budget Document 2018-2019*). A dedicated team of 450 volunteers provide day to day service delivery across the County, supported by career personnel assigned to each station.

The fire station of the ***City of Seneca Fire Department*** is on West South Fourth Street in Seneca. The Department operates three shifts, with each shift consisting of a captain, lieutenant, and seven full-time firefighters (*City of Seneca Fire Department, 2019*). In addition to providing fire service within the City, Seneca has an agreement with Oconee County to provide fire service to the unincorporated area within a five-mile radius of the City. The Seneca Fire Department also provides emergency medical services within its service area, with ambulance transportation provided by the Oconee Medical Center.

The ***City of Walhalla Fire Department*** is located at East North Broad Street in Walhalla, and employs ten paid firefighters, including the fire chief, six full-time firefighters, and three part-time firefighters, assisted by 37 volunteer firefighters (*City of Walhalla Fire Department, 2019*).



The Fire Department also provides coverage within the City, for the Issaqueena Falls-Stumphouse Tunnel Park, and within a five-mile radius of the incorporated area based on a contract with Oconee County. The Fire Department also operates as an Emergency Medical Responder.

The **City of Westminster Fire Department** is co-located in the Oconee County Fire Station Headquarters on Emergency Lane in Westminster, where they lease two bays and office space from the County. Department staff includes the chief, fire marshal, three firefighters, and 27 volunteers (*City of Westminster Fire Department, 2019*).

The **Keowee Fire Department** provides service in the Keowee Fire Special Tax District. The District encompasses a 30-square mile area on and near Lake Keowee and includes the Oconee Nuclear Station and approximately 5,000 residences. The District is governed by five elected commissioners. The Keowee Fire Department is headquartered on Maintenance Road, with a substation on Doug Hollow Road. Department staff includes a full-time fire chief, four fire captains, 22 firefighters, seven volunteers, and six support staff (*Keowee Fire Department, 2019*).

The **Town of Salem Fire Department** is located on East Main Street in Salem. The Department employs one part-time driver who is available 12 hours a day, seven days a week, joined by 25 volunteers (*Oconee County Fire Division, 2019*).

Oconee County fire stations are listed in Table 7-7. Map 7-6 provides the location of fire stations in the County.

Table 7-7. Oconee County Fire Stations, 2019

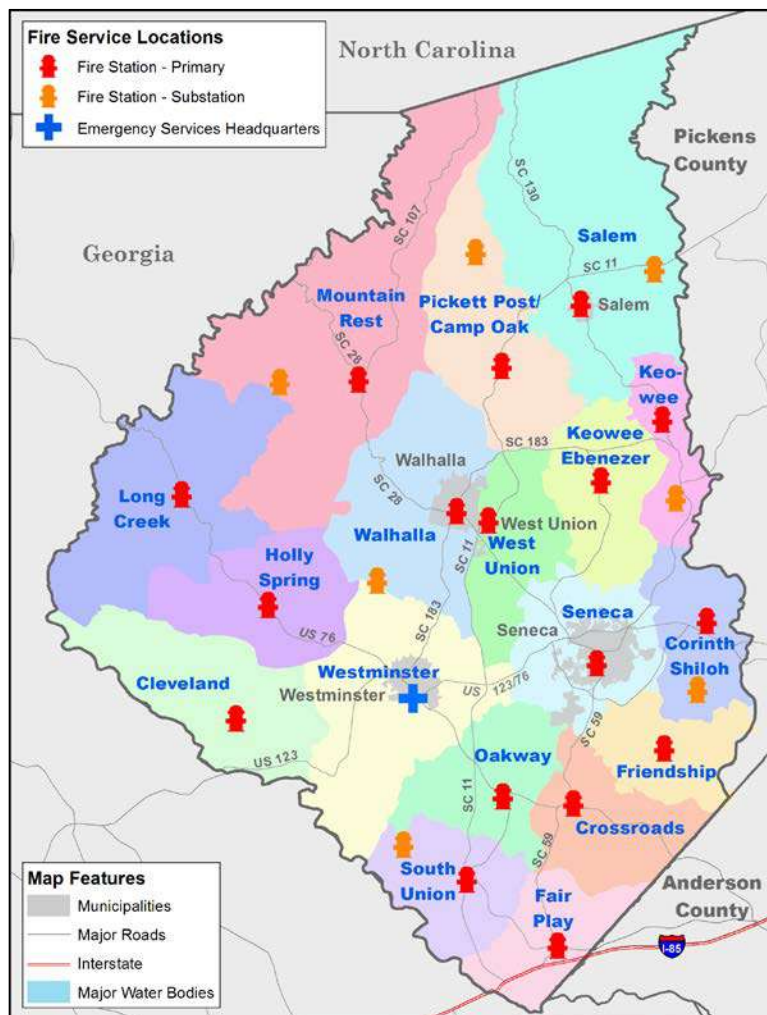
Station #	Station Name
--	Oconee County Emergency Services Headquarters
1	Oakway
2	Salem
3	Corinth-Shiloh
4	Mountain Rest
5	Walhalla
7	Seneca
8	Fair Play
9	Long Creek
10	Cleveland
11	Keowee-Ebenezer
12	Friendship
13	Crossroads
14	Pickett Post Camp Oak
15	South Union
16	West Union
17	Keowee Key
19	Camp Road
20	Cliffs
23	Foxwood Hills
24	Holly Springs
25	Whetstone
26	Village Creek
27	Cheohee Valley
30	Shiloh Road

Source: Oconee County Fire Services Division, April 2019

While the provision of adequate, state-of-the-art firefighting equipment and trained personnel is vital to the preservation of life and property, it also significantly impacts the cost of individual fire insurance premiums in a community. Insurance companies use a classification system provided by the Insurance Services Office, Inc. (ISO) to determine the level of fire protection for each home they insure. Classifications range from 1 to 10, with Class 1 representing the best public protection and Class 10 indicating no recognized protection. Factors that contribute to the classification assignment include the effectiveness of the fire department in receiving and dispatching fire alarms, the number of fire stations, the availability and amount of water needed to fight fires, training provided to local fire fighters, maintenance and testing of equipment, and the distribution of fire stations and service throughout the community. Areas served by municipal or other water services benefit from lower ISO ratings and ultimately, lower insurance ratings.

ISO ratings in Oconee County are 2 in Walhalla, Seneca, and Westminster; 3 in the Keowee Fire Special Tax District, 4 in Salem, and 4 in the unincorporated areas of the County. These ratings are for areas within five road miles of a fire station, which in Oconee County includes approximately 97% of all homes and businesses (*Oconee County Fire Division, 2019*). ISO ratings for areas beyond five miles of a fire station are higher, with these areas in the unincorporated areas of the County rated 10.

Map 7-6. Fire Districts and Fire Station Locations



Source: Oconee County GIS Department, 2018

4. Law Enforcement

Efficient and effective law enforcement is essential to the quality of life in a community. Law enforcement in Oconee County is provided by the Oconee County Sheriff's Department and the police departments of the cities of Seneca, Walhalla, and Westminster and the towns of Salem



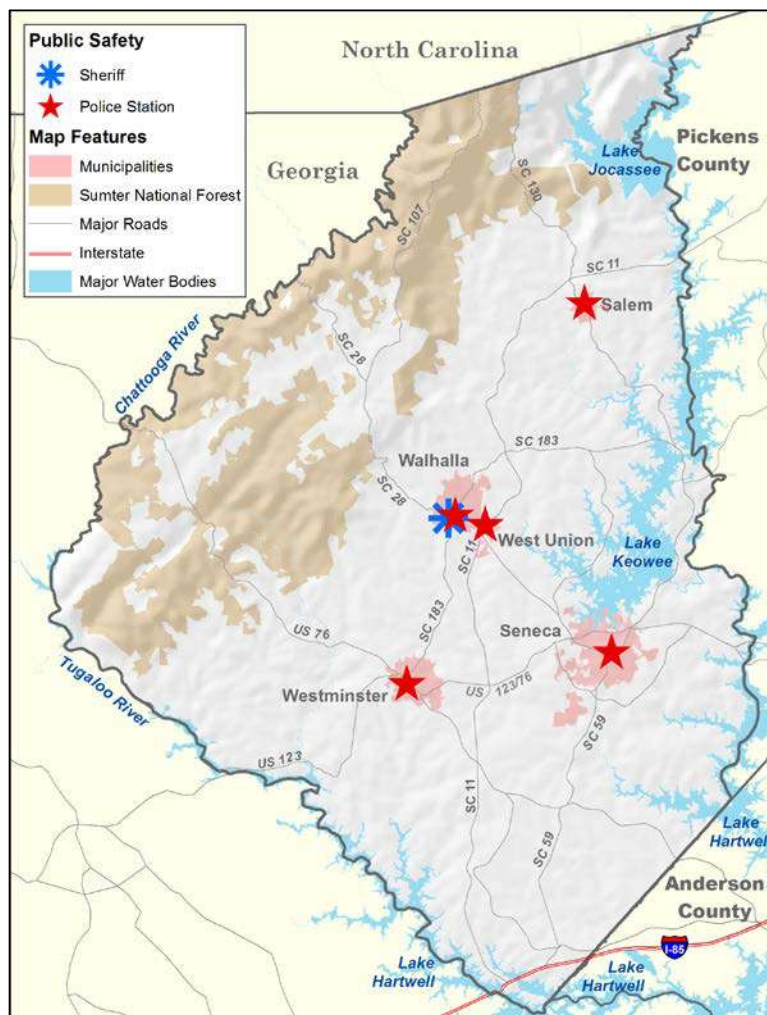
and West Union. The locations of the Sheriff's Department headquarters and of municipal police departments are shown on Map 7-7.

A total of 2,331 index crimes were reported in Oconee County in 2017 – a 1.6% decrease from the 2,369 index crimes reported in 2016. There are seven index offenses: murder, rape, robbery, aggravated assault, breaking and entering, motor vehicle theft, larceny, and arson. Index offenses are categorized either as violent crimes (murder, sexual battery, robbery and aggravated assault) or property crimes (breaking and entering, motor vehicle theft, larceny, and arson). Violent crimes account for 8.8% of all index crimes in the County – lower than the 2016 percentage of 9.5%. The most prevalent violent crime in the County was aggravated assault, accounting for 70% of violent crimes. Only four murders were reported in Oconee County in 2017. Nearly 70% of property crimes and 63.4% of all index crimes were categorized as larceny, which is the unlawful taking of property and includes offenses such as shoplifting, pocket-picking, purse snatching, and thefts from motor vehicles and of motor vehicle parts.

The index crime rate (rate per 10,000 residents) in Oconee County is lower than the statewide rates for similar crimes, with the exception of arson, which is slightly higher. The overall index crime rate for violent crimes in the County is nearly half that of the State rate.



Map 7-7. Public Safety Locations



Source: Oconee County GIS Department, 2018

a. Oconee County Sheriff's Office

The Oconee County Sheriff's Office (OSCO) provides law enforcement for the unincorporated areas of the County and within the Town of Salem. The Sheriff's Office is headquartered in the Oconee County Law Enforcement Center on South Church Street in Walhalla. The OSCO also operates from four additional locations, the Seneca substation on Memorial Drive, the Oakway substation on School House Road in Westminster, the Long Creek substation on Long Creek Highway in Westminster, and the Keowee/Salem substation on Maintenance Road in Salem. The Office has 196 employees in a variety of roles, organized within five divisions – detention (47 employees), special operations (36 employees), road patrol (44 employees), criminal investigations/community services (42 employees), and communications (22 employees). Each deputy is assigned a patrol vehicle. The OSCO is assisted by 13 reserve officers and chaplains. The Sheriff oversees a wide range of activities, including law enforcement patrol, criminal investigation, traffic enforcement, animal control, a K-9 support unit, school resource officers,

civil process, court security, and management of the Detention Center. In addition, the OSCO answers calls for the City of Westminster and the towns of Salem and West Union when they do not have officers on duty. In FY 2017-2018, the Sheriff's Office served 3,375 warrants, answered 48,978 calls for service, and the Road Patrol made more than 1,000 arrests (*Oconee County Budget Document 2018-2019*).

b. Oconee County Emergency Communications/E911

The Emergency Communications/E-911 Division of the Sheriff's Office is located in the Law Enforcement Center. The Division provides emergency dispatch and radio services for the Sheriff's Office, local law enforcement agencies, emergency medical services, Oconee County Rural Fire Control, and Oconee County Emergency Services. The Communications Center provides dispatching for all emergency services in the County except for the City of Seneca, which has its own E-911 dispatching center for services within its jurisdiction. Both the County and Seneca communications centers provide mutual backup as needed. Emergency Communications is the Public Safety Answering Point (PSAP) for the County where all E-911 calls are answered and dispatched and also serves as the Disaster Warning Point for Oconee County. Staffing for the Division includes 22 employees in a number of positions including director, 18 dispatchers, database administrator, and office manager. Emergency Communications received 37,000 calls in FY 2018-2019 (*Oconee County Budget Document 2018-2019*).

c. Oconee County Detention Center

The Oconee County Detention Center is located on South Church Street in Walhalla. The Detention Center is the only such facility in Oconee County and houses arrestees for all County, municipal, and state agencies having jurisdictional authority in the County. Completed in 2015, the Detention Center provides 111 cells with 192 beds. The Center operates under the Oconee County Sheriff's Department, with 47 full-time employees, including 24 correctional officers. The Detention Center booked 3,700 inmates in FY 2019, with an average daily population of 178 (*Oconee County Budget Document 2018-2019*).

d. Municipal Police Departments

Headquartered on East North Depot Street in Seneca, the **City of Seneca Police Department** has a total staff of 47 that includes 34 police officers, ten dispatchers, two records clerks and an administrative assistant that provide 24-hour police coverage for their jurisdiction (*City of Seneca, 2019*). The Department has four locations that include the main office; an office for narcotics and investigations; one for training, the SWAT team, warrants unit, and victim's services; and one that focuses on downtown and community police services. The Department also operates a K-9 unit and a forensic crime scene unit. Seneca's Police Department operates a total of 48 vehicles that include patrol vehicles, a mobile command unit, transport van, three



heavy duty four-wheel drive units for inclement weather and an armored vehicle for the SWAT team.

The ***Town of Walhalla Police Department*** is located on East Main Street in Walhalla. Department staff includes 13 patrol officers and one administrative staff in a variety of roles including administration, investigations, K-9, road patrol, and school resource officer (*City of Walhalla, 2019*). The Department provides 24-hour police coverage with a vehicle fleet that includes 14 patrol cars.

The ***Town of Westminster Police Department*** is headquartered on East Windsor Street in Westminster. The Department employs seven full-time officers and one part-time code enforcement officer in roles including investigations, training, patrol, K-9, narcotics, records, and evidence (*City of Westminster, 2019*). Officers utilize 13 vehicles including seven active patrol cars and four spare patrol cars.

The ***Town of Salem Police Department*** is located on Park Avenue in Salem. The Department employs three full-time officers and one part-time officer who utilize four patrol cars to provide law enforcement services within the Town (*Town of Salem, 2019*).

Located on West Main Street in West Union, the ***Town of West Union Police Department*** has a staff of three that includes two full-time police officers and one part-time reserve officer (*Town of West Union, April 2019*). The Police Chief serves as one of the full-time officers and also as the K-9 officer.

F. HEALTH CARE

Access to quality health care is an essential component of community well-being. Building a healthy community ensures an acceptable quality of life for all residents and the prevention of many costly problems that inhibit the realization of full individual and community potential. The health care system encompasses a broad continuum of care that begins with preventative care and progresses through end-of-life care. Public health is negatively impacted when service gaps are present in this continuum. The number of practicing health professionals serving Oconee County is detailed in Table 7-8.

The locations of Oconee Memorial Hospital – Prisma Health Upstate, EMS, rescue stations, and the Rosa Clark Free Health Clinic are shown in Map 7-8. These and additional health care services are profiled in the following sections.

Table 7-8. Practicing Health Professionals in Oconee County, 2016

Health Profession	Primary Practice	Secondary Practice
Physicians	124	12
Family Practice	30	3
Internal Medicine	11	3
Obstetrics/Gynecology	7	0
Pediatrics	8	1
General Surgery	4	1
All Other (Specialists)	64	4
Nurses	597	32
Registered Nurses	440	20
Certified Nurse Midwives	1	0
Nurse Practitioners	33	2
Nurse Anesthetists	10	5
Licensed Practical Nurses	113	5
Other Health Professions	185	16
Dentists	31	9
Pharmacists	52	1
Physical Therapists	44	0
Occupational Therapists	18	1
Physician Assistants	16	1
Optometrists	6	1
Respiratory Care Practitioners	18	3

Source: South Carolina Health Professions Data Book,
S.C. Office for Healthcare Workforce, 2016

1. Oconee County Emergency Medical Services and Rescue Squad

Oconee Emergency Medical Services (EMS) responds to E-911 and other emergency medical calls within Oconee County. Oconee EMS is operated by Oconee Memorial Hospital - Prisma Health and is headquartered at the Emergency Medical Services building on the Oconee Medical Campus on Memorial Drive in Seneca. EMS services are available 24 hours a day to respond to 911 medical or trauma-related emergencies, transports to other facilities, and medically necessary transports such as for dialysis or physician appointments. The Department utilizes five advanced life support ambulances and employs more than 45 medics who are certified to provide both basic and advanced levels of care under the medical direction of the Oconee Memorial Hospital's emergency department physicians (*Oconee EMS, 2019*).

Emergency Medical First Response is provided throughout Oconee County by seven non-transport rescue squads and multiple fire departments. The rescue squads are staffed by a pool of 170 volunteers, who provide a SCDHEC licensed emergency medical responder base level of service, with multiple units working at the emergency medical technician level. The mission of the first response program is to supplement and support the response of the advanced life support ambulances provided by Oconee EMS - Prisma Healthcare. Oconee County Emergency



Medical First Response responded to more than 3,200 calls for medical service in FY 2017-2018. Oconee County EMS and Rescue Squad locations are listed in Table 7-9 and shown in Map 7-8.

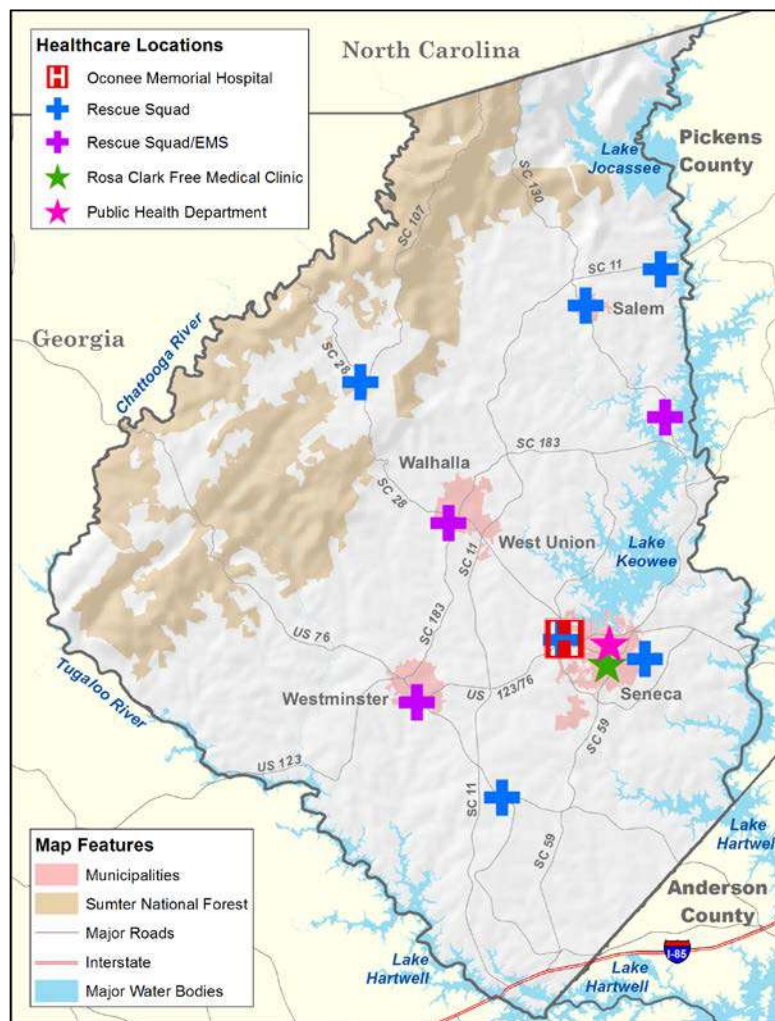
Table 7-9. Oconee County EMS and Rescue Squads, 2019

Stations	Location
Oconee EMS	
<i>Oconee EMS Headquarters</i>	<i>Memorial Dr., Seneca</i>
Keowee (co-located with Fire Department)	Maintenance Rd., Salem
Westminster (co-located with Rescue Squad)	Emergency Ln., Westminster
Walhalla (co-located with Rescue Squad)	S .Church St., Walhalla
Oconee County Rescue Squads	
<i>Oconee Rescue Squad Headquarters</i>	<i>Emergency Ln., Westminster</i>
Salem (Cliffs) Rescue Squad (Substation)	Cliffs South Parkway, Salem
Mountain Rest Rescue Squad	Verner Mill Rd., Westminster
Oakway Rescue Squad	W. Oak Hwy., Westminster
Salem Rescue Squad	W. Main St., Salem
Seneca Rescue Squad	Goddard Ave., Seneca
Keowee Rescue Squad	Maintenance Rd., Salem
Westminster Rescue Squad	Emergency Ln., Westminster
Walhalla Rescue	S .Church St., Walhalla

Source: Oconee County Emergency Services, 2019



Map 7-8. Public Healthcare Locations



Source: Oconee County GIS Department, 2018

2. Oconee Memorial Hospital – Prisma Health Upstate

Oconee Memorial Hospital – Prisma Health Upstate has cared for Oconee County residents since 1939. The Oconee Medical Campus includes a 169-bed hospital that provides a range of inpatient and outpatient services, a long-term nursing care facility, and a residential hospice house. The Hospital includes a 24-hour emergency services department with 20 beds, a breast care center, critical care unit, a multidisciplinary cancer institute, laboratory, pharmacy, radiology, surgical services, and a women's center.

Prisma Health Upstate recently began construction of a 14,500 square foot facility on its Oconee campus in Seneca that will house a doctor residency program designed to address the need for primary care physicians in Oconee County and other rural Upstate areas. The facility, which is scheduled to open in 2020, is intended to house six faculty and 18 residents by 2022. The three-year program seeks to alleviate the shortage of doctors by providing training for

primary care in a rural-based practice. Evidence cited by Prisma Health Upstate indicates that physicians tend to stay and practice in the community where they receive residency training.

3. Services for the Elderly

The nation's aging population affects every segment of the social, political, and economic landscape, as significant changes in living patterns and conditions often accompany the aging process. The health and mobility of senior residents is of growing interest due to implications for public policy, healthcare, and long-term care costs. The increasing number of frail elderly is accompanied by a growing demand for home care and for institutional and community-based acute care and long-term care. The segment of the population suffering from dementia and Alzheimer's disease will continue to rise in the coming decades, while the costs of care will rise well above current levels. The financial and time demands on informal family and friend caregivers will also continue to rise. These changing responsibilities will shape housing, employment, and support service needs at the local level, where Oconee County residents aged 65 or older now comprise 21.5% of the population. This is higher than the 15.8% of individuals in this age group statewide (*American Community Survey 2013-2017*).

a. Senior Services

Most aging services are federally funded through the *1965 Older Americans Act*. To that end, the Lieutenant Governor's Office on Aging has divided the State into ten planning and service districts. The Appalachian Regional Council of Governments (ACOG) is the designated **Area Agency on Aging (AAA)** and **Aging and Disabilities Resource Center (ADRC)** for Anderson, Cherokee, Greenville, Oconee, Pickens, and Spartanburg counties. The role of the AAA is to plan, coordinate, administer, and assess a comprehensive and coordinated system of quality support services for older citizens. ACOG provides information, referrals, and assistance to older adults and caregivers, and operates a number of related programs. As an ADRC, they subcontract with local service providers for the delivery of services at the local level. Among the services given funding priority are transportation, adult day care, in-home and group respite care, congregate dining, home-delivered meals, insurance counseling, wellness and prevention, information and assistance, outreach, physical fitness, health promotion, and nutrition education and screening.

Senior Solutions is the leading provider of services to senior citizens in Oconee County. Originally known as the Anderson-Oconee Council on Aging, Senior Solutions is a non-profit agency that has served the needs of County seniors since 1977. The *Oconee Senior Center* on Perry Avenue in Seneca is open Monday through Friday from 8 a.m. to 5 p.m. and offers games, a computer lab, library, a fitness center, and an outdoor walking track. Participants have access to exercise, dance, and educational classes and opportunities for day and overnight trips. Transportation is available to and from the facility. Lunch is provided daily to participants. Senior Solutions also provides home-delivered meals in Oconee County for persons 60 years of age and older who are ill and incapacitated, unable to leave home unassisted except for



essential appointments, unable to purchase or prepare food, or do not have someone in the home who is able to prepare meals on a daily basis.

b. Nursing Homes and Assisted Living Facilities

As detailed in the Housing Element, there are two nursing homes in Oconee County. The Lila Doyle facility at Oconee Medical Center in Seneca provides 120 beds and the Seneca Health and Rehabilitation Center provides 252 beds. The County has six assisted living facilities providing a total of 380 beds, with six of the facilities in Seneca and one in West Union (Table 3-22).

4. Public Health

The ***Oconee County Public Health Department*** is located on North Townville Street in the City of Seneca and is a full service location for the S.C. Department of Health and Environmental Control. The Department provides a range of health-related services including immunizations, family planning, pregnancy testing, nurse-family partnerships for first-time moms, postpartum/newborn home visits, services for children and teens with special health care needs, immunizations, tuberculosis testing and treatment, testing for sexually transmitted diseases, and teen education and counseling. The Department also administers the *Women, Infants and Children* (WIC) program that provides food products, health screenings, and health information for women, infants, and children five years of age or younger in qualified families.

5. Rosa Clark Free Medical Clinic

The ***Rosa Clark Free Medical Clinic*** on Memorial Drive in Seneca has provided quality, affordable healthcare services since 1982 for area residents who are unable to pay physician costs for such services and for those who receive Medicaid or Medicare. The Clinic provides primary and preventative care, mental health services, substance abuse screening and prevention, patient education, pharmaceutical services, supplemental nutrition assistance program (SNAP), and health screenings. The Clinic also provides referral services for specialty care as needed. A second location on South Oak Street serves as a dental clinic. The Clinic hours of operation are 8 a.m. to 4 p.m., Monday through Friday.

G. PARKS AND RECREATION

The provision of quality recreational activities and facilities benefits community residents of all ages. Parks and recreation facilities are valuable tools in showcasing the natural beauty of a community, in preserving open space, in attracting visitors, and in providing healthy and safe recreational options for residents.

Oconee County residents and visitors are fortunate to have access to numerous and diverse opportunities for recreation that include state parks, abundant water resources, nature and hiking trails, and a number of parks and recreation facilities. As detailed in the Natural



Resources Element, recreational opportunities in the County are particularly plentiful for outdoor enthusiasts. In addition to the scenic Chattooga and Tugaloo rivers, lakes Hartwell, Keowee, and Jocassee provide miles of shoreline, a number of public and commercial boat landings, and nearly unlimited opportunities for fishing and water sports. Recreation resources in Oconee County are detailed in the following sections and in Table 7-10, with locations of major recreation facilities provided in Map 7-9.

1. State Parks

There are three South Carolina State Parks and one State Historic Site in Oconee County. As profiled in the Natural Resources Element and shown in Map 7-9,

2. Public Parks and Recreation Facilities

Oconee County Parks, Recreation and Tourism Department (PRT) is headquartered in the County Administration Offices on Pine Street in Walhalla. The County's recreation efforts are guided by the Oconee County Parks, Recreation and Tourism Commission that is comprised of seven members appointed by County Council. The Department has 17 full-time staff members that include the director, an operations specialist, park superintendents, park rangers, a curator, the Visit Oconee SC director, and the Visit Oconee SC sales manager.

Table 7-10 lists the parks and associated resources within the County, including size and facilities provided at each site.

As detailed in the Natural Resources Element and provided in the following table and map, Oconee County provides three large public parks that offer a wide range of activities for residents and visitors. The parks are popular with residents and visitors, with an attendance of more than 209,000 visitors in FY 2017-2018, including 13,653 overnight campers (*Oconee County Budget Document, 2018-2019*). The County also owns and maintains eight public boat ramps on Lake Hartwell.

Table 7-10. County and City Parks and Outdoor Recreation Facilities

Facility Name	Acres	Facilities
Oconee County	368.0	Total Acres
Chau Ram Park <i>1220 Chau Ram Park Road, Westminster</i>	198.0	Confluence of Ramsey Creek and Chauga River, 40-ft. waterfall, 3 miles of hiking trails, 160-ft. suspension bridge, 26 tent and RV campsites with water and electricity, shower facilities, playground, 4 shelters, 18-hole disc golf course under construction.
High Falls Park <i>671 High Falls Road, Seneca</i>	46.0	On Lake Keowee, 2 boat ramps, 91 campsites (10 waterfront) with water and electricity, fishing pier, 3 shelters, swimming area, miniature golf, horseshoes, playground, softball, volleyball, basketball courts.
South Cove Park <i>1031 S. Cove Road, Seneca</i>	48.0	On Lake Keowee, 3 boat ramps, 86 campsites (46 waterfront) with water and electricity, 2 bath houses, a shelter and a recreational building, 4 pickleball courts, 3 tennis courts, basketball court, horseshoes, playground.
Oconee County Boat Ramps: <i>Fairplay Recreation Area Lawrence Bridge Recreation Area Mullins Ford Recreation Area Choestoea Boat Access Mountain Bay Park Port Bass Boat Access Seneca Creek Boat Access South Union Boat Access</i>	76.0	On Lake Hartwell, all facilities provide boat ramps and Mountain Bay also provides a courtesy dock. Recreation Areas also provide restrooms, courtesy docks, and picnic areas. Fairplay Recreation Area also offers a picnic shelter, playground, and swimming beach.
City of Seneca	79.8	Total Acres
Blue Ridge Field <i>314 Holland Avenue, Seneca</i>	4.56	0.3 mile walking track, playing field, picnic shelters.
Gignilliat Community Center <i>621 N. Townville Street, Seneca</i>	0.08	Indoor basketball court
Gignilliat Football Field <i>Stadium Drive, Seneca</i>	5.85	Football field
Gignilliat Picnic Area <i>Pine Street, Seneca</i>	4.0	Shelter, nature trail
Kapp Field <i>415 Quincy Road, Seneca</i>	1.6	Playing field
Library Park <i>307 S. 2nd Street, Seneca</i>	1.56	benches
Monarch Park <i>Hunter Oaks Drive, Seneca</i>	1.0	Playing field, playground, 0.15 mile walking trail.
Norton Thompson Park <i>300 Main Street, Seneca</i>	3.25	Playing field, playground.
Shaver Complex <i>698 W. South 4th Street, Seneca</i>	57.9	Baseball fields, basketball courts, playgrounds, 1.1 mile walking track, disc golf, mud run trail.

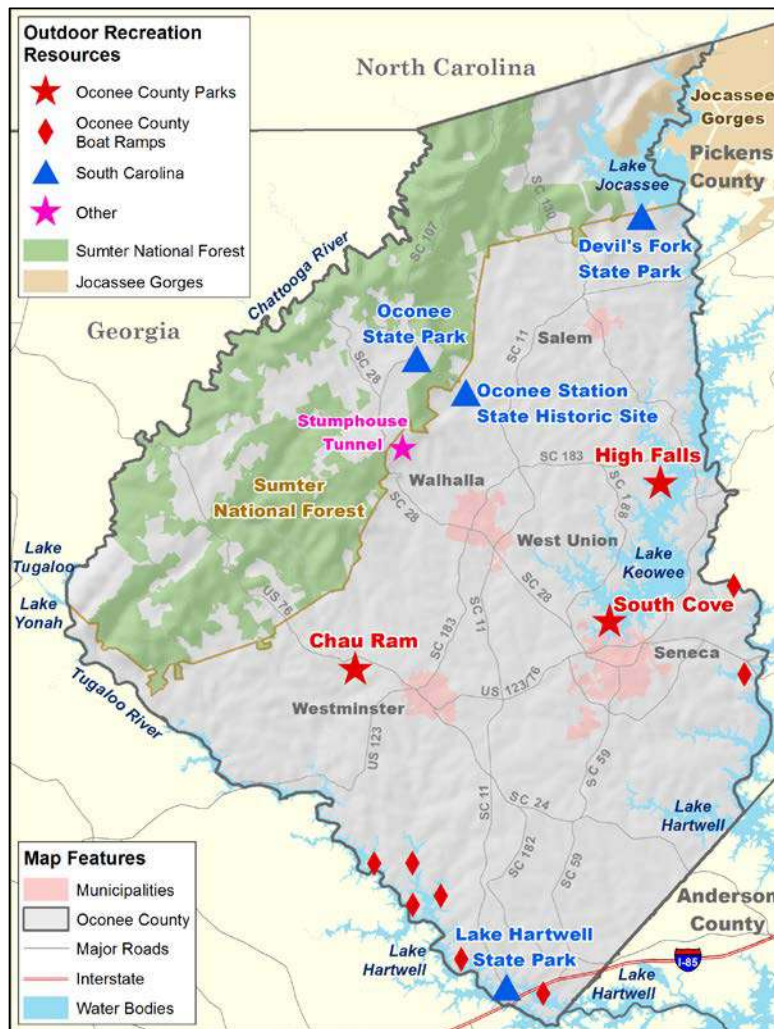
Table 7-10. County and City Parks and Outdoor Recreation Facilities

Facility Name	Acres	Facilities
City of Walhalla	63.56	Total Acres
Chicopee Field <i>205 Branch Street, Walhalla</i>	7.13	Baseball and softball field (under renovation)
Church Street Field <i>North Church Street, Walhalla</i>	9.78	Athletic field
Memorial Field <i>207 North College Street, Walhalla</i>	3.27	Soccer and football field
Sertoma Field <i>272 Tulip Drive, Walhalla</i>	31.64	5 athletic fields, picnic shelter, 2 playgrounds, 1 mile walking track, 17.11 acre disc golf course
Stumphouse Tunnel/Issaqueena Falls Park	7.13	Pre-Civil War 1,617 foot tunnel, 200-foot waterfall, 0.4 mile hiking trail, lookout platform, picnic shelter, picnic areas
Walhalla City Gym <i>207 North College Street, Walhalla</i>	0.61	Indoor basketball
Walhalla City Park <i>105 N. Maple Street, Walhalla</i>	3.0	Basketball court, 2 tennis courts, soccer field
Walhalla City Pool <i>102 N. Maple Drive, Walhalla</i>	1.0	Pool and splash pad
City of Westminster	44.23	Total Acres
M.D. Cleveland Civic Center <i>98 Anderson Avenue, Westminster</i>	5.0	Indoor basketball courts
Pool Field <i>211 Lucky Street, Westminster</i>	6.0	Baseball and softball field, bathrooms, concession
W.P. Anderson Park <i>109 E. North Avenue, Westminster</i>	2.5	Playground, restrooms, 2 picnic shelters
Veterans Memorial Park <i>W. Windsor Street and Westminster Highway, Westminster</i>	>1.0	Gazebo, memorial markers
Hall Street Complex <i>351 Hall Road, Westminster</i>	25.39	Walking trail, playground, restrooms, outdoor basketball courts, 2 tennis courts, 2 baseball, soccer, and softball fields
Owen Stadium <i>504 Westminster Highway, Westminster</i>	4.34	Football and baseball fields, restrooms, concession, field house
Town of West Union	3.9	Total Acres
West Union Town Park <i>220 N. Highway 11, West Union</i>	3.9	Playground, picnic tables
Other Public Facilities	14.0	Total Acres
Foothills YMCA <i>U.S. Hwy. 123/Sheepfarm Road, Seneca</i>	14.0	UNDER DEVELOPMENT - Indoor pool, weight room, group fitness rooms, multi-purpose sports fields
Total all Facilities	571.5	

Sources: Oconee County Parks and Recreation Dept., City of Seneca Recreation Dept., City of Walhalla Recreation Dept., City of Westminster Recreation Dept. January 2019



Map 7-9. Major Recreation Resources in Oconee County



Sources: Oconee County GIS Dept., December 2018; SCDNR, January 2019

4. Trails

Trails are important recreational resources that can provide opportunities for exercise and experiencing nature. As presented in the Natural Resources Element, Oconee County currently has nearly 193 miles of trails (Table 6-6).



H. GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

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

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
Goal 7.1. Provide adequate, safe, and efficient infrastructure to support current and projected needs.		
Objective 7.1.1. Work to guarantee adequate water distribution systems for present and future development in Oconee County.		
<u>Strategy 7.1.1.1.</u> Work to facilitate the establishment of a partnership with water providers aimed at expanding service into underserved unincorporated areas of the County and to encourage service providers to share resources where possible.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Other Water Providers 	Annually
<u>Strategy 7.1.1.2.</u> Partner with municipalities and other providers to inventory the current condition of their water infrastructure systems to determine ability to accommodate future growth.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Other Water Providers 	Annually
<u>Strategy 7.1.1.3.</u> Partner with adjacent jurisdictions on comprehensive water studies detailing availability from all sources and usages/outflows.	<ul style="list-style-type: none"> • Oconee County • Adjacent Jurisdictions 	2023
Objective 7.1.2. Improve and expand wastewater treatment within Oconee County.		
<u>Strategy 7.1.2.1.</u> Expand sewer service throughout areas identified by the Land Use Element as potential areas of development, while implementing appropriate measures to avoid negative impacts on sensitive areas.	<ul style="list-style-type: none"> • Oconee County • Oconee County Joint Regional Sewer Authority (OJRSA) • Other Sewer Providers 	2021
<u>Strategy 7.1.2.2.</u> Work with neighboring jurisdictions when possible to establish regional efforts to expand sewer service into prime commercial and industrial locations.	<ul style="list-style-type: none"> • Oconee County • Neighboring Jurisdictions 	Annually
<u>Strategy 7.1.2.3.</u> Partner with municipalities and the Joint Regional Sewer Authority to coordinate efforts to provide sewer throughout high growth corridors.	<ul style="list-style-type: none"> • Oconee County • Municipalities • OJRSA • Other Sewer Providers 	Annually
<u>Strategy 7.1.2.4.</u> Establish partnerships with regional, state, and federal agencies to seek and secure funding for wastewater treatment facility upgrade and expansion needs.	<ul style="list-style-type: none"> • Oconee County • OJRSA • Other Sewer Providers • Relevant Regional, State and Federal Agencies 	Annually



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
<u>Strategy 7.1.2.5.</u> Encourage septic tank and leach field education.	<ul style="list-style-type: none"> • Oconee County • Duke Energy • U.S. Army Corps of Engineers • SCDNR • SCDHEC • Other Potential Partners 	2025
Objective 7.1.3. Implement the goals, objectives, and implementation strategies of the Community Facilities Element.		
<u>Strategy 7.1.3.1.</u> Determine staff, facility and resource needs and partnerships to implement the Comprehensive Plan.	<ul style="list-style-type: none"> • Oconee County 	2020
<u>Strategy 7.1.3.2.</u> Regularly update and utilize the County Capital Improvements Plan to systematically construct and upgrade facilities identified in the Community Facilities Plan.	<ul style="list-style-type: none"> • Oconee County 	Annually
<u>Strategy 7.1.3.3.</u> Seek alternative funding sources to taxpayer financing of projects such as private partnerships and user-based fees.	<ul style="list-style-type: none"> • Oconee County 	Annually
Goal 7.2. Manage community facilities, infrastructure, and public resources in a manner that ensures both current residents and businesses and future generations can enjoy the benefits and opportunities that make Oconee County an attractive and affordable place to live.		
Objective 7.2.1. Seek local, state, federal, and community funding support in efforts to expand and enhance educational opportunities for Oconee County residents.		
<u>Strategy 7.2.1.1.</u> Continue to support and enhance advanced job training and work readiness of residents through state-of-the-art training centers.	<ul style="list-style-type: none"> • Oconee County • School District of Oconee County (SDOC) • Tri-County Technical College (TCTC) 	Annually
<u>Strategy 7.2.1.2.</u> Provide appropriate assistance to the School District of Oconee County in efforts to enhance and upgrade education and educational facilities.	<ul style="list-style-type: none"> • Oconee County • SDOC 	2030
<u>Strategy 7.2.1.3.</u> Prioritize expansion and upgrades of libraries through the capital improvements plan and coordinate their location with available infrastructure.	<ul style="list-style-type: none"> • Oconee County 	2025
<u>Strategy 7.2.1.4.</u> Continue cooperative efforts with the School District that optimize resources and result in savings for both.	<ul style="list-style-type: none"> • Oconee County • SDOC 	Annually
Objective 7.2.2. Upgrade solid waste facilities to improve services and allow for needed upgrades and expansion to provide for anticipated growth.		
<u>Strategy 7.2.2.1.</u> Work to reduce the volume of solid waste through increased recycling and composting.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2023



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
<u>Strategy 7.2.2.2.</u> Seek out innovative and alternative technologies that provide a long-term solution to current and projected solid waste needs and may also be used in the future to mitigate and reclaim closed facilities.	<ul style="list-style-type: none"> • Oconee County 	2025
Objective 7.2.3. Regularly review public safety needs and enhance facilities as required and needed.		
<u>Strategy 7.2.3.1.</u> Review and upgrade existing emergency facilities plans on a regular basis, implementing established goals in a systematic manner.	<ul style="list-style-type: none"> • Oconee County • Emergency Services Commission 	Annually
<u>Strategy 7.2.3.2.</u> Provide local public safety agencies appropriate assistance in obtaining funding to expand and upgrade operations.	<ul style="list-style-type: none"> • Oconee County • Emergency Services Commission 	Annually
<u>Strategy 7.2.3.3.</u> Partner with private entities in the development of emergency satellite facilities and specialized response equipment.	<ul style="list-style-type: none"> • Oconee County • Emergency Services Commission 	Annually
<u>Strategy 7.2.3.4.</u> Continue to conduct regular updates to the County Disaster Preparedness Plan.	<ul style="list-style-type: none"> • Oconee County • Other Relevant Local Agencies 	Annually
<u>Strategy 7.2.3.5.</u> Work closely with local energy and utility providers and emergency management agencies to ensure coordination in the event of major natural or man-made events.	<ul style="list-style-type: none"> • Oconee County • Emergency Services Commission • Energy Providers • Utilities 	Annually
<u>Strategy 7.2.3.6.</u> Work with communications providers to ensure optimum communications access and speed for emergency services, local governments, businesses, residents, and visitors.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Communications Providers 	Annually
<u>Strategy 7.2.3.7.</u> Communicate frequently with citizens of County about emergency plans.	<ul style="list-style-type: none"> • Oconee County 	On-Going
Objective 7.2.4. Ensure access to quality and timely health care for all residents and visitors.		
<u>Strategy 7.2.4.1.</u> Review and upgrade County-owned medical and other healthcare facilities as needed.	<ul style="list-style-type: none"> • Oconee County 	On-Going
<u>Strategy 7.2.4.2.</u> Continue to explore ways to increase the efficiency of emergency medical services throughout the County.	<ul style="list-style-type: none"> • Oconee County • Emergency Services Commission • Oconee EMS 	On-Going
Objective 7.2.5. Strengthen coordination among the County, municipalities, neighboring counties, regional and State agencies, and other public and private organizations.		
<u>Strategy 7.2.5.1.</u> Continue coordination with municipalities, neighboring jurisdictions and the State on matters relating to public safety, homeland security, emergency preparedness, and other matters of regional or statewide importance.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Neighboring Jurisdictions • State Agencies 	On-Going



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
<u>Strategy 7.2.5.2.</u> Continue coordination of the provision of water, sewer, and electricity with municipalities and other public and private providers.	<ul style="list-style-type: none"> • Oconee County • Municipal Utility Providers • Public & Private Utilities 	On-Going
<u>Strategy 7.2.5.3.</u> Continue coordination with public and private organizations for the provision of services, programs, and facilities such as those for the elderly, for recreation, and for transportation.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Other Public and Private Organizations • ACOG 	On-Going
Objective 7.2.6. Ensure access to quality, lifelong educational opportunities for all residents.		
<u>Strategy 7.2.6.1.</u> Reduce the high school dropout rate.	<ul style="list-style-type: none"> • SDOC • SC Dept. of Education • SC Dept. of Social Services 	Annually
Goal 7.3. Preserve, maintain, expand, and promote opportunities for recreation.		
Objective 7.3.1. Provide passive and active recreational opportunities to meet the diverse needs of County residents and visitors.		
<u>Strategy 7.3.1.1.</u> Partner with public and private entities to develop a countywide greenway system that will offer opportunities for nature-based recreation in areas where few currently exist and to connect existing parks to enable safe cycling routes.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Other Recreation Providers 	2025
<u>Strategy 7.3.1.2.</u> Upgrade and maintain County parks and recreation facilities to encourage and promote ecotourism opportunities.	<ul style="list-style-type: none"> • Oconee County 	2025
<u>Strategy 7.3.1.3.</u> Evaluate, amend, and implement recreation plans, as necessary.	<ul style="list-style-type: none"> • Parks, Recreation and Tourism Commission • Recreation Task Force 	2030
<u>Strategy 7.3.1.4.</u> Seek partnerships to explore ways to increase recreational opportunities for children and families throughout the County, such as access to sports venues and programs.	<ul style="list-style-type: none"> • Oconee County • Parks, Recreation and Tourism Commission • Municipalities • Other Parks and Recreation Providers 	2030
<u>Strategy 7.3.1.5.</u> Continue cooperative efforts and seek additional opportunities with the YMCA to provide recreational programs for County residents of all ages.	<ul style="list-style-type: none"> • Oconee County • SDOC • YMCA 	2025



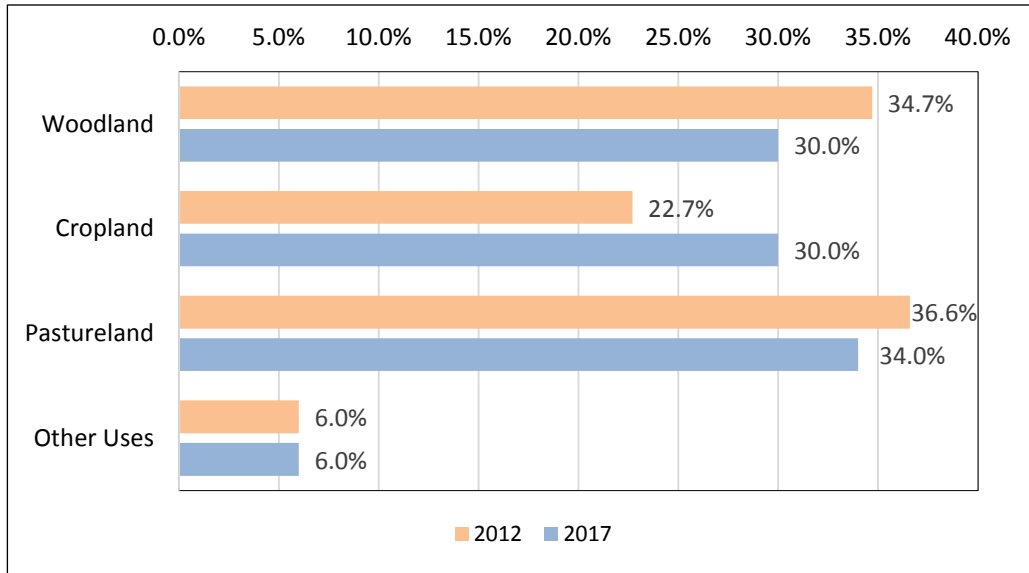
Chapter 8. Agriculture Element

A. OVERVIEW

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

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

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



Source: U.S. Census of Agriculture

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

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

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

B. AGRICULTURE

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



Figure 8-2. Farming Operation Characteristics in Oconee

AGRICULTURAL LAND PROVIDES BENEFITS BEYOND FOOD



open space and scenic views



biodiversity and wildlife habitat



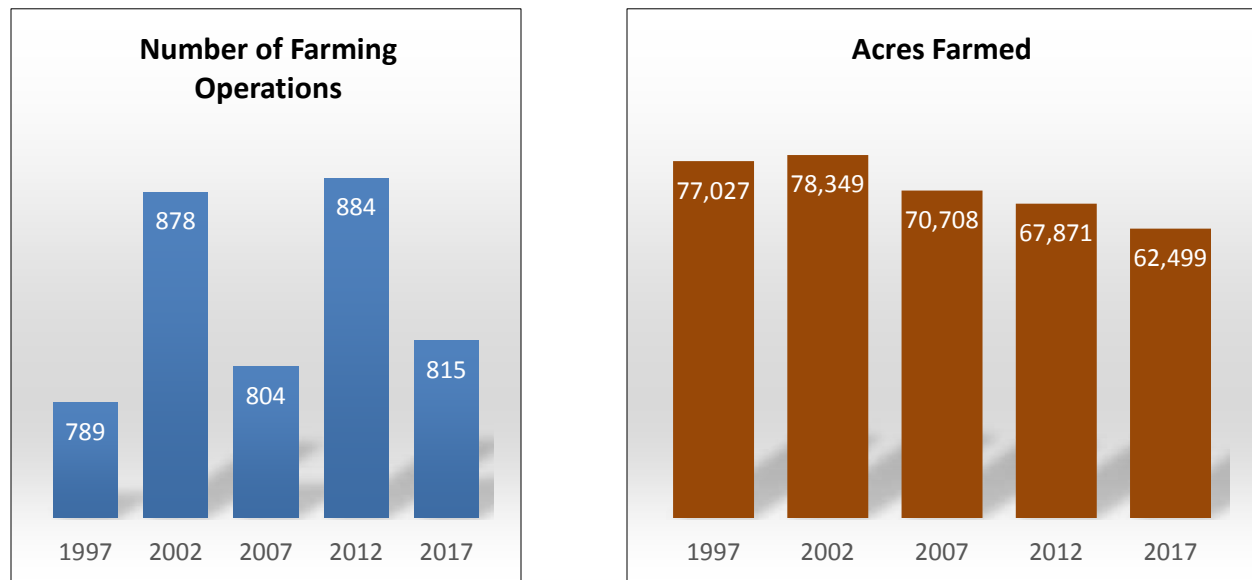
fire suppression, floodplain management, and carbon sequestration



recreation

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

County



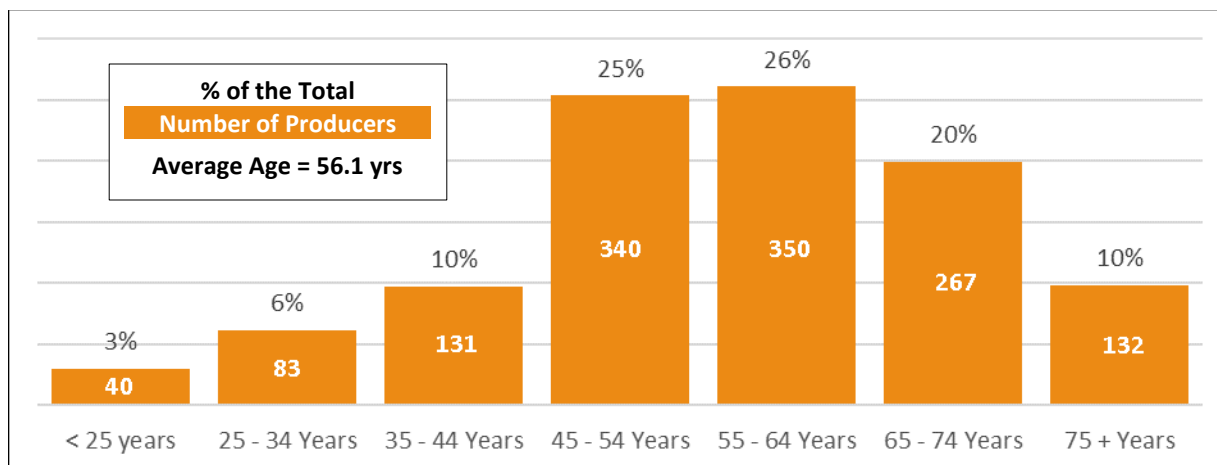
Source: 2017 Census of Agriculture

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

1. Producer and Income Characteristics

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

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

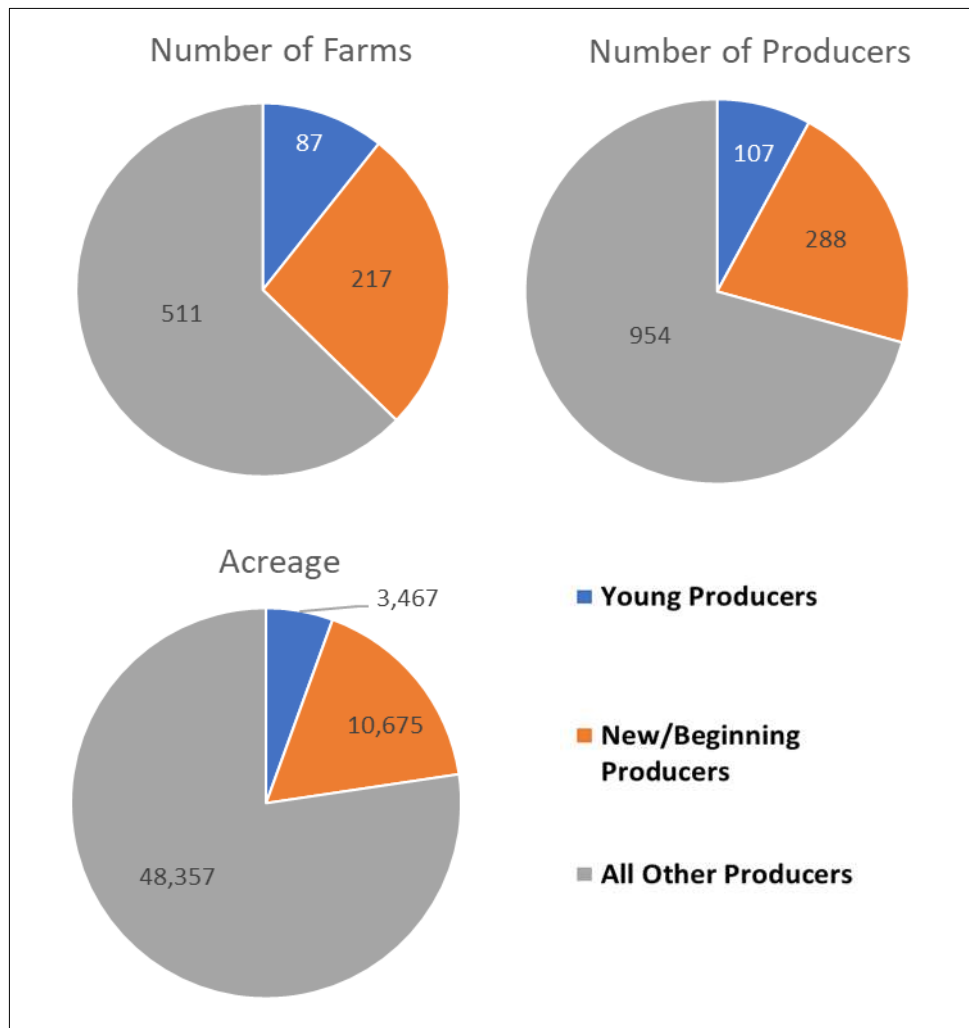


Source: 2017 Census of Agriculture

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



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

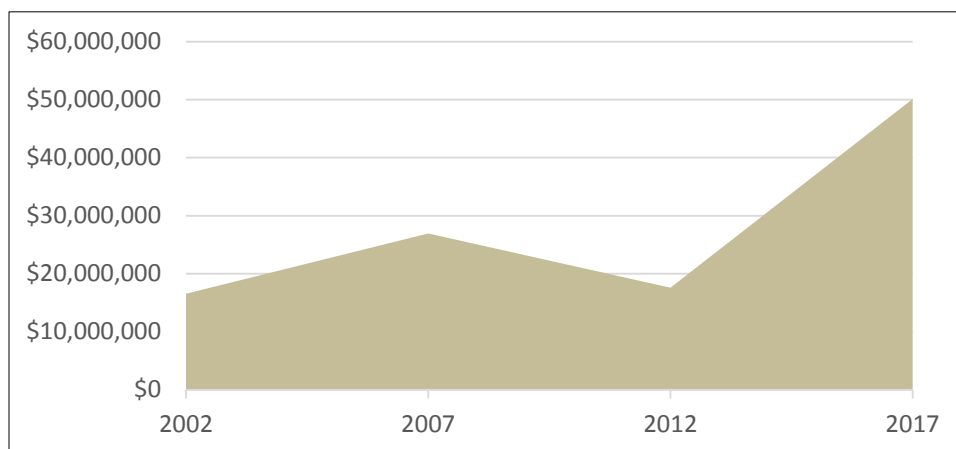


Source: 2017 Census of Agriculture

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

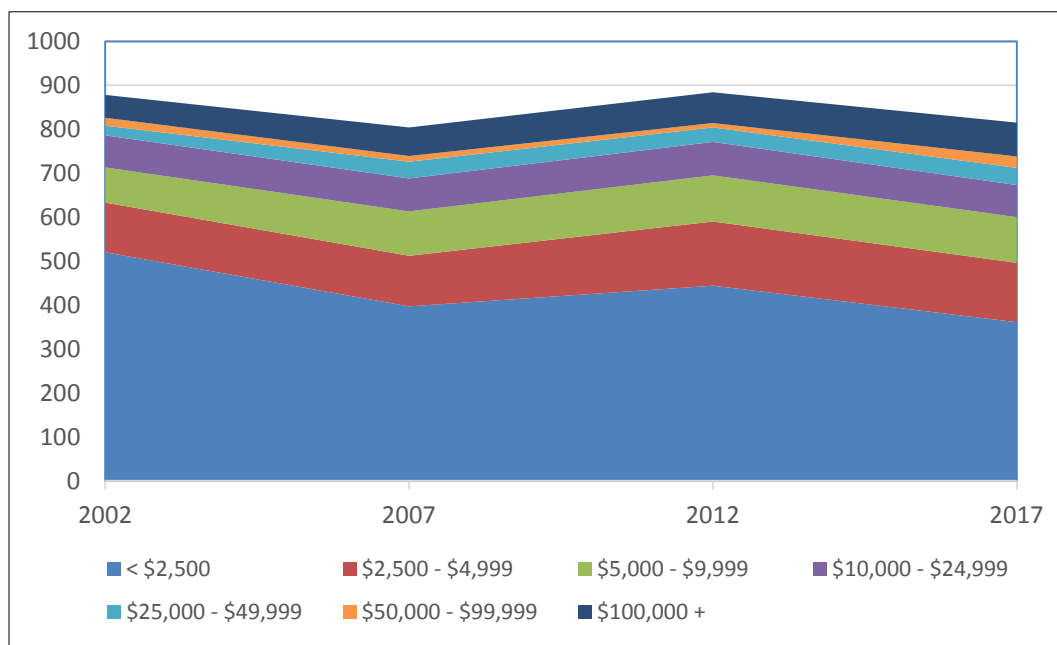


Figure 8-5. Net Farm Income in Oconee County



Source: 2017 Census of Agriculture

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



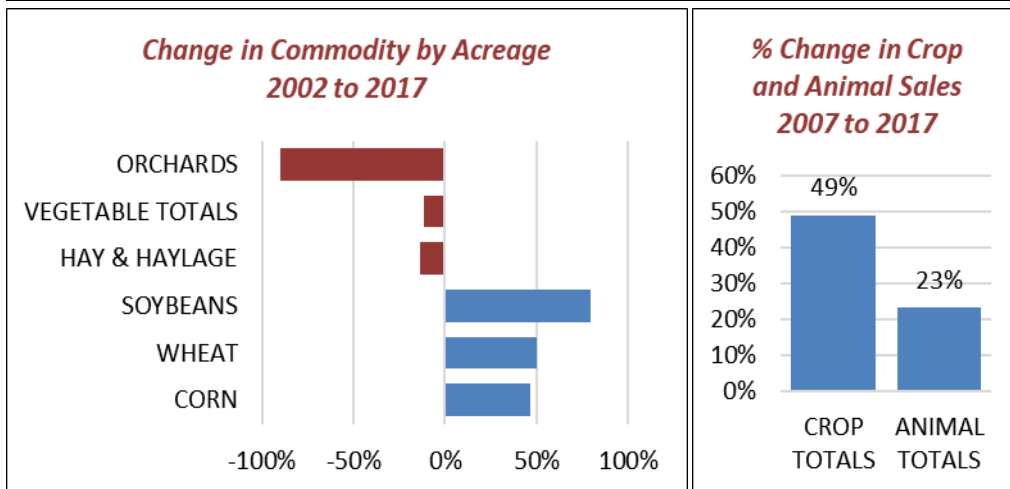
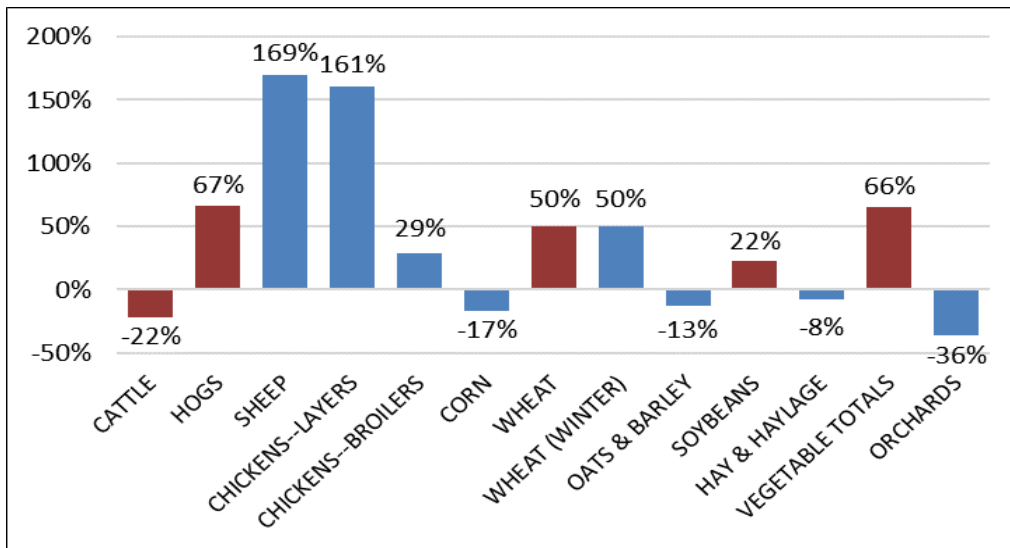
Source: 2017 Census of Agriculture

2. Commodities

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



Figure 8-7. Changes in Farm Commodities



Source: 2017 Census of Agriculture



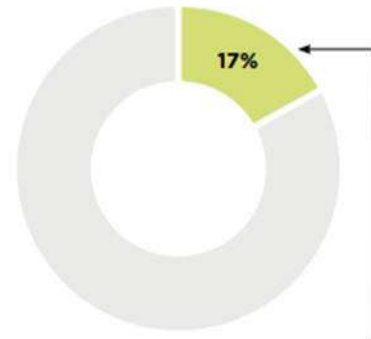
3. Agricultural Land

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

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

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

U.S. AGRICULTURE RELIES ON HIGH-QUALITY FARMLAND

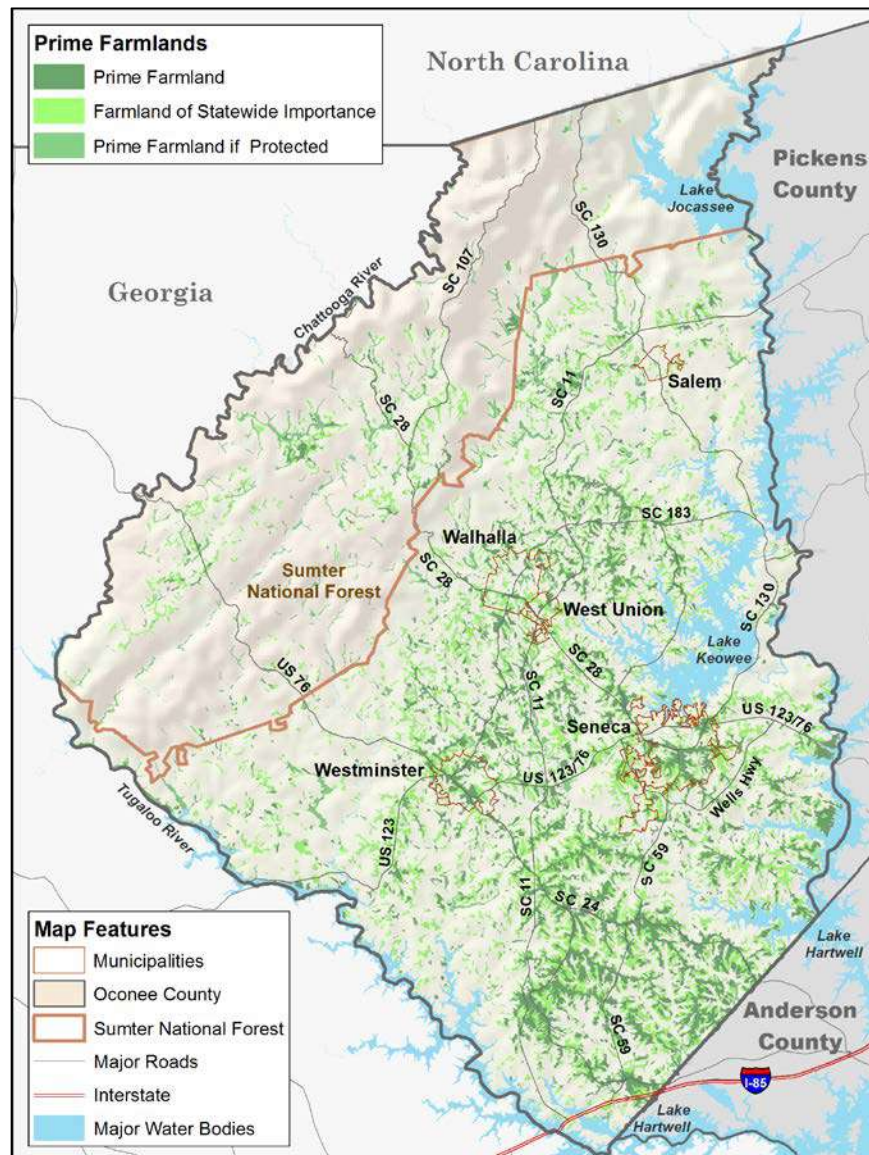


Only 17 percent of the land in the continental U.S. is agricultural land with the productivity, versatility, and resiliency (PVR) to produce a wide variety of crops with minimal environmental limitations.

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



Map 8-1. Prime Farmlands



Source: USDA NRCS Web Soil Survey, 2019



4. Threats to Prime Farmland

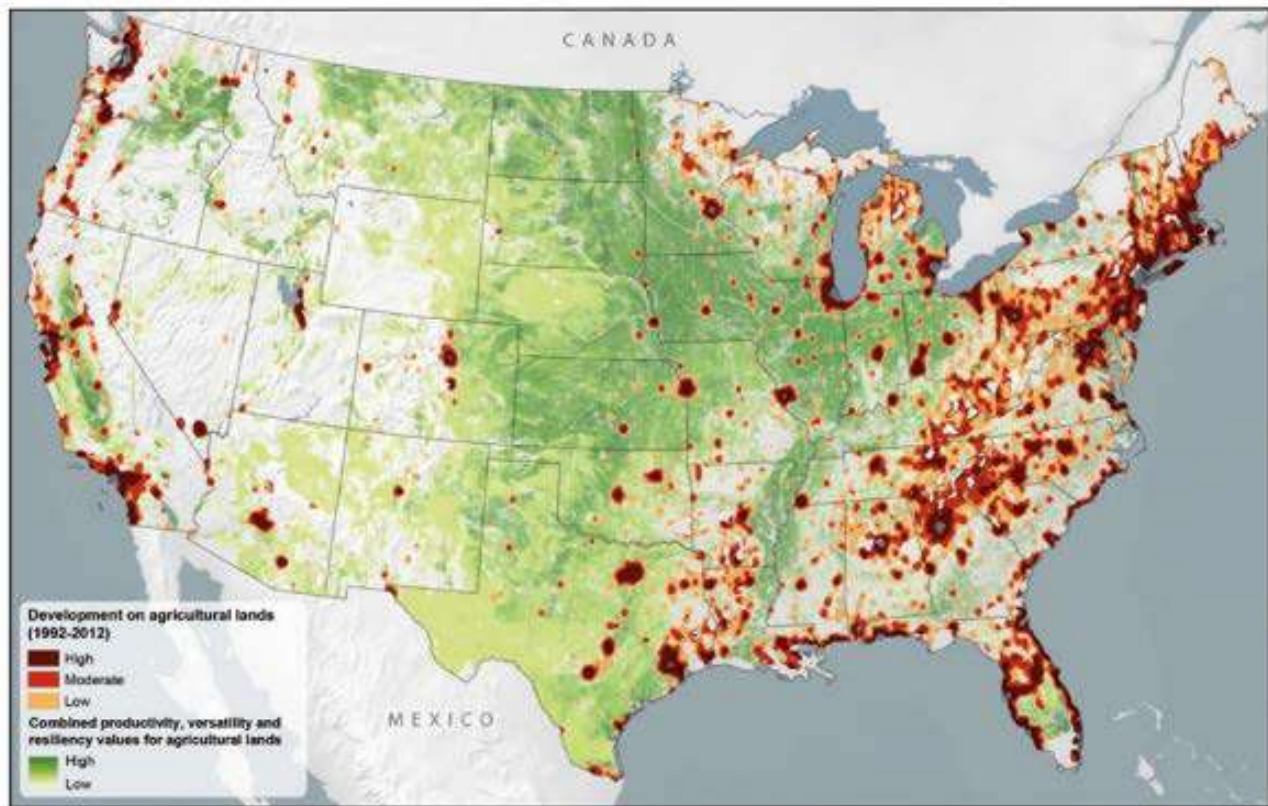
Prime farmland has been disappearing across America as urbanization has crept, leap-frogged, and in some cases, steamrolled across the landscape. The sharp increase in road and utility expansion in the 20th century divided many rural farms, opening vast areas for urban and suburban development. The relatively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

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

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



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



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

Source: American Farmland Trust, “Farms Under Threat: The State of America’s Farmland,” May 9, 2018

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

Farmers often need to diversify to stay in business. Diversification may mean using a part of a cornfield for a Halloween maze, turning raw products like grapes into other products like jelly, direct selling through farm stands, establishing restaurants and ice cream shops, or inviting schools and tourists to tour or participate in farm life and production. Zoning that tightly

separates land uses by type ignores the interdependence of different uses and synergies that these types of mixed uses can create. An example is a code that restricts agricultural land to primary production but not the processing of agricultural products. Policies that limit options may make farmland preservation very difficult.

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

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

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

C. FORESTRY

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



Oconee County ranks 45st statewide in delivered value of timber sold, with a harvested timber delivery value exceeding \$4.7 million (*S.C. Forestry Commission, Value of SC's Timber Delivered to Mills in 2017*). South Carolina forest products go to many places including international destinations.

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

Rank	Wood-based chemical products	Solid wood products	Wood Pulp
1	Finland (13)	China (0)	China (0)
2	Korea, South (1)	Canada (0)	India (2)
3	China (-2)	India (0)	Japan (-1)
4	Brazil (-2)	Australia (0)	Mexico (3)
5	Canada (2)	Japan (1)	Korea, South (0)
6	Thailand (-2)	United Kingdom (2)	Italy (0)
7	Mexico (1)	Vietnam (0)	Colombia (3)
8	Kuwait (6)	Bangladesh (10)	Poland (-5)
9	India (-3)	Pakistan (1)	Netherlands (-1)
10	Netherlands (-1)	Korea, South (2)	Belgium (1)

Legend: Asia | Europe | Central/South America

* 2015-2016 ranking changes are shown in parentheses

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



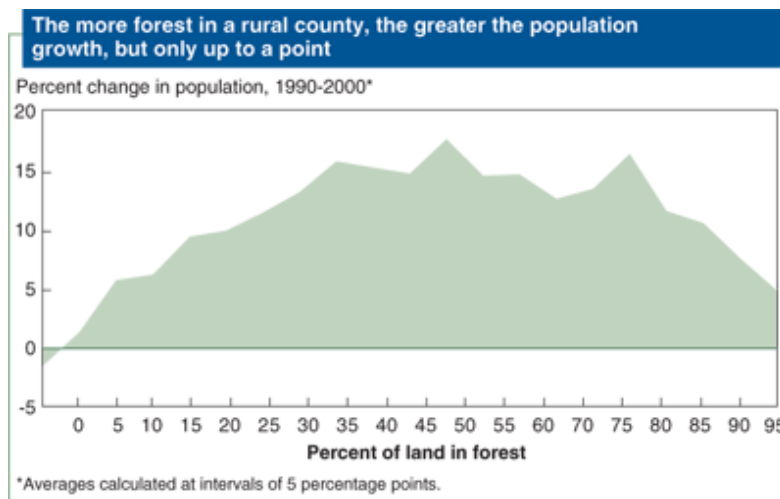
In addition to providing commercial wood-based products, forestland is productive in many other ways. It converts carbon dioxide to oxygen, provides shade to help mitigate hot summer temperatures, serves as critical habitat and food sources for many wildlife and plant species, lessens wind impacts, and conserves water and reduces stormwater impacts by filtering pollutants and aiding groundwater recharge.

Forestland and tree canopy also contribute significantly to the character of Oconee County. Studies conducted by the USDA Economic Research Service indicate that forestland is a compelling factor for where people choose to live. Tree canopy has a positive impact on community appearance and forests are important recreational resources. State-level data recently released by the S.C. Forestry Commission indicate that forest-based recreation contributes \$1.6 billion annually to the state's economy.





Figure 8-11. Relationship Between Forestland and Population Growth



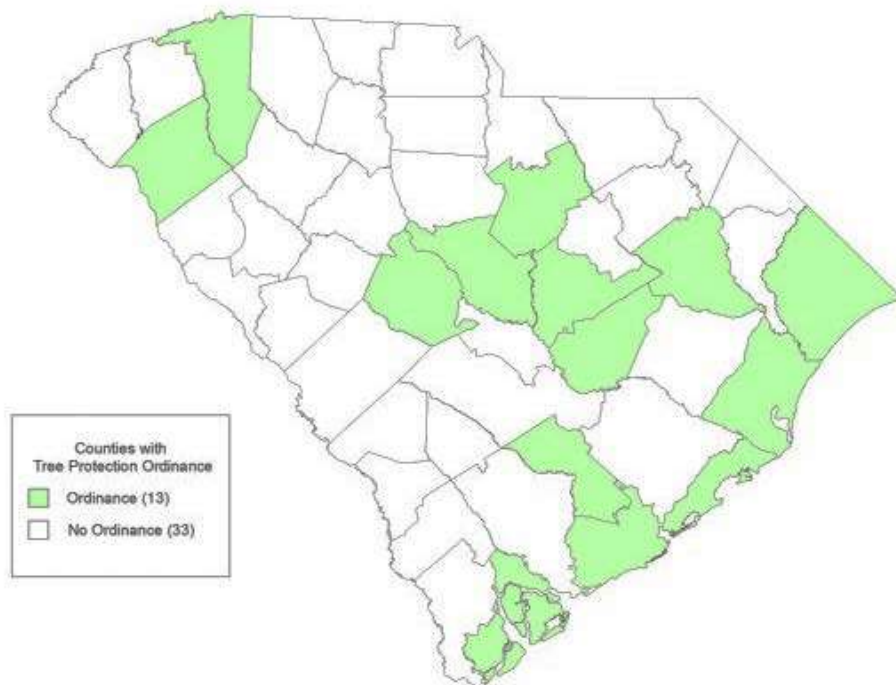
Source: USDA, Economic Research Service, "Farm Programs, Natural Amenities, and Rural Development," February 1, 2005

1. Threats to Forestry

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



Source: Clemson University

Map 8-2. Counties with Tree Protection Ordinances

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

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

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

South Carolina has many communities that are recognized nationally through the Firewise USA program established and managed by the National Fire Protection Association where residents

are actively reducing wildfire risks. Ten of the 33 communities currently listed are in Oconee County including:

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



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

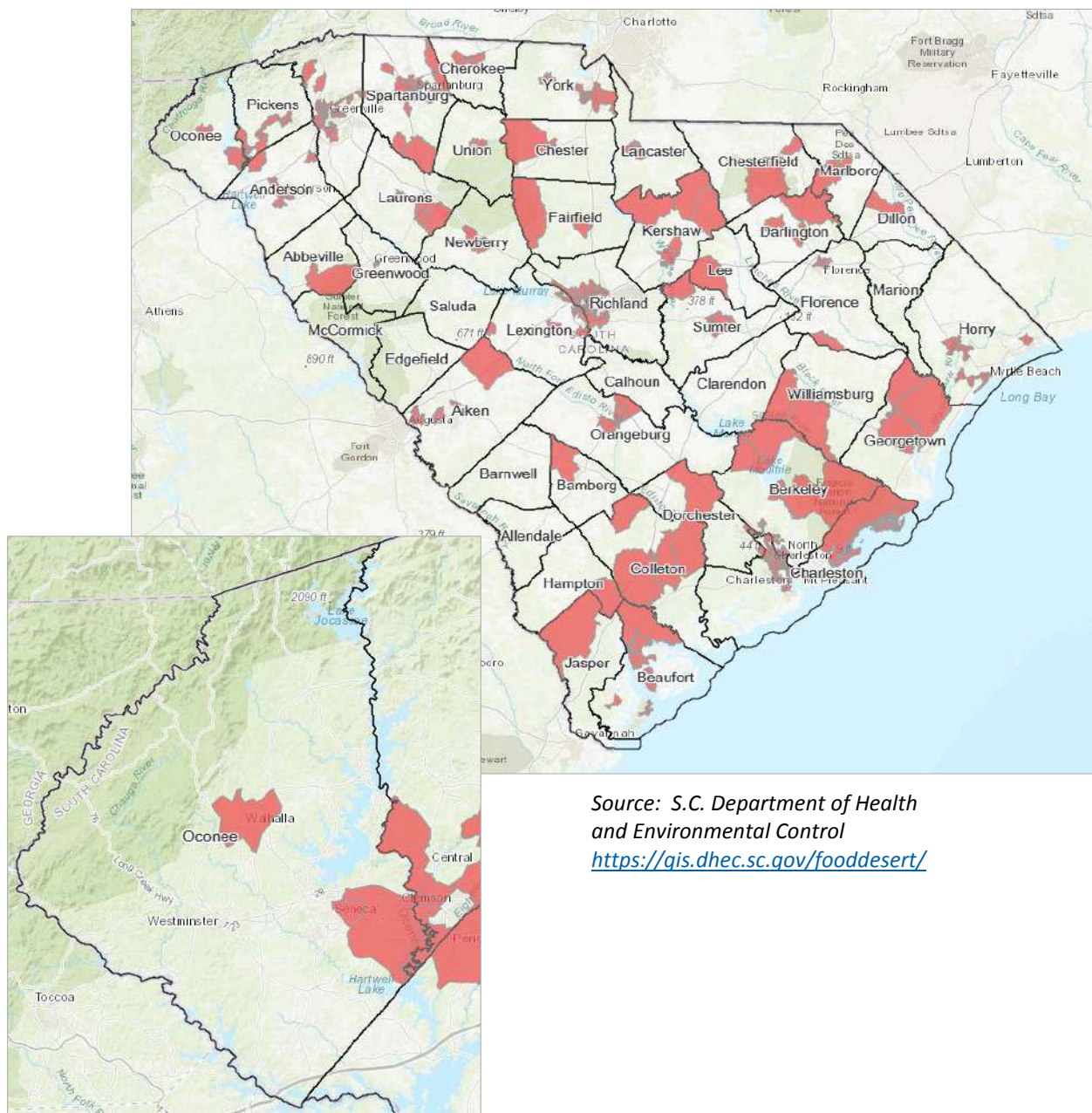
D. FOOD SECURITY

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

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

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

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



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

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

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



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

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

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

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



Source: S.C. Farm Bureau

E. GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

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

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
Goal 8.1. Support and Protect the Agricultural Industry in Oconee County.		
Objective 8.1.1. Recognize important agricultural land as a valuable natural resource to protect for future generations.		
Strategy 8.1.1.1. Advocate use of “Best Management Practices” in farmland and forest operations.	<ul style="list-style-type: none"> • Soil & Water Conservation Commissions • Oconee County • Clemson Cooperative Extension (CCE) • SC Forestry Commission 	2025
Strategy 8.1.1.2. Encourage and support collaboration between landowners and public and private agencies in the development of ecologically and economically sound plans for preservation and restoration of farmland and forests.	<ul style="list-style-type: none"> • Oconee County • CCE • Conservation groups 	2025
Strategy 8.1.1.3. Work with SCDOT and other state and regional agencies to ensure projects for infrastructure facility maintenance and expansion will not be detrimental to the continuation of agriculture and silviculture.	<ul style="list-style-type: none"> • Oconee County • SCDOT • Oconee County Chamber of Commerce • Municipalities 	2021
Strategy 8.1.1.4. Limit non-agricultural development in productive and prime agricultural areas to densities and development patterns that are consistent with the continuation of economically viable agriculture.	<ul style="list-style-type: none"> • Oconee County 	2021
Strategy 8.1.1.5. Support state legislation that links incentives to continue farming (such as state income tax credits or differential assessment for property taxes and affirmative supports for the business of agriculture) with controls preventing conversion of the recipient's agricultural land to non-farm uses.	<ul style="list-style-type: none"> • Oconee County • Oconee County Chamber of Commerce 	2025



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
<u>Strategy 8.1.1.6.</u> Seek grants and take advantage of state and federal programs to assist with the purchase of development rights and agricultural easements on prime agricultural land.	<ul style="list-style-type: none"> • Oconee County • Oconee County Cooperative Extension Service • Oconee County Chamber of Commerce • Conservation groups 	2023
<u>Strategy 8.1.1.7.</u> Ensure that the impacts to adjacent farms and forest land is part of the deliberation and decision making for proposed public projects.	<ul style="list-style-type: none"> • Oconee County • Oconee County Cooperative Extension Service • Oconee County Chamber of Commerce 	2021
<u>Strategy 8.1.1.8.</u> Work with the state Real Estate Licensing commission to add an “Agricultural Disclosure Act” to ensure that potential home/land/business purchasers are made aware that agricultural activity is occurring on land adjacent to the purchaser’s property of interest.	<ul style="list-style-type: none"> • Oconee County • State Real Estate Licensing Commission 	2023
<u>Strategy 8.1.1.9.</u> Activate vacant and underutilized County owned property to facilitate a program that invites entrepreneurs, non-profits, residents, and other groups to begin entry-level agricultural businesses, community gardens, and pilot programs for engaging residents in the agricultural processes.	<ul style="list-style-type: none"> • Oconee County • NGO • Not-for-Profit organizations • CCE • Municipalities • Agriculture Organizations • School District of Oconee County (SDOC) 	2023
<u>Strategy 8.1.1.10.</u> Create a staff position of Agricultural communication and coordination to coordinate and communicate with farmers, foresters, local governments, agricultural groups, and the public on agricultural and forestry matters.	<ul style="list-style-type: none"> • Oconee County 	2023
Objective 8.1.2. Enhance agricultural operations and opportunities.		
<u>Strategy 8.1.2.1.</u> Work with state and federal agencies to attract agribusiness-related grants and revenue sources and support efforts to establish pilot programs related to new agricultural technologies and products.	<ul style="list-style-type: none"> • Oconee County 	2021
<u>Strategy 8.1.2.2.</u> Provide appropriate assistance to expand non- traditional and specialty agribusiness opportunities.	<ul style="list-style-type: none"> • Oconee County 	2021
<u>Strategy 8.1.2.3.</u> Ensure the ability of a farm to have a farm-related business onsite.	<ul style="list-style-type: none"> • Oconee County 	2021



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
<u>Strategy 8.1.2.4.</u> Promote the establishment of new farm enterprises through support of training for interested persons.	<ul style="list-style-type: none"> • Oconee County • Oconee County Cooperative Extension Service 	2023
<u>Strategy 8.1.2.5.</u> Allow agricultural products processing facilities to locate in areas with convenient access to farms, but ensure that they do not negatively impact rural character or scenic vistas.	<ul style="list-style-type: none"> • Oconee County 	2025
<u>Strategy 8.1.2.6.</u> Support South Carolina right-to-farm laws and consider adopting a county right-to-farm policy.	<ul style="list-style-type: none"> • Oconee County • Oconee County Cooperative Extension Service • Oconee County Chamber of Commerce 	2021
<u>Strategy 8.1.2.7.</u> Promote farm stands and farmers markets in rural and urban areas and local food hub(s) with adjoining counties	<ul style="list-style-type: none"> • Oconee County • Oconee County Cooperative Extension Service • FARM Center 	2023
<u>Strategy 8.1.2.8.</u> Consider adopting a Voluntary Agricultural and Forestal Areas program.	<ul style="list-style-type: none"> • Oconee County • Oconee County Cooperative Extension Service 	2025
<u>Strategy 8.1.2.9.</u> Encourage and support programs that educate and engage residents of all ages in aspects of farming and agriculture.	<ul style="list-style-type: none"> • Oconee County • Oconee Cooperative Extension Service • Agriculture Advisory Board • Organizations such as FFA and the Oconee Cultivation Project • FARM Center 	2023
Goal 8.2. Protect Oconee County’s Forest Resources.		
<u>Strategy 8.2.1.1.</u> Maintain an accurate inventory of important forestland.	<ul style="list-style-type: none"> • Oconee County • SC Forestry Commission • US Forest Service 	2025



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
<u>Strategy 8.2.1.2.</u> Coordinate and plan infrastructure and development to protect forestland.	<ul style="list-style-type: none"> • Oconee County • SC Forestry Commission • SCDOT • US Forest Service • Conservation Groups 	2025
<u>Strategy 8.2.1.3.</u> Support efforts to permanently preserve important forestland.	<ul style="list-style-type: none"> • Oconee County • SC Forestry Commission • US Forest Service • Conservation Groups 	2025
<u>Strategy 8.2.1.4.</u> Work with the Forestry Commission to educate citizens about wildfire hazards.	<ul style="list-style-type: none"> • Oconee County • SC Forestry Commission • Rural Fire Departments • US Forest Service • CCE 	2025
<u>Strategy 8.2.1.5.</u> Consider adopting the International Wildland-Urban Interface Code, or relevant portions, to help mitigate wildfire risk.	<ul style="list-style-type: none"> • Oconee County • Rural Fire Departments 	2030
Goal 8.3. Ensure continuing access to healthy, fresh food.		
Objective 8.3.1. Eliminate food deserts and ensure access to healthy food.		
<u>Strategy 8.3.1.1.</u> Integrate food system policies and planning into County land use, transportation, and capital improvement plans.	<ul style="list-style-type: none"> • Oconee County • Local food banks • Oconee County Cooperative Extension Service • SDOC 	2030
<u>Strategy 8.3.1.2.</u> Encourage residents to supplement personal food sources with gardening and fresh food preservation.	<ul style="list-style-type: none"> • Oconee County • Oconee County Cooperative Extension Service • SDOC 	2025
<u>Strategy 8.3.1.3.</u> Recruit, support, and incentivize businesses that provide healthy food choices in all areas of the County.	<ul style="list-style-type: none"> • Oconee County • Oconee County Chamber of Commerce • CCE 	2023
<u>Strategy 8.3.1.4.</u> Revise land use policies to require healthy food access as a part of development standards, prohibit private restrictions that limit gardens, and community gardens, in residential areas when economic incentives are offered by the County to a developer .	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2023



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
<u>Strategy 8.3.1.5.</u> Work collaboratively with non-profits and other entities to address the needs of vulnerable populations (e.g. elderly, children, homeless).	<ul style="list-style-type: none"> • Oconee County • Municipalities • Local non-profits • Faith-based community • Farmers’ markets 	2023
<u>Strategy 8.3.1.6.</u> Support new opportunities for distribution of locally and regionally produced food.	<ul style="list-style-type: none"> • Oconee County 	2023
<u>Strategy 8.3.1.7.</u> Revise the zoning code to require healthy food access as a part of development standards.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2023
<u>Strategy 8.3.1.8.</u> Work collaboratively to ensure that regional emergency preparedness programs include food access and distribution and are working toward the goal of establishing regional capacity for feeding the population for 2 to 3 months in an emergency.	<ul style="list-style-type: none"> • Oconee County • Municipalities • SC Emergency Management • Private organizations • NFPO • Disaster relief organizations 	2023
<u>Strategy 8.3.1.9.</u> Demonstrate the use of agriculture as a method of mitigating climate change.	<ul style="list-style-type: none"> • Oconee County • SDOC • CCE • Agricultural groups • Private organizations • Municipalities • Conservation groups • Local non-profits • Faith-based community • Farmers’ markets • Oconee County Chamber of Commerce • Local food banks • SC Forestry Commission 	2023



Chapter 9. Transportation Element

The transportation-land use connection influences both land use and transportation planning. While the most significant role that transportation plays in land development is in providing access, transportation facilities serve as a critical element of the built environment, creating both connections and barriers. For instance, a high-volume, four-lane highway may connect key areas of a community for vehicular travel, but safety concerns can deter pedestrians who need to cross the highway to get to resources on the other side. Traffic congestion on a thoroughfare can also be a barrier, causing motorists to seek alternative routes through residential areas. An understanding of these relationships is critical to solving and even preventing transportation related problems such as congestion, higher energy consumption, and impaired air quality, threats to public health and safety, and decreased access to services and employment.

Debate on the relationship between transportation and land use typically hinges on whether the transportation network should be planned to accommodate anticipated land uses and growth, or should the transportation network evolve organically to accommodate traffic generated by the location of land uses and subsequent growth patterns. Ideally, transportation networks should be planned to anticipate and accommodate future needs. However, funding for costly transportation infrastructure is limited, particularly at the local level, with resources focused on alleviating immediate problems such as congestion, road maintenance, and safety issues caused by increased traffic volume.

A transportation system is defined as any means used to move people and products. While roads comprise the majority of most transportation systems, they are not the only viable component. Effective transportation systems are broad, multi-modal networks that include options such as rail, air, shipping, public transit, cyclists, and pedestrians. The Transportation Element provides an analysis of transportation systems serving Oconee County including existing roads, planned or proposed major road improvements and new road construction, existing and proposed transit projects, and proposed and existing pedestrian and bicycle facilities and projects.

A. ROAD NETWORK

According to the *2017-2022 South Carolina Statewide Transportation Improvement Program (STIP)*, projected demand for travel in the State will continue to rise due to economic growth, as well as increases in the number of resident drivers and driving activity. While travel volume is generally highest on the Interstates, federal, and state highways and many local roads also experience traffic congestion and road wear associated with increased motor vehicle travel. An examination of the local road network will enable Oconee County to work with regional partners to plan for transportation needs for the coming decade, particularly as they relate to future land use.



1. Road Naming and Addressing

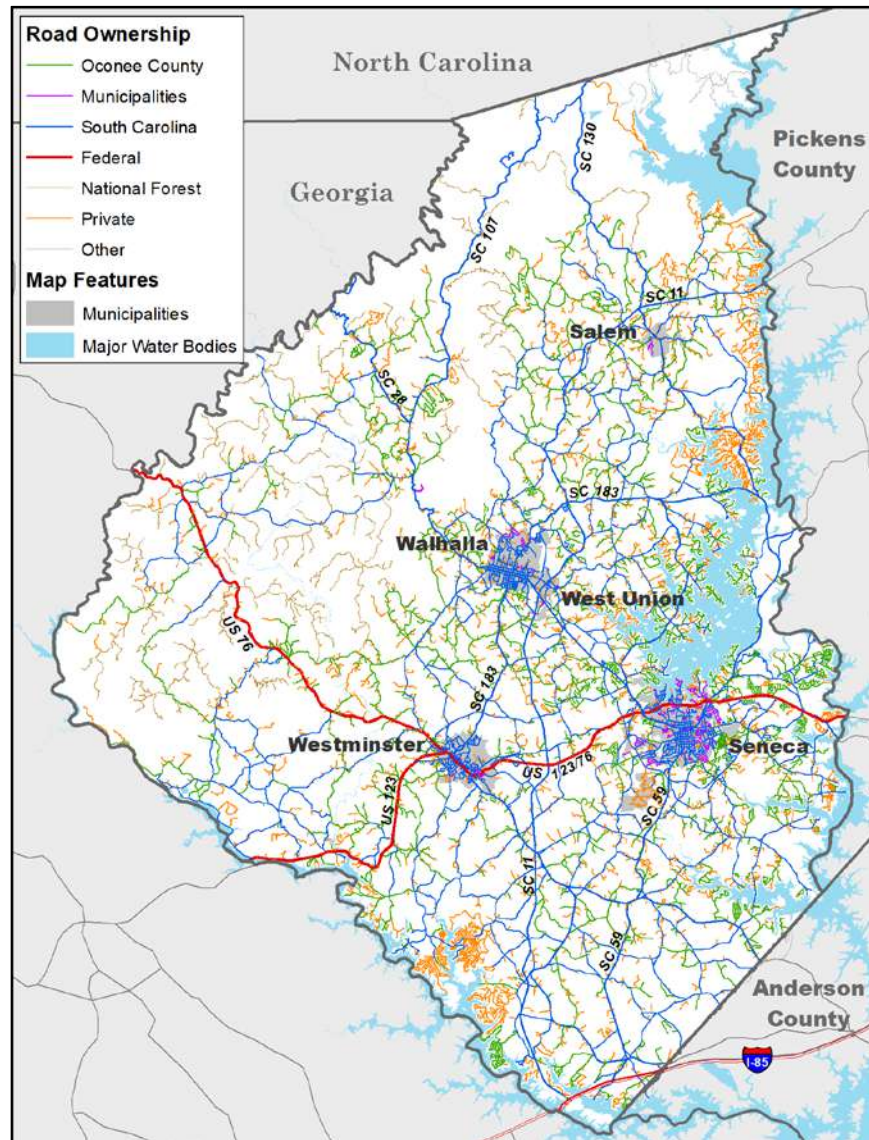
The Oconee County Addressing Office administers the assignment of addresses, the naming of subdivisions, and road naming and renaming countywide per the requirements of the County's *Road Naming and Addressing Policy*. Road names and subdivision names must be submitted and approved by the Addressing Office before preliminary and final plat approval for all new developments.

2. Road Network

There are more than 2,419 miles of roads within Oconee County. The County owns and maintains 659 of these road miles. The State of South Carolina maintains 830.9 miles of roads in the County that include 8.7 miles of Interstate 85, 44.2 miles of U.S. Highways, and 778 miles of primary and secondary State roads. The U.S. Forest Service maintains 189.5 miles of roads in the Sumter National Forest. Nearly 27.6 miles of road are maintained by municipalities, including 20.89 miles in Seneca, 4.21 miles in Walhalla, and 1.3 miles in Westminster. Less than one mile of road is maintained in both Salem and West Union. The remainder of roads in the County are privately owned and maintained. Several large residential developments own and maintain their road systems, including Foxwood Hills, Keowee Key, and Chickasaw Point. Map 9-1 illustrates road ownership in Oconee County.

The County's Roads and Bridges Department has 35 employees divided into several different crews. The Arbor Crew trims and removes trees from rights-of-way, the Mowing Crew mows the rights-of-way, the Construction Crew builds new roads and upgrades existing roads, and the Asphalt Crew repairs potholes and patches and paves new and existing roads. The Pipe Crew installs and repairs culverts, the Maintenance Crew maintains the County's gravel roads, and the Sign Crew installs and maintains street name and traffic signs.

Map 9-1. County Road Ownership, 2018



Source: Oconee County GIS Department, 2018

3. Road Paving

Maintaining dirt roads can be costly, while the return on investment for paving can take a number of years. However, the paving of dirt roads provides many benefits to residents as well as local governments. Paving seals the road surface from rainfall, preventing erosion and protecting the base and sub-grade materials. It also eliminates dust, makes vehicular travel much smoother, and accommodates a wider range of vehicles such as tractor-trailers.

The life of a road, regardless of the surface, is affected by the number of vehicles and the weight of the vehicles using it. Generally, the more vehicles using a road, the faster it will



deteriorate. For unpaved roads, heavy use can result in potholes, pronounced ruts, and wash boarding that require more frequent road maintenance including scraping and resurfacing.

There are currently 705.5 miles of unpaved roads in Oconee County, representing 29.2% of the County’s total road miles. Oconee County owns and maintains 157.3 miles of these unpaved roads that comprise 23.9% of the road miles owned and maintained by the County. More than 48% of unpaved roads (339 miles) in the County are privately owned and maintained and 24.8% (174.7 miles) are in the Sumter National Forest and maintained by the U.S. Forest Service.

All new roads submitted for acceptance into the County public road system must be paved. Private unpaved roads are allowed in new developments, but must be constructed to County standards and must remain privately maintained.

B. FUNCTIONAL ROAD CLASSIFICATION

Streets and roads serve two primary functions – to provide mobility and facilitate access to land. Optimally, the transportation network balances these two functions. On higher capacity roads such as interstates mobility is the primary function, while the primary function of local roads is to provide residential access. Between these two extremes, the level of mobility and access to land vary depending on the function of the network.

The Federal Highway Administration (FHWA) defines functional classification as the process by which streets and highways are grouped according to the character of service they are intended to provide. Transportation planners and engineers classify roads based on FHWA and State criteria that consider the type of road and traffic volume. Streets and highways are grouped in four categories: freeways, arterials, collectors, and local roads (Table 9-1). The *Functional Classification Map* for Oconee County roads is shown in Map 9-2.

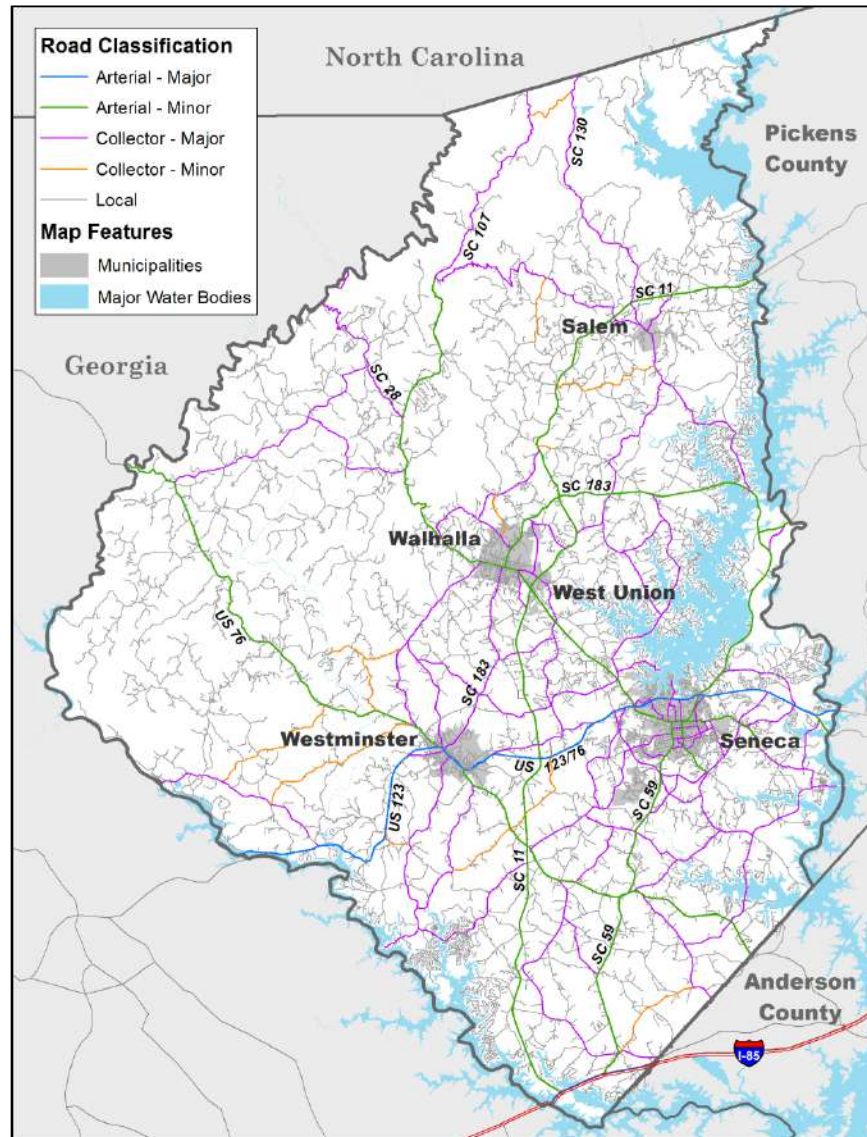
Table 9-1. Functional Road Classifications

Classification	Functional Purpose
Interstates	<ul style="list-style-type: none"> Multi-lane divided roadways with no traffic signals to interrupt traffic flow
Arterials	<ul style="list-style-type: none"> Provide the highest level of service at the greatest speed for the longest uninterrupted distance <i>Major arterials</i> are connected networks of continuous routes that serve corridor movements and high percentage of area population <i>Minor arterials</i> form a network linking cities and larger towns as part of an integrated network, including arterials not classified as major and placing emphasis on land access
Collectors	<ul style="list-style-type: none"> Provide service at a lower speed for shorter distances by collecting traffic from local roads and connecting them with arterials, provides both access and traffic circulation within residential neighborhoods, commercial, and industrial areas <i>Major collectors</i> serve the more important travel corridors within a county <i>Minor collectors</i> penetrate neighborhoods, distributing trips from arterial roads and collecting traffic from local streets

Source: Federal Highway Administration, 2019



Map 9-2. Functional Road Classifications, 2018



Source: Oconee County GIS Department, 2018

C. TRAFFIC COUNTS

Recent SCDOT traffic counts for the most traveled road segments in Oconee County are listed in Table 9-2 and illustrated in Map 9-3. The counts represent estimated 24-hour, two-way annual average daily traffic (AADT) and reflect seasonal and daily adjustments. Segments of Interstate 85 are the most traveled routes in the County, with AADT counts that range from 42,600 to 45,500. Traffic counts on segments of U.S. Highway 76 are also comparatively high, ranging from 11,200 to 26,300 on the Highway’s busiest segments. Segments of S.C. Highway 28 also posted high AADTs in 2017.



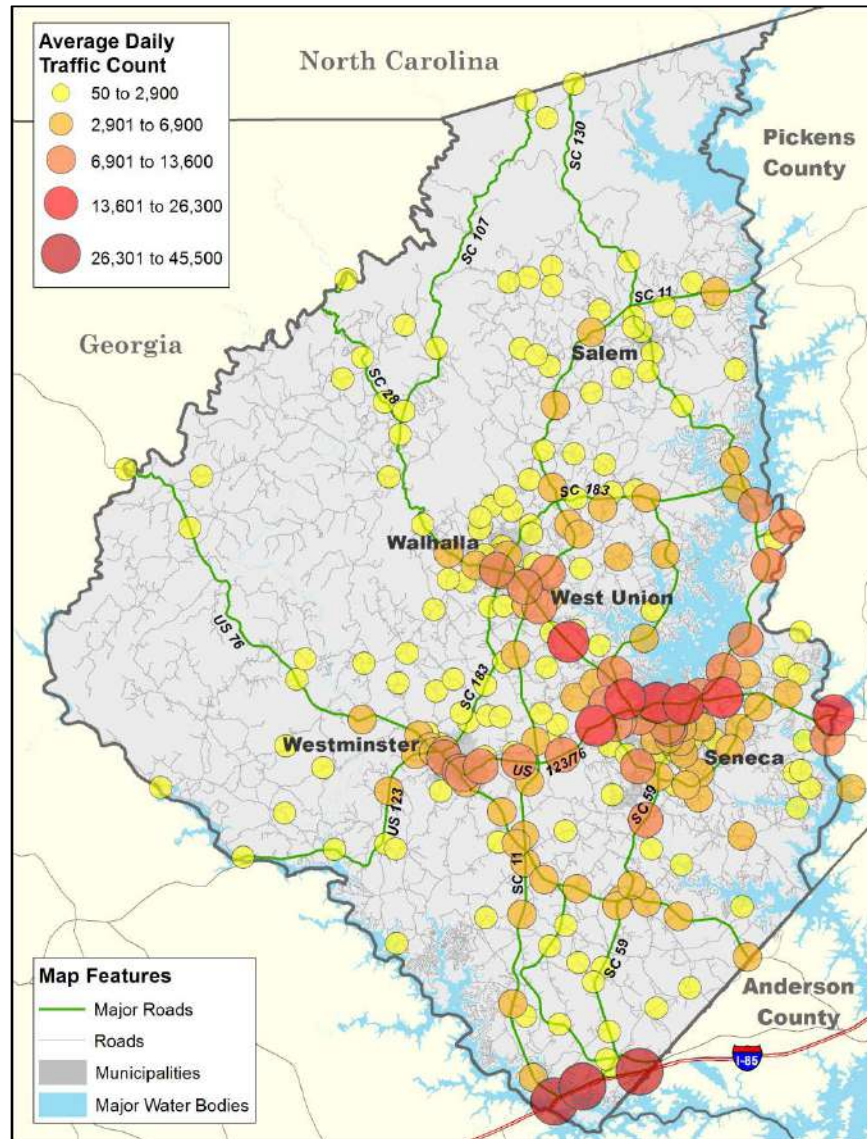
Table 9-2. Oconee County Road Segments with Highest Average Daily Traffic Count (AADT), 2017

Route	Station Number	Route Location	2017 AADT
I- 85	2261	State Line - Georgia to S.C. Hwy.11	45,500
	2263	S.C. Hwy. 11 to S.C. 59 (W. Fairplay Blvd.)	43,800
	2265	S.C. Hwy 59 (W. Fairplay Blvd.) to Old Dobbins Bridge Road (Anderson)	42,600
U.S. Hwy. 76	127	S.C. Hwy. 28 (Blue Ridge Blvd.) to N. Walnut Street	26,300
	129	N. Walnut Street to S.C. Hwy. 130 (Rochester Hwy.)	24,100
	133	Wells Hwy. to Pickens County Line	22,300
	131	S.C. Hwy. 130 (Rochester Hwy.) to Wells Hwy.	19,400
	125	Richland Road to S.C. Hwy. 28 (Blue Ridge Blvd.)	17,600
	123	S.C. Hwy. 11 to Richland Road	12,300
	115	Lucky Street to S.C. Hwy. 24 (West Oak Hwy.)	11,200
S.C. Hwy. 28	153	U.S. Hwy. 76 (U.S. Hwy.123 Bypass) to S.C. Hwy 188 (Keowee School Road)	20,200
	155	S.C. Hwy 188 (Keowee School Rd.) to Poplar Springs Road	16,200
	157	Poplar Springs Road to S.C. Hwy. 11	13,600
	159	S.C. Hwy. 11 to Poplar Springs Road	11,200
Wells Hwy.	389	U.S. Hwy. 76 (Sandifer Blvd.) to W. South 4th Street	12,200
	391	W. South 4 th Street to S.C. Hwy. 59 (S. Oak St.)	10,900
Sheep Farm Rd.	556	Bountyland Road to U.S. Hwy.76 (Sandifer Blvd.)	10,600
S.C. Hwy. 11	118	S.C. Hwy. 28 (Blue Ridge Blvd.) to W. Main Street	10,600
S.C. Hwy. 130	203	U.S. Hwy. 76 (Clemson Blvd.) to Old Clemson Hwy.	10,000
S.C. Hwy. 59	135	Earlestead Drive to U.S. Hwy. 76 (U.S. Hwy.123 Bypass)	10,000

Source: SCDOT, Average Daily Traffic Counts for Oconee County, 2017



Map 9-3. Average Daily Traffic Counts, 2017



Source: SCDOT, Average Daily Traffic Counts for Oconee County, 2017

D. ROADWAY SAFETY

Traffic collisions are responsible for billions of dollars in economic losses in South Carolina each year in the form of property damage, medical costs, and lost productivity. Data compiled by the Office of Highway Safety of the S.C. Department of Public Safety (SCDPS) indicates a traffic collision occurs in the State every 3.7 minutes, with an injury due to a traffic crash occurring every 13.3 minutes. Every 9.5 hours one or more persons die in South Carolina due to injuries sustained in a traffic crash (*S.C. Traffic Collision Fact Book, 2017*).



There are 78,981 registered vehicles in Oconee County (*S.C. Traffic Collision Fact Book, 2017*). Among South Carolina’s 46 counties, Oconee County ranked 24th highest in number of traffic collisions. The County ranked 25th highest in collisions resulting in injury and 21st highest in fatalities caused by traffic accidents in 2017. While only 1.4% of crashes resulted in fatalities, injuries were reported in more than one-third (37.5%) of collisions in the County.

There were 19 deaths as a result of traffic collisions in the County in 2017 – nine on State primary roads, five on secondary roads, three on U.S. primary roads and one each on I-85 and a county road (Table 9-3). Collisions were prevalent on S.C. primary roads and secondary roads in Oconee County, with a high number also reported on U.S. primary roads. Higher percentages indicate that collisions are more likely to occur on state primary roads in Oconee County than on such roads statewide.

Table 9-3. Collisions by Route Type, 2017

Road Type	Collision Type						Persons	
	Fatal		Injury		Total Collisions*		Killed	Injured
	#	%	#	#	%	#		
Oconee County								
Interstate	1	5.9%	4	1.2%	36	2.6%	1	6
U.S. Primary	3	17.6%	79	22.8%	321	23.5%	3	133
S.C. Primary	7	41.2%	108	31.2%	451	33.0%	9	151
Secondary	5	29.4%	134	38.7%	458	33.5%	5	188
County	1	5.9%	21	6.1%	97	7.1%	1	34
Ramp	0	0.0%	0	0.0%	3	0.0%	0	0
Totals	17	100.0%	346	100.0%	1,366	99.8%	19	512
South Carolina								
Interstate	96	10.4%	3,533	9.0%	16,428	11.6%	104	5,454
U.S. Primary	258	27.9%	11,071	28.1%	37,465	26.4%	277	17,713
S.C. Primary	233	25.2%	9,324	23.6%	31,910	22.5%	257	14,544
Secondary	292	31.6%	12,569	31.8%	42,850	30.2%	304	18,743
County	45	4.9%	2,865	7.3%	12,627	8.9%	46	3,974
Ramp	1	0.1%	104	0.3%	594	0.4%	1	138
Totals	925	100.0%	39,466	100.0%	141,874	100.0%	989	60,566

* Property Damage Only collisions are included in totals but are not listed separately

Source: S.C. Department of Public Safety, *South Carolina Traffic Collision Fact Book, 2017*

In 2018, the Oconee County Community Development Department prepared a *Roadway Collision and Fatality Research* report for the Oconee County Planning Commission that provides a statistical baseline. The report examines collision data from 2012 through 2017 and provides additional information that can be used in corridor planning, while examining approaches for mitigation of the causes of collisions such as driving too fast for conditions and driving under the influence. The companion report *County Wide Citation Data 2013-2017, Highway 76/123 Traffic Data 2006-2016* released in 2018 provides average annual daily trips



and citation information including top routes, days and times of issuance, and ticketed offences related to leading collision causes.

E. COMMUTING PATTERNS

More than 71% of Oconee County workers aged 16 and over both live and work in the County, while nearly one-in-four commute outside of the County to work (Table 9-4). Among those that live in a town or city, only 4.1% or 1,137 workers, also work in the same town or city – a much lower percentage than statewide and nationwide at 16.2% and 31.5%, respectively.

Mean travel time to work for Oconee County workers is 24.7 minutes, similar to the commute time for workers statewide at 24.1 minutes, but slightly lower than commuters throughout the nation at 26.1 minutes (Table 9-4). Nearly one-third (31.1%) of Oconee County workers have a commute time of less than 15 minutes to work – a higher percentage than workers throughout South Carolina and the United States. Eight percent of County workers drive an hour or more to work.

Table 9-4. Journey to Work, 2016

Workers 16 and Older	Oconee County	South Carolina	United States
Place of Work			
Worked in Town or City of Residence	4.1%	16.2%	31.5%
Worked in County of Residence	71.1%	70.6%	72.4%
Worked Outside County of Residence	24.5%	24.1%	23.9%
Worked Outside State of Residence	4.4%	5.3%	3.7%
Means of Transport to Work			
Car, Truck or Van – Drove Alone	84.2%	82.8%	76.4%
Car, Truck or Van – Carpooled	10.0%	9.3%	9.3%
Public Transportation	0.7%	0.6%	5.1%
Walked	0.8%	2.2%	2.8%
Bicycle	0.0%	0.3%	0.6%
Other Means - Taxi, Motorcycle, etc.	1.0%	1.2%	1.2%
Worked at Home	3.3%	3.6%	4.6%
Travel Time to Work			
14 minutes or less	31.1%	27.3%	26.7%
15 - 29 minutes	39.0%	39.5%	36.3%
30 to 59 minutes	21.6%	27.5%	28.4%
60 or more minutes	8.1%	5.6%	8.7%
Mean Travel Time to Work (minutes)	24.7	24.1	26.1

Source: U.S. Census Bureau, 2012-2016 American Community Survey

Personal vehicles are the primary travel mode for most Oconee County residents. Only 1.5% of County workers bike, walk, or travel to work on public transportation. Among workers living in Oconee County, 84.2% drive solo to work, while 10% participate in carpools. Only 3.3% of



County workforce works at home, which is slightly lower than the statewide percentage of 3.6% and the national rate of 4.6%.

Geographic data on worker commuting patterns is provided in Table 9-5. Of the 7,870 Oconee County residents who travel outside the County for work, more than 45% commute to Pickens County employers, followed by workers commuting to Anderson (22.9%) and Greenville Counties (13.1%). These outgoing commuters offer a potential labor pool for new and expanding industries and businesses as additional or better job opportunities are created closer to home.

Nearly 6,580 workers from surrounding counties and nearby states travel to employers in Oconee County. Pickens County residents lead the influx of in-commuters at 42.4%, followed closely by workers from Anderson County at 31.3%. Table 9-5 lists the top counties of origin for workers commuting into Oconee County, as well as the destination of local commuters.

Table 9-5. Top 10 Counties - Workers Commuting into/from Oconee County

Top 10 - Commuters into County		Top 10 - Commuters out of County	
County of Residence	Commuters	County of Employment	Commuters
Pickens County, SC	2,786	Pickens County, SC	3,553
Anderson County, SC	2,061	Anderson County, SC	1,802
Greenville County, SC	491	Greenville County, SC	1,034
Stephens County, GA	183	Stephens County, GA	213
Spartanburg County, SC	101	Jackson County, NC	168
Franklin County, GA	84	Spartanburg County, SC	137
Jasper County, SC	74	Fulton County, GA	77
Abbeville County, SC	73	Rutherford County, NC	67
Hart County, GA	64	Bartholomew County, IN	61
Tarrant County, TX	58	Cobb County, GA	59
Total all commuting into County	6,578	Total all commuting out of County	7,870

Source: U.S. Census Bureau, 2011-2015 American Community Survey

F. TRANSPORTATION PLANNING

Planning for transportation projects in Oconee County is undertaken at the State, regional, and local levels. Likewise, much of the funding for transportation projects is requested by local governments, reviewed and prioritized through the regional councils of governments, included in the State Transportation Improvement Program, and ultimately provided through Federal transportation programs. Administration of major transportation projects utilizing federal funds is provided by the individual regional Councils of Governments such as the Appalachian Council of Governments that includes Oconee County.

Funding for transportation projects is also provided by the State through the “C Fund” program. Locally, Oconee County utilizes “C Funds,” along with additional funds provided through



sources including the County's Road Maintenance Fee and Bridges and Culverts Fund, to construct and pave roads, make road improvements, maintain roads and bridges, and address related transportation needs. These programs and funding sources are explained in greater detail in the sections below and in the Priority Investment Element.

1. Statewide Transportation Planning

The South Carolina *Department of Transportation Reform Bill (Act 114)* is intended to encourage sound infrastructure investment decisions made within the context of the statewide planning process. Specifically, *Act 114* requires SCDOT to establish a priority list of projects to be undertaken through the *Statewide Transportation Improvement Program (STIP)* and in consultation with metropolitan planning organizations using the following criteria:

- 1) Financial viability including a life-cycle analysis of estimated maintenance and repair costs over the expected life of the project;
- 2) Public safety;
- 3) Potential for economic development;
- 4) Traffic volume and congestion;
- 5) Truck traffic;
- 6) Pavement quality index;
- 7) Environmental impact;
- 8) Alternative transportation solutions; and
- 9) Consistency with local land use plans.

The 2017–2022 STIP is the State's six-year transportation improvement plan for all projects and program areas that receive federal funding, including paving, bridges, upgrades, freight, safety, congestion mitigation, air quality, transportation alternatives, railroad crossings, planning, State Infrastructure Bank payments, preventative maintenance and operations, and public transportation. The STIP only includes projects for which there is committed funding available.

Planning for sound infrastructure is also a primary goal of the *South Carolina Priority Investment Act of 2007*. The *Priority Investment Act* amends *Section 6-29-1130* of the *South Carolina Code of Laws* and requires that local government comprehensive plans include a separate Transportation Element. The Act requires that the Transportation Element be developed in coordination with the Land Use element to ensure transportation efficiency for existing and planned development. The Act also requires comprehensive plans to include a Priority Investment Element, which must include an analysis of likely Federal, State and local funds available for public infrastructure and facilities, including transportation systems. The Priority Investment Element must also recommend projects for expenditure of these funds over the next ten years, with recommendations coordinated with adjacent and relevant jurisdictions and agencies.



2. Regional Transportation Planning

Transportation planning for Oconee County is provided by the ***Appalachian Council of Governments*** (ACOG). ACOG is responsible for conducting the rural transportation planning process for its six-county region in partnership with SCDOT. The primary responsibilities of all designated transportation planning agencies are to:

- 1) Develop a *Rural Long Range Transportation Plan* (Rural LRTP), which is, at a minimum, a 25-year transportation vision for the metropolitan area;
- 2) Develop a *Rural Transportation Improvement Program* (RTIP), which is the agreed-upon list of specific projects for which federal funds are anticipated; and
- 3) Develop a *Rural Planning Work Program* (RPWP), which identifies, in a single document, the annual transportation planning activities that are to be undertaken in support of the goals, objectives, and actions established in the LRTP.

Input on transportation projects is provided through the ACOG public participation plan and by the Regional Transportation Advisory Committee (RTAC), which includes a representative from each county represented by ACOG, including Oconee County. The committee meets quarterly or as needed to review project status, evaluate proposed modifications to the STIP, update the long-range plan and funding priorities, comment on rural functional classification changes, receive input on the rural work programs, and coordinate special studies. The RTAC forwards recommendations for program changes and project prioritization to the Policy Committee (ACOG Board of Directors), which includes six representatives from Oconee County, for final approval.

a. ACOG Rural Long Range Transportation Plan 2040

The Rural LRTP defines the regional goals for transportation, establishes existing and future transportation needs, and allocates projected revenue to transportation programs and projects that address these needs. The *ACOG Rural Long Range Transportation Plan 2040*, adopted in 2016, identifies a number of transportation improvement projects in Oconee County. Five intersection improvement projects are considered “fiscally constrained” with funding dependent on Guideshare program allocations. The regional Rural LRTP also lists potential projects in Oconee County for which funding has not been identified. Included are six intersection improvement projects, three access management projects, four bridge improvement projects, eight road segments where the condition of the pavement is rated as “poor” and are in need of improvement, and two priority traffic signalization projects.

b. ACOG 2017-2022 Rural Transportation Improvement Program

The 2017-2022 *Rural Transportation Improvement Program* (RTIP) for the ACOG region is a six-year program of transportation capital projects that includes a seven-year estimate of transit



capital and maintenance requirements. While the RTIP is updated as needed, and biennially at a minimum, amendments must go through a rigorous review by ACOG staff, the RTAC, and the public. The RTIP must be financially constrained, meaning that the amount of funding programmed must not exceed the amount of available estimated funding. Specifically, the RTIP identifies transportation improvement projects recommended for advancement during the program years that receive Federal Highway Administration or Federal Transit Administration funds and identifies the criteria and process for prioritization of projects in the RTIP and any changes from past RTIPs. The RTIP also creates an implementation timeline for projects and includes realistic estimates of total costs and revenue for the program period.

The projects proposed by the RTIP for each Council of Government (COG) or Metropolitan Planning Organization (MPO) are evaluated and incorporated into the Statewide TIP by the SCDOT Commission. The 2017-2022 RTIP for the Appalachian COG region was adopted in June 2016. Oconee County projects included in the RTIP, including regional prioritization, are listed in Table 9-6. The funding source for all of these projects is the Federal Surface Transportation Block Grant program, with funding allocated by the SCDOT through the Guideshare program.

Table 9-6. ACOG 2017-2022 Rural TIP Oconee County Guideshare Projects

Priority	Project Description	Budgeted Funds
<i>Intersection Improvements</i>		
1	U.S. Hwy. 123 (Clemson Blvd.) @ Davis Creek Road	▪ \$300,000 in FY 2017 for planning, \$250,000 in FY 2018 for ROW acquisition, \$1 million in FY 2019 for construction
6	S.C. 24 (West Oak Hwy.) @ S.C. Hwy. 182 (Oakway Road)/Oak Creek Road	▪ \$500,000 in FY 2018 for planning, \$350,000 in FY 2020 for ROW acquisition, \$1.8 million in FY 2021 for construction
8	S.C. Hwy. 59 @ S.C. Hwy. 182/S.C. 243	▪ \$1 million in FY 2019 for planning, \$1 million in FY 2021 for ROW acquisition, \$2.5 million in FY 2022 for construction
9	JP Stevens Road @ W. Cherry Road JP Stevens Road @ Martin Creek Road	▪ \$500,000 in FY 2020 for planning, \$250,000 in 2022 for ROW acquisition

Source: ACOG 2017-2022 Rural Transportation Improvement Program, 2019

c. ACOG 2020-2021 Rural Planning Work Program

The *Rural Planning Work Program* (RPWP) identifies work program tasks and presents budget allocations for planning activities to be undertaken in the rural areas of the ACOG region. Tasks identified in the RPWP include administration and planning for transportation projects in the rural portions of the region, coordination of human service transit activities, and coordination of projects with other regional transportation partners. The RPWP is updated annually and documents major transportation planning and related activities for the coming two fiscal years. The most recent RPWP for the Appalachian COG region was adopted in March 2019. The total two-year budget for the 2020-2021 RWTP is \$212,500, of which \$170,000 is expected to be provided by the SCDOT and \$42,500 by local match funding.



3. State and Local Transportation Funding

The State of South Carolina's "C Program" is a partnership between SCDOT and the State's counties to fund location transportation projects and improvements to State, county, and city roads. Program funds, known as C-Funds, are derived from a 2.9925 cents per gallon user tax on gasoline sales. The tax is allocated to each of the 46 counties based on population, land area, and rural road mileage. The allocation per gallon will increase by 0.3325 cent per gallon each fiscal year through 2021, when it will reach a total of 3.99 cents per gallon. As part of the program, each county has a *County Transportation Committee (CTC)* with members appointed by the county legislative delegation. The three-member Oconee County Transportation Committee is responsible for the formation of a county transportation plan, and is empowered with the authority to select and approve projects to be funded utilizing C-Funds.

C-Funds may be used for construction, improvements, or maintenance on the State highway system; local paving or improvements to county roads; street and traffic signs; and other road and bridge projects. Resurfacing, sidewalk construction, and drainage improvements may also be paid for with C-Funds. By law, counties must spend at least 25 percent of C-Fund allocations on construction, improvements, and maintenance related to the state highway system, with the remaining 75% available for local transportation system projects. The FY 2018-2019 C-Fund apportionment for Oconee County was \$1,951,600 (*SCDOT, 2019*). The County may request C-Funds based on the annual apportionment amount, however the amount requested by Oconee County has generally been less than \$600,000

Oconee County residents are also assessed a tax millage of 2.1 for Road Maintenance and 1.0 for Bridges and Culverts maintenance (*Oconee County 2018-2019 Budget Document*). Revenue budgeted in FY 2018-2019 totaled \$1,171,920 from Road Maintenance and \$530,000 for Bridges and Culverts. Road Maintenance funds are primarily used for road paving, maintenance, and repair, while Bridges and Culverts funds are used to replace and repair the County's bridges and culverts.

Additional funding for transportation projects is also provided from other sources including grants. Oconee County receives grant funding from the U.S. Forest Service (USFS) for transportation improvements. *National Forestry Title I* funding is provided to counties with National Forest lands, with allocation based on gross receipts from all sources such as timber and special permits. The County received \$220,000 in FY 2019 from the National Forestry Title I grant.

4. Road Projects Funding Summary

A summary of allocated and anticipated funding from federal, state, and local sources for transportation projects is outlined in Table 9-7 and is based on recent funding levels.



Table 9-7. Funding Summary for Oconee County Transportation Projects

Funding Source	Projects Funded	Allocated/Anticipated Annual Funding
<i>Oconee County</i> -General Fund	Study and address land use, transportation, and development issues such as transportation corridor studies	\$89,000 ¹
<i>Oconee County</i> - Special Revenue Fund, Road Maintenance Fee	Road Maintenance – road paving, maintenance, and repair	\$1,171,920 ²
State - C-Funds	Improvements to state and local roads and bridges, resurfacing, and other transportation projects. Requested C-Funds are placed in the County’s Special Revenue Fund	\$1,951,600 ³ (allocation, available on as needed basis)
<i>Oconee County</i> - Capital Projects Funds	Economic Development Capital Projects Fund (transportation projects related to Economic Development) Bridge and Culvert Fund – repair and replace	\$769,000 ² \$530,000 ²
<i>Oconee County</i> – Grants	U.S. Forest Service – National Forestry Title I funding	\$220,000 ²
ACOG – Rural Transportation Improvement Program	Capital transportation projects for federally funded transportation facilities and transit projects	\$2 million FY 2019 ⁴ \$850,00 FY 2020 ⁴ \$1.8 million FY 2021 ⁴ \$2.75 million FY 2022 ⁴

Sources: ¹*Oconee County 2019 Strategic Plan Report*; ²*Oconee County, SC 2018-2019 Budget Document*; ³*SCDOT, S.C. Secondary “C” Program Apportionment of Funds for FY 2018-19*; ⁴*ACOG, 2017-2022 Rural Transportation Improvement Plan, June 2016*

G. TRANSPORTATION FUNDING OPPORTUNITIES

Securing funding for needed transportation improvements is a top priority for South Carolina communities. Communities must seek alternative funding resources for much needed transportation projects including road maintenance, paving, bridge repair, transit, sidewalks, greenbelts, connecting trails, and traffic mitigation. The following sections discuss options available to local governments in the Palmetto State.

1. SCDOT Transportation Alternative Program

Oconee County and its municipalities are eligible for transportation enhancement funding under the *Transportation Alternative Program (TAP)*, formerly known as the Transportation Enhancement Project Program, administered by SCDOT. TAP projects are federally-funded, community-based projects that provide opportunities for local governments to pursue non-



traditional transportation related activities such as pedestrian and bicycle facilities and pedestrian streetscaping projects that might not otherwise be possible.

The TAP grant program provides funding on a reimbursement basis as part of the Federal-aid Highway Program funded through the FAST initiative. Costs are eligible for reimbursement only after a project has been approved by the State Department of Transportation or a Metropolitan Planning Organization and the FHWA division office. Eligible project areas authorized in FAST for the Transportation Alternatives Program and the SCDOT Commission include pedestrian and bicycle facilities and streetscaping projects. Eligible costs include preliminary and final engineering work such as project development, environmental work, cost estimates, construction plans, utility relocations, construction engineering, construction costs, and right-of-way acquisition. TAP funds generally account for 80% of the total project cost, with local governments required to provide a 20% match.

Available SCDOT program funding is provided in two population-based divisions. Urbanized areas with a population of more than 200,000, also known as a Transportation Management Area (TMA), are eligible to compete for a share of more than \$2.9 million designated for urbanized areas of the State. Areas of the State with a population greater than 5,000 other than urban areas have a designated funding pool of more than \$1.8 million. The SCDOT has also designated \$2.6 million for areas with a population of less than 5,000. Oconee County and the City of Seneca, with populations of 73,375 and 8,228, respectively, are currently eligible in the second category, while the County's other municipalities are eligible under the third category.

Projects proposed by governmental bodies located in areas outside of Transportation Management Areas, such as Oconee County and its municipalities, are considered under the statewide program, with distribution of funds determined by the SCDOT Commission. Such projects are limited to a maximum of \$400,000.

2. One Percent (Penny) Sales Tax

A number of South Carolina counties have implemented a one percent sales tax to address capital projects and transportation needs in recent years. Voters in other counties have rejected one percent tax plans, including in Oconee County where voters most recently rejected a proposed one percent sales tax in 2014.

Section 4-37-30 of the *South Carolina Code of Laws* empowers counties to levy, by ordinance, a special sales and use tax as a source of revenue for highways, roads, streets, bridges, mass transit systems, greenbelts, and other transportation-related facilities including, but not limited to, drainage relating to highways, roads, streets, bridges, and other transportation-related projects. The one percent tax equates to an additional penny on every dollar spent. The public must approve the tax through a referendum. The key advantage to such a tax is that out-of-county workers and residents and tourists who shop in the receiving county also contribute to



the tax revenues through their purchases, helping to offset the costs of roads and other facilities.

Under the legislation, counties that implement a one cent sales tax must share the proceeds with their municipalities using a formula based on population and must specify a period of time to collect a set amount of money for the identified projects (not to exceed 25 years or the length of payment for the specified projects). Implementing counties must appoint a commission to consider proposals for funding capital projects and formulate the referendum question for public vote. In addition to funding transportation facilities, revenue from the one cent tax may also be used for civic, educational, and cultural facilities; water and sewer projects; flood control and storm water projects; and dredging, dewatering, and constructing spoil sites.

3. Exactions

An exaction is a form of land use regulation that requires a developer to donate something for the public good in exchange for the right to develop property. By sharing the cost with new residents, exactions aid in protecting the community from the costs of providing additional infrastructure associated with growth. Exactions provide a way for jurisdictions to pass a portion of the cost of public facilities on to a developer at the time the development begins, rather than later through the collection of tax revenues or service charges from new residents. Exactions are formal cost-sharing agreements between the developer and the local government to fund the additional community infrastructure needed to serve the new development.

Several types of exactions may be used by local governments for transportation facilities. A **dedication** requires that a developer donate land or facilities for public use. For example, a developer may be required to dedicate land for use as a trail or greenway for the residents of the development and connection to existing or future facilities outside of the development. A **fee-in-lieu** requires the developer to pay a fee instead of providing a public facility on-site. For example, the developer can choose to pay a fee rather than dedicate land for an on-site greenway or trail. This type of exaction provides greater flexibility to local governments to place facilities where they are most needed and appropriate. **Impact fees** are scheduled charges applied to new development to generate revenue for the construction or expansion of capital facilities located off-site of the new development, but that benefit the contributing development.

The *1999 South Carolina Development Impact Fee Act (SC Code § 6-1-910, et seq.)* allows counties and municipalities to impose by ordinance a requirement for payment of development impact fees by a land developer as a condition of development approval. The Act defines a development impact fee as “a payment of money imposed as a condition of development to pay for a proportionate share of the cost of system improvements needed to serve the people utilizing the improvements.” System improvements are capital improvements to public facilities which are designed to provide service to a defined service area. Public facilities include water,

wastewater, solid waste and stormwater services, roads, public safety, street lighting, capital equipment, and parks and recreation. Impact fee amounts must be based on actual improvement costs or reasonable estimates of the costs. The process for adopting an impact fee ordinance begins with a resolution by council that directs the planning commission to conduct the necessary studies and recommend an ordinance developed in accordance with the *Impact Fee Act*. The Act requires detailed calculations to determine impact fees, maximum impact fees, and the developer's proportionate share.

In 1989, Oconee County adopted a *Sewer Impact Fee* for all users of the wastewater treatment facility and industries specifically permitted to discharge wastewater into the wastewater treatment system. The purpose of the fee is to "obtain revenue for the future renovation, modernization and expansion of the existing wastewater treatment plant and the construction of any new plant." Per the County's Ordinance, the impact fee is an initial charge based on the "permitted or projected volume of wastewater discharge or contribution to the system." Wastewater impact fees are also in place for several of the County's municipalities.

Several court cases have provided guidance in establishing exactions that are reasonable and defensible. First, there must be an "essential nexus," or reasonable connection, between the infrastructure need and the new development (*Nollan v. California Coastal Commission, 1987*). Essential nexus extends to the establishment of a reasonable connection between the expenditure of the fee collected and the benefits received by the development. Second, there must be a "rough proportionality" in both the nature and extent of the exaction and the impact of the proposed development (*Dolan v. Tigard, 2005*).

H. PUBLIC TRANSPORTATION

Affordable and reliable transportation is a necessity for all residents. However, the lower incomes and limited mobility experienced by many special needs populations can magnify the importance of affordable and reliable transit options to maintain employment, receive support services, and access health care and other needed support programs.

Public transit is provided in a number of ways in South Carolina communities. **Fixed-route transit service** uses passenger vehicles operating on fixed routes and schedules. **Route deviation services** operate as conventional fixed-route bus services that allow buses to deviate from the route alignment to serve destinations within a prescribed distance of the route. Passengers use the service by calling to request a pickup, or by telling the bus operator if they need to be taken off-route. A **demand response service** is a transit mode that includes passenger cars, vans, or small buses that operate in response to calls from passengers or their agents to the transit operator, who dispatches a vehicle to pick up the passengers and transport them to their destinations. The vehicles generally do not operate over a fixed-route or on a fixed schedule and may be dispatched to pick up several passengers at different pick-up points before taking them to their respective destinations.

1. Clemson Area Transit

Clemson Area Transit (CAT) provides public transportation in Oconee County. The fare-free service is provided by Clemson University, the City of Clemson, the Town of Central, the Town of Pendleton, the City of Seneca, SCDOT, and the Federal Transit Administration (*Clemson Area Transit, 2019*). The **CATbus** system includes three routes that provide service along U.S. Highway 123 to destinations in the City of Seneca (Map 9-4). The *Seneca Business* and *Residential* routes operate Monday through Friday from 6:20 a.m. to 6:20 p.m. and the *Seneca Express* runs Monday through Friday from 5:45 a.m. to 6:25 p.m. In addition to the Seneca routes, the CAT system provides service to destinations in the City of Clemson, Clemson University, Tri-County Technical College, Southern Wesleyan University, the Towns of Central and Pendleton, and Anderson County.

CATbus service in Oconee County is provided through an intergovernmental agreement between the Cities of Clemson and Seneca. Similar agreements are also in place between Clemson and Tri-County Technical College, Southern Wesleyan University, and the Towns of Central and Pendleton.

Map 9-4. CAT Bus Routes in Oconee County



Source: Clemson Area Transit, 2019

CAT operates an all-electric bus fleet, including four zero-emission transit buses and charging stations at Norton Thompson Park and at Oconee Memorial Hospital that serve the Seneca area. The City of Seneca was recently awarded a \$1.45 million *Low or No Emission Bus Program* grant from the Federal Transit Administration to purchase two additional electric buses that will enable expansion of bus service in Oconee County. Discussions are underway on new or expanded routes to be served by these new buses.



All CAT buses are equipped to accommodate persons with disabilities. The system also operates a fixed-route deviation service within three-quarters of a mile of its fixed-routes with curb-to-curb service for persons with disabilities. Requests for this service must be made 24 hours in advance.

2. Senior Solutions

Senior Solutions provides transportation options for Oconee County seniors and their spouses under age 60 and for dependents with disabilities. Pick-up and delivery services are available Monday through Friday from 8:30 a.m. to 5:00 p.m. to non-emergency medical appointments, the Oconee Senior Center, and daily errands such as trips to the grocery store and pharmacy. Handicap-accessible vehicles are available as needed. Reservations for Senior Solutions transportation services must be made three days in advance by calling the agency's Oconee County Transportation Office.

I. BICYCLE AND PEDESTRIAN

Well-designed systems of walkways and trails can provide residents with safe, inexpensive transportation alternatives to access jobs, education, and services. Alternative modes of travel can also help to improve air quality and reduce energy use. According to the 2012-2016 American Community Survey, 246 Oconee County residents reported walking to work and 299 reported traveling to work by taxi, motorcycle, bicycle, or other means.

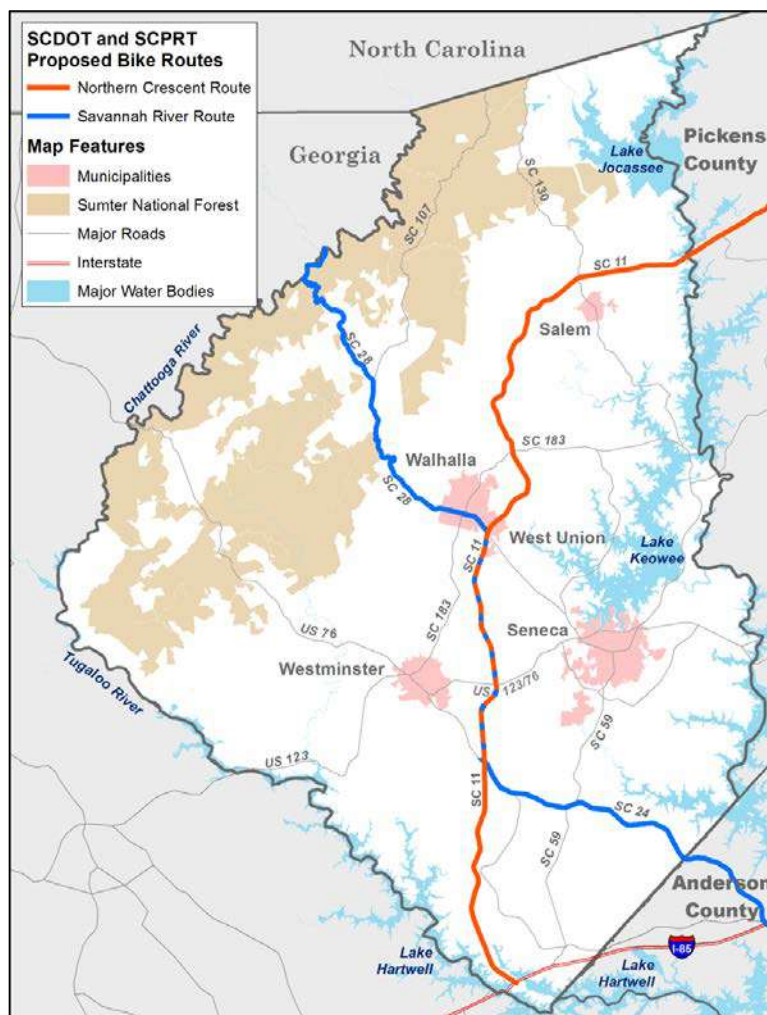
Information provided by SCDHEC lists multiple benefits of cycling or walking to destinations. In addition to reduced (or no) transportation cost, health benefits include a reduced risk of cancer, diabetes, stroke, and heart attack, along with weight loss and control (*Benefits of Alternative Transportation, 2010*). The sedentary lifestyle of Americans is largely attributed to the fact that "walking and cycling have been replaced by automobile travel for all but the shortest distances" (*Journal of the American Medical Association, October 1999*).

As detailed in the Natural Resources Element, there are nearly 193 miles of trails in Oconee County. Most of these trails provide access to parks or natural resources such as water bodies or scenic views or opportunities for hiking or mountain biking. However, very few outside of the County's municipalities provide linkages between residential areas and destinations such as work, shopping, entertainment, recreation, or other residential areas. Dedicated bike lanes are also very limited in the County, with cyclists generally competing with motorized vehicles when traveling public roads. However, there is an increasing interest in providing travel options in Oconee County. The Oconee County *Highway 123 Corridor Study and Plan* currently under development will include pedestrian and bicycle connections to adjacent and regional amenities and services with features such as sidewalks, street furniture, lighting, and cross walks intended to make the corridor a more friendly, safe, and inviting environment for pedestrians and cyclists.



The S.C. Departments of Transportation and Parks, Recreation and Tourism have jointly proposed two bicycle touring routes through Oconee County (Map 9-5). However, these routes are not currently designed for bicycle touring and may not include bike lanes. In Oconee County, the *Savannah River Route* follows S.C. Highway 28 from the northern Georgia border through Mountain Rest to Walhalla, then south along S.C. Highway 11 to I-85. The entire 286-mile route generally parallels the course of the Savannah River from the foothills of the Blue Ridge Mountains to the coastal community of Beaufort. The Northern Crescent Route begins at the Pickens County border and follows S.C. Highway 11 west through the Salem and Tamassee areas, then south to West Union before heading east on S.C. Highway 24 to I-85. The entire 360-mile route runs just south of the North Carolina border to the City of North Myrtle Beach.

Map 9-5. SCDOT and SCPRT Proposed Bicycle Routes in Oconee County



Source: SCDOT, 2019



J. AIRPORTS

Aviation services for Oconee County and the surrounding area are available at the **Oconee County Regional Airport** (CEU) on Airport Road in Seneca (Map 9-6). The Airport is owned and operated by Oconee County. CEU has a 5,000 feet by 100 feet paved runway with a precision GPS instrument approach and a non-precision GPS instrument approach. The Airport is home to 75 aircraft, with the ability to host up to 75 transient aircraft with ramp and tie-down spaces. It is home to the Clemson University Flight Department and Clemson Flying Club and is popular with hobby flyers, Clemson football fans flying in for games, and with corporate executives traveling to nearby facilities. Available services include aircraft maintenance, rental car services, fueling services, pilot lounge, WIFI, full kitchen, conference room, and weather and flight planning room.

The **Greenville-Spartanburg Airport** (GSP) is located approximately 60 miles and an hour west of Seneca and Walhalla. GSP serves more than 2.3 million passengers and ships 60,000 tons of cargo annually through six major passenger carriers and numerous freight carriers (*Greenville-Spartanburg Airport, 2019*). GSP offers an average of 50 non-stop flights to 19 destinations and is the site of a 120,000 square foot FedEx facility. Air operations are conducted on an 11,001 feet x 150 feet runway. The GSP terminal has 322,446 square feet of space, including third level jet bridge boarding and 13 departure gates. Listed as one of the nation's top 100 commercial service airports, GSP continues to expand to meet growing demand. Recent expansion and renovation of the terminal increased capacity to 4 million passengers per year and completion of a new cargo terminal is expected in mid-2019 (*Upstate Business Journal, 2019*).

The **Hartsville-Jackson Atlanta International Airport** (ATL) is approximately 124 miles and a two hour drive from Seneca and Walhalla. ATL is the busiest and most efficient airport in the world, offering nonstop service to more than 150 domestic and 75 international destinations. The terminal complex is more than 6.8 million square feet in size, with seven concourses that include 152 domestic and 40 international gates. Air operations are conducted on five runways with lengths that range from 9,000 feet to 12,390 feet. The Airport is a primary hub for Delta Air Lines and a focus location for many other carriers, serving an average of 275,000 passengers daily. ATL is also a major cargo hub, with three cargo complexes with total space equaling 1.3 million square feet and an adjoining Foreign Trade Zone to reduce operating costs associated with international trade.

K. RAIL AND SHIPPING

In today's global economy, commercial transportation is critical to a region's potential for business and industrial development. Time sensitive transportation services are increasingly important to gaining a competitive advantage in manufacturing and service-based industries. Transportation options for the mass transport of passengers are also growing in importance, as travelers seek alternatives to individual automobile travel, whether for short commutes or long trips. Convenient and efficient connectivity to areas nationwide and overseas is attractive to

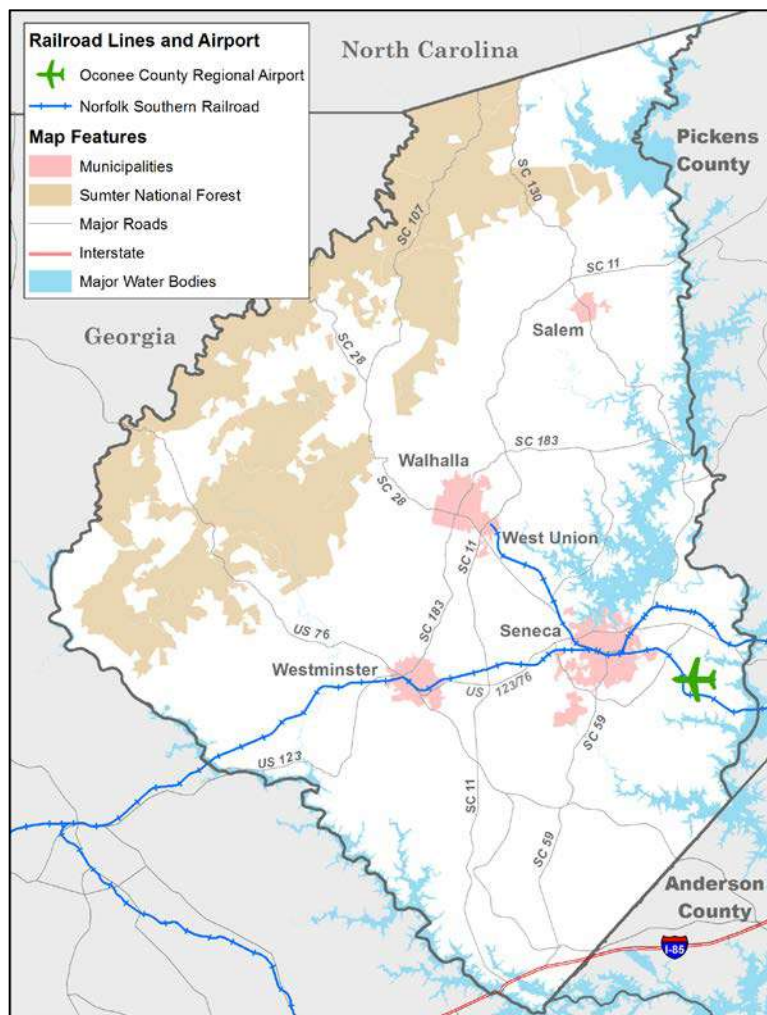


businesses and industries. This option is an incentive for economic development and also contributes to the quality of life for area residents.

1. Railroads

The **Norfolk Southern Railway** provides freight rail service in Oconee County. As shown in Map 9-6, the Norfolk Southern rail line bisects the County from east to west, traveling through Westminster and Seneca, with a spur also running north to Walhalla. Norfolk Southern is the second largest carrier in South Carolina, with 679 miles of rail that account for 30% of the State’s rail system (*S.C. Statewide Rail Plan, 2014*). The railroad operates a total of 21,500 route miles in 22 states, connecting Oconee County to Greenville, Columbia, Greer, Spartanburg, and Charleston in South Carolina; Augusta and Atlanta in Georgia; and Charlotte, North Carolina and beyond. Access to Amtrak passenger rail service is available nearby in the City of Clemson.

Map 9-6. Railroad Lines and Airport



Source: SCDOT, 2019



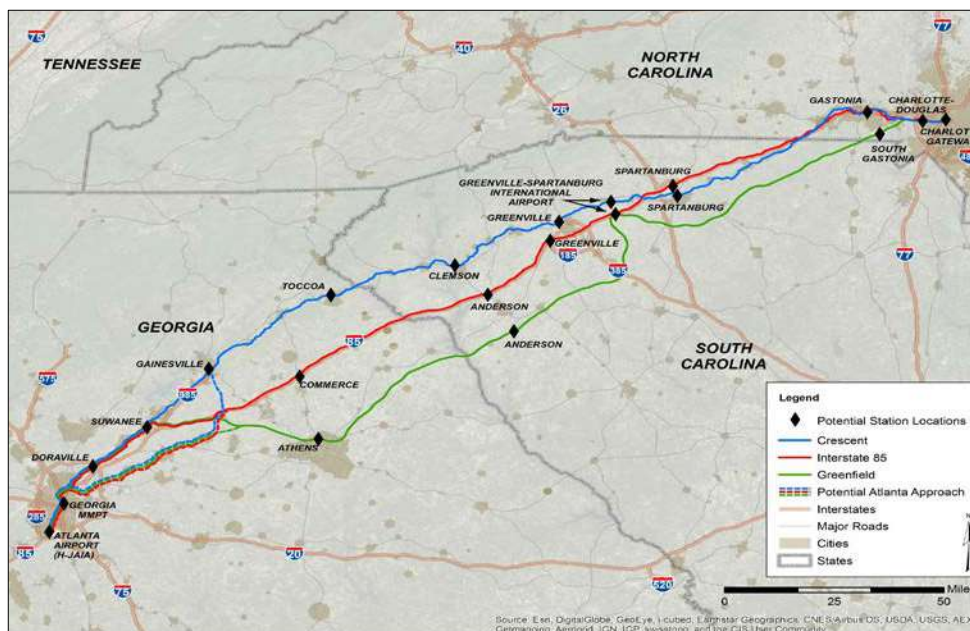
Railroad safety is an important issue in transportation planning. There have been only two railway accidents reported in Oconee County in the past decade (*FRA Office of Safety, 2019*). In 2016, a freight train struck a vehicle at a crossing near Seneca, with no injuries reported. An Amtrak passenger train struck a large tree near Seneca in 2017, with no injuries reported.

a. High Speed Rail

The *Passenger Rail Corridor Investment Plan* is a study to improve passenger rail service between the cities of Atlanta, Georgia and Charlotte, North Carolina (*Georgia Department of Transportation, 2019*). The Plan is part of the Southeast High Speed Rail corridor (SEHSR) passenger rail initiative by the Federal Railroad Administration. The corridor extends to four major sections – Atlanta to Charlotte, Charlotte to Raleigh, Raleigh to Richmond, and Richmond to Washington, D.C.

As illustrated in Map 9-7, the SEHSR Corridor Investment Plan identified three alternatives for the Atlanta to Charlotte Passenger Rail Corridor. Two of the alternatives, the Crescent and Interstate 85, are proposed to travel directly through Oconee County, with a stop in Clemson proposed for the Crescent alternative and one in Anderson for the I-85 option. The Crescent alternative would share use with the Norfolk Southern rail line, while the I-85 alternative would predominantly use the I-85 right-of-way. The first tier of the planning process has been completed, with the I-85 alternative ranking highest among the six reviewed, followed closely by the Crescent option. During the second phase (tier II) of the project, analysis will include greater detail on potential environmental impacts for the three alternatives.

Map 9-7. Atlanta to Charlotte Passenger Rail Corridor Investment Plan Route Alternatives



Source: Georgia Department of Transportation, 2019



2. Trucking

Truck transport “is a cornerstone to the national freight transportation system,” with trucks transporting 70% of all the tonnage in the United States to and from rail, water and air transportation hubs and providing direct service between destinations for the transport of goods and materials (*South Carolina Statewide Freight Plan, 2017*). Lower operating costs and a higher level of service customization can make shipping by truck a cost effective and attractive alternative to shipping by rail or air. Truck movements in South Carolina totaled 300.6 million tons valued at \$506.2 billion in 2011. Primary freight corridors include the State’s five interstates, with major U.S. and State highways also accommodating significant freight flows.

Oconee County’s strategic location along I-85 provides attractive intermodal freight network access for existing and prospective industries. The section of I-85 within Oconee County was used to transport between 25 and 50 million tons of freight in 2011. The portion of U.S. Highway 123 from Pickens County to Westminster was used to transport from one to five million tons of freight and as much as 1 million tons of freight was transported on other major federal and state roads in Oconee County including U.S. Highway 76 and S.C. Highways 107 and 76 during 2011.

3. Ports

The South Carolina Legislature established the *South Carolina Ports Authority (SCPA)* in 1942. SCPA facilities handled 2.3 million containers at its seaport terminals in Charleston and Georgetown and the inland port in Greer in 2018, a 6.4% increase in volume from the previous year (*SCPA, 2019*). The SCPA and the State of South Carolina and other agencies and partners are investing \$2.4 billion in port-related infrastructure in the coming decade.

Port service for Oconee County is available within five hours southeast (255 miles) through the Port of Charleston – one of the busiest container ports along the Southeast and Gulf coasts and the fastest growing major port in the nation. The Port consistently ranks among the top ten container ports nationwide and ranks 8th in dollar value of goods handled in 2017.

The infrastructure plan for Charleston includes construction of the new 286-acre Hugh H. Leatherman, Sr. container terminal, with completion of a significant portion of the anticipated work in 2021. While the Port currently has the deepest channels in the region, dredging is underway by the U.S. Army Corps of Engineers to deepen the Charleston Harbor channel from 45 feet to 52 feet, a move that will make the Port even more attractive to freight carriers as the deepest port on the eastern coast.

South Carolina’s first Inland Port opened in 2013 less than an hour east of Oconee County in Greer. The Inland ports extend the Port of Charleston’s reach by providing an inland area connected by rail from which goods could be distributed to the Southeast. Norfolk Southern serves the inland port through its main rail line and the facility is positioned along the Interstate



85 corridor between Charlotte and Atlanta, where Norfolk Southern operates additional rail yards. Rail service maximizes tonnage moved per gallon of fuel for importers and exporters, helping them save costs and lower their carbon footprint. The Port serviced 13 top shipping container lines and 117,812 containers in FY 2017-2018 – a growth rate of 28.5% over the previous fiscal year (*S.C. Ports Authority, 2019*). The Greer Inland Port adds an additional benefit – access to empty containers – for regional shippers, who can send trucks to Greer for the containers they need to move their goods. The Greer Inland Port recently received a \$25 million grant to expand terminal capacity and allow for additional storage and processing tracks. The SCPA opened a second inland port in Dillon in April 2018. This facility is served by CSX railroad.

L. GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

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

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
Goal 9.1. Plan the location and development of transportation infrastructure to accommodate present and future needs.		
Objective 9.1.1. Develop and implement plans to guide decision-making on transportation issues.		
<p><u>Strategy 9.1.1.1.</u> Continue regional coordination with the Appalachian COG, municipalities and neighboring counties, and other public and private agencies in matters related to transportation, transit planning, and prioritization.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • ACOG • Neighboring Counties • Related Public and Private Organizations 	2025
<p><u>Strategy 9.1.1.2.</u> Assign Oconee County planning staff to attend regional transportation planning meetings coordinated by ACOG to provide input from the County’s future land use perspective into the process.</p>	<ul style="list-style-type: none"> • Oconee County • ACOG 	2027
<p><u>Strategy 9.1.1.3.</u> Commission studies for transportation corridors to examine conditions, seek multi-modal options, increase safety, optimize travel times and access to residential, commercial, recreation, and other essential services.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • ACOG • SCDOT • County Transportation Committee 	2025



<p><u>Strategy 9.1.1.4.</u> Implement commissioned and in-house studies, in-part or completely. (For example: make CATbus stops safer)</p>	<ul style="list-style-type: none"> • Oconee County • Relevant stakeholders 	<p>2025</p>
<p>Goal 9.2. Upgrade and maintain the County road system in a manner that meets the needs of the growing population and provides safe and efficient routes through the County.</p>		
<p>Objective 9.2.1. Meet current and future need for quality transportation facilities throughout the County.</p>		
<p><u>Strategy 9.2.1.1.</u> Acquire and allocate C-funds and leverage in-kind resources to maintain and enhance the County road network and supporting infrastructure.</p>	<ul style="list-style-type: none"> • Oconee County • SCDOT • County Transportation Committee 	<p>2025</p>
<p><u>Strategy 9.2.1.2.</u> Develop an ongoing systematic road maintenance and upgrade program based on steady revenue.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>2021</p>
<p>Goals/Objectives/Strategies</p>	<p>Accountable Agencies</p>	<p>Time Frame for Evaluation</p>
<p><u>Strategy 9.2.1.3.</u> Maintain a priority road upgrade list that addresses existing traffic “bottlenecks” and other traffic issues and reasonably anticipates issues expected to emerge in the coming decade.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities 	<p>2025</p>
<p><u>Strategy 9.2.1.4.</u> Explore and adopt appropriate traffic management tools and techniques available through land use regulation that utilize concepts such as limiting the number of curb cuts in high traffic areas.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities 	<p>2021</p>
<p><u>Strategy 9.2.1.5.</u> Prioritize evaluation of all roads within identified potential development areas.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • County Transportation Committee 	<p>2025</p>
<p><u>Strategy 9.2.1.6.</u> Continue to require developers to provide traffic studies to determine if a road must be upgraded to safely handle increased traffic loads and to cover the cost of such road upgrades.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>2023</p>
<p><u>Strategy 9.2.1.7.</u> Enhance communication with local and State departments of transportation on current and proposed projects.</p>	<ul style="list-style-type: none"> • Oconee County • ACOG 	<p>2021</p>
<p><u>Strategy 9.2.1.8.</u> Upgrade County roads that were built prior to current standards and align roads that pose safety hazards, if feasible.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>Annually</p>
<p>Goal 9.3. Provide a safe, efficient, and accessible multi-modal transportation system.</p>		
<p>Objective 9.3.1. Provide and maintain a safe, efficient, and interconnected roadway network.</p>		
<p><u>Strategy 9.3.1.1.</u> Encourage connected street systems within new developments and between new and existing</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities 	<p>2023</p>



developments.		
<u>Strategy 9.3.1.2.</u> Explore incentives or requirements that increase the connectivity of local, connector, and arterial components of the County’s roadway network.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Developers 	Annually
<u>Strategy 9.3.1.3.</u> Examine the need and feasibility of providing alternative-fuel stations at relevant County-owned properties.	<ul style="list-style-type: none"> • Oconee County • ACOG 	2025
Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
Objective 9.3.2. Provide and maintain adequate, safe, and accessible trails, sidewalks and bicycle lanes in appropriate areas to promote alternative modes of travel by residents and visitors and to promote ecotourism opportunities.		
<u>Strategy 9.3.2.1.</u> Provide and encourage pedestrian and bicycle connectivity between existing and planned residential, park and recreation areas, trails, public facilities, and commercial and industrial uses that will enable alternative transportation opportunities.	<ul style="list-style-type: none"> • Oconee County • Developers • Municipalities • Trail and Park Providers 	2023
<u>Strategy 9.3.2.2.</u> Develop standards that encourage developers to incorporate sidewalks and bicycle trails and lanes into residential developments.	<ul style="list-style-type: none"> • Oconee County 	2021
<u>Strategy 9.3.2.3.</u> Seek funding opportunities to create nature trails, sidewalks, bicycle lanes, and other facilities designed to make communities more walkable, reduce vehicular traffic, and improve safety for pedestrians and cyclists.	<ul style="list-style-type: none"> • Oconee County • Municipalities • SCPRT • Community Partners 	2023
<u>Strategy 9.3.2.4.</u> Find and repair any conflicts that exist within the current code of ordinances to provide and maintain adequate, safe, and accessible trails.	<ul style="list-style-type: none"> • Oconee County 	2021
Objective 9.3.3. Continue to evaluate and fund public transportation in urbanizing areas of Oconee County, expanding as needed to provide for ongoing growth and development.		
<u>Strategy 9.3.3.1.</u> Promote and assist in the establishment of commuter parking lots to encourage ride sharing and decrease traffic congestion.	<ul style="list-style-type: none"> • Oconee County 	2025
<u>Strategy 9.3.3.2.</u> Continue to partner with Clemson Area Transit to provide existing service levels, while exploring opportunities to expand modes of public transportation such as van services and other non-traditional forms of mass transit.	<ul style="list-style-type: none"> • Oconee County • Clemson Area Transit • Community Partners 	2025
<u>Strategy 9.3.3.3.</u> Seek and secure methods of expanding public transportation in remote areas for clients of facilities such as SCDSS, hospitals, medical complexes, government facilities, and parks and recreation facilities.	<ul style="list-style-type: none"> • Oconee County • Clemson Area Transit • Community Partners 	2025
<u>Strategy 9.3.3.4.</u> Evaluate environmental and economic impacts and explore efforts to establish high-speed rail	<ul style="list-style-type: none"> • Oconee County • Neighboring Counties 	2025



through the County, including rail stops in Clemson, SC and Toccoa, Georgia.		
<u>Strategy 9.3.3.5.</u> Seek and establish appropriate methods of mass transit that will promote and enhance tourism such as water taxis, tour boats, and other modes that allow tourists and residents to enjoy natural resources without substantial traffic increases.	<ul style="list-style-type: none"> • Visit Oconee SC • Parks, Recreation and Tourism Commission • Oconee County 	2025
Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
<u>Strategy 9.3.3.6.</u> Support municipalities in their efforts to establish public transportation, while seeking options to expand service into unincorporated areas of the County as appropriate.	<ul style="list-style-type: none"> • Oconee County • Clemson Area Transit • Municipalities • Community Partners 	2025
<u>Strategy 9.3.3.7.</u> Work with public transportation providers to increase their rideshare and coverage to impact as many potential riders as possible.	<ul style="list-style-type: none"> • Oconee County • City of Seneca • Clemson Area Transit 	2023
Goal 9.4. Provide a state-of-the-art regional airport for residents, businesses and industries, and visitors to the County and region.		
Objective 9.4.1. Continue upgrades to the Oconee County Regional Airport in a manner that serves existing clientele and establishes the facility as one of the premier small airports in the nation.		
<u>Strategy 9.4.1.1.</u> Complete planned upgrades, including relocation of roads, strengthening of runway, and other necessary improvements as funding becomes available.	<ul style="list-style-type: none"> • SC Aeronautics Commission • Oconee County • Public/Private Partnerships 	2025
<u>Strategy 9.4.1.2.</u> Develop an on-going capital improvements program aimed at upgrading the Airport facilities to attract use by additional employers and potential occupants of the business parks in the County.	<ul style="list-style-type: none"> • SC Aeronautics Commission • Oconee County 	2025
<u>Strategy 9.4.1.3.</u> Seek and establish ways to utilize the Airport to foster partnerships with Clemson University in areas such as hanger lease agreements and facility use agreements.	<ul style="list-style-type: none"> • SC Aeronautics Commission • Oconee County 	2025
<u>Strategy 9.4.1.4.</u> Identify Federal and State funds for investment in airport enhancements, including additional hangar space.	<ul style="list-style-type: none"> • SC Aeronautics Commission • Oconee County 	2025
<u>Strategy 9.4.1.5.</u> Seek public/private partnerships to fund airport operations and expansions, including additional hangar space.	<ul style="list-style-type: none"> • SC Aeronautics Commission • Oconee County • Public Private Partnerships 	2025



Chapter 10. Priority Investment Element

The *South Carolina Priority Investment Act (PIA)* was signed into law in 2007. The PIA amends *Title 6, Chapter 29 of the South Carolina Code of Laws*, also known as the *South Carolina Local Government Comprehensive Planning Enabling Act of 1994*. The legislation introduced the two new elements of *Transportation* and *Priority Investment* to the comprehensive planning process. The Priority Investment Element is intended to facilitate the coordination of major capital improvements and provide direction for implementing recommended strategies of other Plan elements that call for capital improvements. The Priority Investment Element encourages local governments to examine future capital improvement needs, as well as identify planned funding sources for these improvements in the coming decade.

In addition to encouraging local governments to plan for long-term capital improvement needs and financing, the Priority Investment Element encourages stronger intergovernmental planning and coordination. Specifically, the legislation calls for comprehensive plans to include: *“a priority investment element that analyzes the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years, and recommends the projects for expenditure of those funds during the next ten years for needed public infrastructure and facilities such as water, sewer, roads, and schools. The recommendation of those projects for public expenditure must be done through coordination with adjacent and relevant jurisdictions and agencies.”*

A. INTERGOVERNMENTAL COORDINATION

While many of the public facilities such as governmental buildings and parks in Oconee County are owned and maintained by the County, many others are owned and maintained by entities such as the State of South Carolina, the School District of Oconee County, Tri-County Technical College, private utility providers, and the municipalities of Seneca, Walhalla, Westminster, Salem, and West Union. Many improvements to facilities throughout the County have been and will continue to be accomplished through coordination and cooperation with multiple public and private entities. Regional solutions to needs shared by more than one jurisdiction or organization can result in greater efficiency and less cost to taxpayers. Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to the success of an initiative, such as the development of a safe and efficient transportation network.

The *South Carolina Priority Investment Act* requires that the recommendation of capital improvement projects requiring public expenditure be done through *“coordination with adjacent and relevant jurisdictions and agencies.”* The Act defines adjacent and relevant jurisdictions and agencies as *“those counties, municipalities, public service districts, school districts, public and private utilities, transportation agencies, and other public entities that are affected by or have planning authority over the public project.”* Adjacent and relevant jurisdictions and agencies identified as providing public facilities or related services within Oconee County are listed in Table 10-1.



Table 10-1. Adjacent and Relevant Jurisdictions and Agencies in Oconee County

Jurisdiction/Agency	Capital Improvement/Public Facilities/Services
Municipalities and Adjacent Jurisdictions	
Town of Salem	<ul style="list-style-type: none"> ▪ County municipality ▪ Provider of water service, law enforcement, fire service
City of Seneca	<ul style="list-style-type: none"> ▪ County municipality ▪ Water Treatment Plant ▪ Provider of water and electric service; law enforcement; fire service; garbage and recycling pick up ▪ Provider/manager of City parks and recreation facilities
City of Walhalla	<ul style="list-style-type: none"> ▪ County municipality ▪ Water Treatment Plant ▪ Provider of water service, law enforcement, fire service; garbage and recycling pick up ▪ Provider/manager of City parks and recreation facilities
City of Westminster	<ul style="list-style-type: none"> ▪ County municipality ▪ Provider of water, and electric service; law enforcement; fire service; garbage and recycling pick up ▪ Provider/manager of City parks and recreation facilities
Town of West Union	<ul style="list-style-type: none"> ▪ County municipality ▪ Provider law enforcement ▪ Provider/manager of City parks and recreation facilities
Neighboring Municipalities	<ul style="list-style-type: none"> ▪ City of Clemson (provider of water in small area of County) ▪ City of Anderson
Neighboring Counties (SC)	<ul style="list-style-type: none"> ▪ Anderson County, SC ▪ Pickens County, SC
Neighboring Counties (NC)	<ul style="list-style-type: none"> ▪ Macon County, NC ▪ Jackson County, NC ▪ Transylvania County, NC
Neighboring Counties (GA)	<ul style="list-style-type: none"> ▪ Franklin County, GA ▪ Habersham County, GA ▪ Hart County, GA ▪ Rabun County, GA ▪ Stephens County, GA
Relevant Government and Public Agencies	
State of South Carolina	<ul style="list-style-type: none"> ▪ S.C. Department of Natural Resources (SCDNR) - owns and manages much of the Jocassee Gorges, manages Heritage Trust Program, assists U.S. Forest Service in management of Sumter National Forest ▪ S.C. Department of Transportation (SCDOT) - statewide transportation planning; road maintenance and improvements for state roads and U.S. highways; distributes C funds ▪ S.C. Department of Parks, Recreation and Tourism (SCPRT) – manages state parks in County ▪ S.C. Department of Health and Environmental Control (SCDHEC) - public health, septic tank permitting, water/air quality permitting and management



Table 10-1. Adjacent and Relevant Jurisdictions and Agencies, *Continued*

Jurisdiction/Agency	Capital Improvement/Public Facilities/Services
Relevant Government and Public Agencies	
Appalachian Council of Governments	<ul style="list-style-type: none"> ▪ Transportation planning ▪ Environmental planning, including Water Quality Management Plan ▪ Economic development and workforce planning ▪ Hazard mitigation planning ▪ Aging support programs ▪ Other Local government assistance
Keowee Fire Special Tax District	<ul style="list-style-type: none"> ▪ Special tax district for the provision of fire service for 30-square mile area on/near Lake Keowee, including the Oconee Nuclear Station
Oconee County Public Library	<ul style="list-style-type: none"> ▪ Library system for the County with branches in Walhalla, Westminster, Salem, and Seneca
Oconee Economic Alliance	<ul style="list-style-type: none"> ▪ Recruitment of capital investment and job creation in Oconee County ▪ Development and marketing of industrial parks ▪ Industrial retention program
Tri-County Technical College	<ul style="list-style-type: none"> ▪ Oconee County higher education campus of the S.C. Technical College System
School District of Oconee County	<ul style="list-style-type: none"> ▪ PreK-12 Public Schools ▪ Adult Education ▪ Career and vocational education
U.S. Army Corps of Engineers	<ul style="list-style-type: none"> ▪ Management of Lake Hartwell and associated facilities, including shoreline management and four lakeside parks in Oconee County
USDA Forest Service	<ul style="list-style-type: none"> ▪ Management of the Sumter National Forest and associated facilities and much of the area surrounding the Chattooga River
Other Relevant Organizations and Agencies	
Blue Ridge Electric Cooperative	<ul style="list-style-type: none"> ▪ Provider of electric service
Clemson Area Transit	<ul style="list-style-type: none"> ▪ Public transit provider
Duke Energy	<ul style="list-style-type: none"> ▪ Provider of electric service - Oconee Nuclear Station, Keowee Hydro Station, Jocassee and Bad Creek Generating Stations ▪ Management of Lake Keowee and Lake Jocassee and associated facilities, including shoreline management
Foothills YMCA	<ul style="list-style-type: none"> ▪ Nonprofit provider of recreation facilities and programs
Oconee Joint Regional Sewer Authority	<ul style="list-style-type: none"> ▪ Wastewater treatment plant, provider of sewer service ▪ Municipalities are members of this authority
Oconee Memorial Hospital (Prisma Health Upstate)	<ul style="list-style-type: none"> ▪ Hospital, provides EMS services
Pioneer Rural Water	<ul style="list-style-type: none"> ▪ Non-profit provider of water service
Rosa Clark Free Medical Clinic	<ul style="list-style-type: none"> ▪ Provider of affordable healthcare services for those in need of assistance
Senior Solutions	<ul style="list-style-type: none"> ▪ Provider of senior services in Oconee County, including transportation



B. FUTURE CAPITAL IMPROVEMENT NEEDS AND FUNDING SOURCES

A number of public infrastructure and facilities needs have been identified for Oconee County for the coming decade through the development of the required elements of the Comprehensive Plan, as well as previously developed plans and studies. These capital improvements include those that will be funded and accomplished by the County or its municipalities, as well as projects that will be funded and accomplished by other entities such as the Appalachian Regional Council of Governments, the School District of Oconee County, and local utility providers. Oconee County must continue to explore new partnerships and funding sources to meet capital needs, while ensuring that the most critical needs are met.

The top public infrastructure and capital investment priorities in the coming decade will require that Oconee County:

1. Provide quality public services, facilities, and infrastructure to accommodate the current and future needs of current and future residents, businesses, and visitors, to ensure health and safety and meet applicable local, federal, and state requirements.
2. Provide a modern, functional, and multi-modal transportation system to reduce traffic congestion and provide affordable transport for all citizens, particularly the work force.
3. Preserve, protect, and enhance the County's natural, cultural, recreational, agricultural, and historic resources.
4. Study and address the land use, transportation, and development issues related to fast growing and changing areas of the County.
5. Provide, maintain, and improve public recreation facilities to accommodate the current and future needs of County residents and visitors of all ages.
6. Provide the facilities, infrastructure, workforce, and support needed to attract and retain quality industrial and commercial development and diversify the County's employment and tax base.
7. Provide, maintain, and improve public education facilities to accommodate the current and future lifelong learning needs of County residents of all ages.

Anticipated funding from federal, state, and local sources for public infrastructure and facilities during the next ten years is outlined in Table 10-2 and is based on recent funding levels.



Table 10-2. Anticipated Annual Funding Sources

Funding Source	Description	Priorities Addressed	Anticipated Annual Funding*
Oconee County General Fund	Annually appropriated operating fund used to account for all financial sources and uses except those required to be accounted for in another fund. Funded activities constitute the core and administrative tasks of the County.	1, 3, 4, 5	\$29,306,258 ¹
Oconee County Economic Alliance Development Capital Projects Fund	Supports the future economic vision of the county, utilizing millage and amplifying private, federal, local, and nonprofit resources.	6	\$1,096,728 ¹
Oconee County Special Revenue Funds	Proceeds of specific revenue sources that are legally restricted for specified purposes; Includes special revenue funding for Tri-County Technical College (\$1,670,000) and Road Maintenance (\$1,171,920). State and local accommodations tax revenue is restricted to expenditures that attract tourism.	1, 2, 6, 7	\$6,161,587 ¹
Oconee County Capital Projects Funds	Financial resources to be used for the acquisition or construction of major capital facilities. Includes Economic Development Capital Projects Fund (\$769,000) and the Bridge and Culvert Fund (\$530,000) for replacement and repair of bridges and large culverts on County-owned roads.	1, 2, 6	\$1,299,000 ¹
C- Funds	Funds derived from a State user tax on gasoline sales and allocated to each county; Local funds allocated by County Transportation Committee for improvements to state and local roads and bridges, resurfacing, and other eligible transportation projects. Oconee County and its five municipalities request funding as needed based on the annual allocation amount. Requested funds are placed in the County's Special Revenue Fund.	2	\$1,951,600 ² (State allocation, available on an as needed basis)
U.S Forest Service, National Forestry Title I	Grant funding provided by the USFS to counties with National Forest lands for transportation improvements.	2	\$220,000 ¹
ACOG Rural Transportation Improvement Program	Transportation improvement program that includes capital transportation projects for federally funded transportation facilities and transit projects.	1, 2	\$7.579 million in annual <i>Guideshare</i> funding for FY 2017-2022 for the Appalachian COG region ³
SCDOT Transportation Alternatives Program	State funds allocated for non-traditional transportation related activities such as bicycle and pedestrian facilities and pedestrian streetscaping.	1, 2	FY 2018-2019: \$1.83 million for areas with population > 5,000 and < 200,000; \$2.6 million for areas with population < 5,000 ⁴



Table 10-2. Anticipated Annual Funding Sources

Funding Source	Description	Priorities Addressed	Anticipated Annual Funding*
Grants	Grants are available from a number of public and private sources for a wide range of capital projects. Projects must meet eligibility requirements and are typically competitive.	All	Vary depending on the grant source, type of project, and requirements; most require matching local funds

* Anticipated funding based on recent funding levels

Sources: ¹Oconee County, SC 2018-2019 Budget Document; ²SCDOT, S.C. Secondary “C” Program Apportionment of Funds for FY 2018-19; ³ACOG, 2017-2022 Rural Transportation Improvement Plan, June 2016; ⁴SCDOT, SC Transportation Alternatives Program, June 2019

C. OCONEE COUNTY FACILITIES

Capital improvements are defined as major expenditures for construction of facilities, highways, parks, land acquisition, and related needs. For the purposes of the Comprehensive Plan, capital improvements focus on areas that apply more directly to land use, including paving, building, and land expenditures. The *2018-2019 Five Year Capital Plan for Oconee County* provides short and long-term capital expenditure goals (Table 10-4). Updated annually and included in the annual budget presented to County Council, the Plan provides a blueprint for future economic, land use, and infrastructure development and redevelopment. It is intended to assist in “implementing policies and programs that accomplish the ideals set out in the County’s mission and vision statements in a manner that ensures financial sustainability over the long term.”

Table 10-4. 2018-2019 Oconee County Five Year Capital Plan Projects

Project Name	Department/Description	Funding Source/Year/Priority #
Facilities		\$1,345,000
<u>Restroom Renovation</u> Chau Ram High Falls	<i>PRT</i> – Renovate restrooms for ADA compliance	<i>Dept. Budget</i> FY 2019 - \$285,000 FY 2019 - \$275,000
Airport – FAA Guidance	<i>Airport</i> – purchase property to reduce hazard, comply with FAA guidelines, use for additional hangars	<i>Other Funding Source</i> FY 2021 - \$285,000
Westminster Magistrate	<i>Magistrate</i> – rebuild or renovate magistrate building	<i>Bond</i> FY 2020 - \$750,000
Transportation Improvements		\$8,575,000
<u>Culverts</u> Jess Crenshaw Road Avondale Drive Stribling Shoals Road Amanda Way	<i>Roads and Bridges</i> – replacement with larger culvert	<i>See Table 10-5 for funding sources</i> FY 2019 - \$ 75,000 <i>priority #1</i> FY 2020 - \$350,000 <i>priority #2</i> FY 2021 - \$450,000 <i>priority #4</i> FY 2022 - \$250,000 <i>priority #5</i>



Table 10-4. 2018-2019 Oconee County Five Year Capital Plan Projects

Project Name	Department/Description	Funding Source/Year/Priority #
<u>Bridges</u> Cherokee Lake Road Bridge Alberts Road Bridge	<i>Roads and Bridges –</i> Replace 45' span bridge Replace 33' span bridge	<i>See Table 10-5 for funding sources</i> FY 2020 - \$450,000 <i>priority #3</i> FY 2023 - \$250,000 <i>priority #6</i>
Yearly Road Construction	<i>Roads and Bridges –</i> annual contract to pave 3 to 5 miles of road, including crack sealing and striping	<i>See Table 10-5 for funding sources</i> FY 2019 - \$1,250,000 <i>priority #1</i> FY 2020 - \$1,100,000 <i>priority #1</i> FY 2021 - \$1,100,000 <i>priority #1</i> FY 2022 - \$1,100,000 <i>priority #1</i> FY 2023 - \$1,100,000 <i>priority #1</i>
Various Road Construction	<i>Roads and Bridges –</i> annual construction of one gravel road constructed to pave	<i>Federal Funds</i> FY 2019 - \$220,000 <i>priority #1</i> FY 2020 - \$220,000 <i>priority #1</i> FY 2021 - \$220,000 <i>priority #1</i> FY 2022 - \$220,000 <i>priority #1</i> FY 2023 - \$220,000 <i>priority #1</i>

Source: 2018-2019 Oconee County Five Year Capital Plan

Oconee County owns and maintains a number of public properties. The locations of major facilities owned by Oconee County are listed in Table 7-1. Recreation facilities are detailed in Table 7-12 of the *Community Facilities Element*. Additional County facility improvement priorities are provided in the *Oconee County 2019 Strategic Planning Report*. The report is the result of the annual planning session attended by County Council, staff, and interested citizens to review the previous year's accomplishment and discuss priorities. Capital improvements identified in the Report are provided in Table 10-5.

Table 10-5. Oconee County 2019 Strategic Plan Report Capital Improvements Priorities

Priorities	Estimated Cost	Council Funding Recommendations
Construct Oakway School walking path	\$20,000	*
Greenway connection from Palmetto Trail to Green Crescent Trail	Not available	Grants, ATAX
Expand Oconee County Regional Airport runway and construct hangers	\$1,000,000	Bonds, property taxes on planes, hanger leases
Oconee County Park Upgrades	\$300,000 annually	Grants, ATAX
Utica Revitalization	\$250,000 annually	Grants,
Economic Opportunity Zones	\$250,000 annually	Grants
Identify possible location and conduct feasibility study for technology incubator/relocation of Oconee Economic Alliance office	\$1,500,000	Grants
Continue Development of Industrial Parks	Ongoing	Economic Development Millage/Fees in Lieu of Taxes



Table 10-5. Oconee County 2019 Strategic Plan Report Capital Improvements Priorities

Priorities	Estimated Cost	Council Funding Recommendations
Establish Bountyland Fire Substation	\$500,000	Fund approved FY 2016
Review Brown Building current and future use	\$30,000	Operational General fund
Plan Bountyland S.C. Hwy. 188/28 corridor	\$50,000	FY 2020 budget
U.S. Hwy. 123 Corridor Plan implementation	\$39,000	FY 2020 budget

* Funding recommendation not provided

Source: Oconee County 2019 Strategic Plan Report

D. TRANSPORTATION AND ROADS

Planning to meet current and future transportation needs is accomplished through programs at the state, regional and local levels. For Oconee County, transportation planning and funding allocations are provided by the South Carolina Department of Transportation (SCDOT), the Appalachian Council of Governments (CMCOG), and the Oconee County Transportation Committee.

1. Regional Rural Transportation Program

As the designated transportation agency for the non-urbanized areas of the Appalachian Council of Governments Region, the ACOG is responsible for carrying out the rural transportation planning process for the six-county region that includes Oconee County. The primary responsibilities of the ACOG are to:

- Develop a *Rural Long Range Transportation Plan (LRTP)* to provide the 25-year rural transportation vision; and
- Develop a Transportation Improvement Program (TIP) with a list of specific projects for which federal funds are anticipated.

The primary transportation needs in Oconee County are detailed in the *Rural Long Range Transportation Plan 2040* that was adopted in 2016 and in the *Oconee County Transportation Element*. These needs include five intersection improvement projects with funding dependent on Guideshare program allocations. Potential projects for which funding has not been identified to date include six intersection improvement projects, three access management projects, four bridge improvement projects, eight road segments where the condition of the pavement is in need of repair, and two priority traffic signalization projects.

The *ACOG Rural Transportation Improvement Program (RTIP)* is the region's six-year transportation improvement program for all capital projects or program areas receiving federal funding. The *2017-2022 RTIP* for the Appalachian COG region was most recently amended in 2019. As detailed in Table 8-6 of the Transportation Element, there are four RTIP projects in Oconee County, totaling \$300,000 for FY 2017, \$750,000 for FY 2018, \$2 million for FY 2019, \$850,000 for FY 2020, \$1.8 million for FY 2021, and \$2.75 million in FY 2022. These projects



include planning, right-of-way acquisition, and construction for intersection improvements on U.S. Highway 123 at Davis Creek Road, S.C. Highway 24 at Oakway Road, S.C. Highway 59 at S.C. Highway 182/243, and J.P. Stevens Road at West Cherry Road and at Martin Creek Road. The U.S. Highway 123 intersection project is ranked first in priority among all intersection improvement projects in the ACOG region.

2. SCDOT Transportation Alternatives Program

Oconee County is eligible for transportation enhancement funding under the *Transportation Alternatives Program (TAP)* administered by SCDOT. TAP projects are federally-funded, community-based projects that provide opportunities for local governments to pursue non-traditional transportation related activities such as pedestrian and bicycle facilities and pedestrian streetscaping projects that might not otherwise be possible. Transportation Alternatives funds generally comprise 80% of the total project cost, with a 20% match from local governments.

SCDOT funding is provided through three population-based programs. Jurisdictions with populations of less than 200,000 and greater than 5,000, including Oconee County and the City of Seneca, have a designated funding pool of more than \$1.8 million. SCDOT has designated \$2.6 million for areas with a population of less than 5,000, which includes the other municipalities in Oconee County. Projects proposed by governmental bodies located in areas outside of Transportation Management Areas, such as Oconee County and its municipalities, are considered under the statewide program, with distribution of funds determined by the SCDOT Commission. These projects are limited to a maximum of \$400,000.

3. C-Fund Allocation

At the local level, C-Funds are available for construction, improvements, or maintenance on the State highway system; local paving or improvements to county or city roads; street and traffic signs; and other road and bridge projects. Resurfacing, drainage improvements, and sidewalk construction may also be accomplished with C-Funds. C-Funds are derived from a statewide 2.9925 cent per gallon user tax on gasoline sales that are deposited in the County Transportation Fund and allocated to the counties through a formula based on total number of vehicles registered and miles of road within each county. The allocation per gallon will increase by 0.3325 cent per gallon each fiscal year through 2021, when it will reach a total of 3.99 cents per gallon. At least 25% of the allocated C-Funds must be spent on state roads. Each county has a *County Transportation Committee* with members appointed by the county legislative delegation. The Oconee County C-Fund Committee has the authority to select and approve projects to be funded utilizing C-Funds. The C-Fund apportionment for Oconee County was \$1,951,600 in FY 2018-2019.



4. Other Road Improvement Funds

Oconee County assesses an annual millage of 2.1 for *road maintenance*. Road maintenance funding is used to maintain roadways including repair of pot holes and road shoulders and road resurfacing within the County. Revenue from the road maintenance millage was \$1,171,920 in FY 2019. An additional 1.0 mill is also assessed for the replacement and repair of bridges and large culverts on County-owned roads. Revenue from the *Bridges and Culverts* millage was \$530,000 in FY 2019.

Oconee County also receives grant funding from the U.S. Forest Service (USFS) for transportation improvements. *National Forestry Title I* funding is provided to counties with National Forest lands, with allocation based on gross receipts from all sources such as timber and special permits. The County received \$220,000 in FY 2019 from the National Forestry Title I grant.

E. PUBLIC K-12 SCHOOLS AND HIGHER EDUCATION INSTITUTIONS

1. School District of Oconee County

The School District of Oconee County (SDOC) operates ten elementary schools, three middle schools, and three high schools, providing educational services for nearly 10,500 students in grades pre-K through 12. The District's Hamilton Career Center offers more than 20 career and technology education programs that support over 1,000 students from the District's three high schools as they prepare for transition to career and college. The District also offers adult education in the form of a diploma program, High School Equivalency classes, and career readiness instruction and testing.

Construction began in April 2019 on the School District's new Hamilton Career and Technology Center. The \$35 million, 140,000 ft² Center will be co-located in the Oconee County Industry and Technology Park with the new Oconee Campus of Tri-County Technical College. Completion of the Center is anticipated in August 2020. Once the new facility is completed, the current Hamilton Career Center building will be repurposed as the home of the Oconee Academy alternative school and Adult Education. The \$400,000 renovation will also accommodate the District's maintenance and food services departments, as well as the early learning program. The remodeled building is expected to be ready for occupation in August 2020.

SDOC has two additional projects slated for the coming decade. Construction of a new Seneca Middle school is planned at an estimated cost of \$40 to \$45 million, with completion anticipated in August 2023. An addition is planned for the James M. Brown Elementary School that will add six to eight classrooms and a gymnasium at an estimated cost of \$8 to \$10 million, with projected occupancy in August 2025.



2. Tri-County Technical College

Tri-County Technical College (TCTC) is the fifth largest of the 16 public, two-year colleges that comprise the South Carolina Technical Education System. The Oconee County campus in the Oconee County Industry and Technology Park opened in 2018. The campus will house the School District's new Career Center. The campus includes a new \$5.5 million, 37,000 ft² instructional and administrative building. Although the College will monitor usage and space needs on the Oconee County campus, there are currently no plans for new construction in the next decade.

F. WATER FACILITIES

Access to water services is available in many areas of the County through seven primary public providers: the cities of Clemson, Seneca, Westminster, and Walhalla; the towns of Salem and West Union; and Pioneer Rural Water District. Water is also provided by several individual systems. Seneca Light and Water draws surface water from Lake Keowee, the City of Walhalla from Coneross Creek, and the City of Westminster from the Chauga River. Water for the City of Clemson, the towns of Salem and West Union, and the Pioneer Rural Water District is purchased.

The City of Walhalla began construction on a new water treatment facility in January 2019 that will draw water from the Cane Creek Branch of Lake Keowee, with a capacity of 4 MGD. The cost of the new facility is \$20.8 million, with completion expected in the fall of 2020.

The City of Westminster has applied for a ConserFund loan from the S.C. Office of Regulatory Staff to upgrade its pumps to five variable frequency drive pumps that will be more energy efficient. Completion of the project is anticipated in 2020 at a projected cost of \$414,556.

G. WASTEWATER FACILITIES

The availability of sewer service is limited in Oconee County, with access concentrated in the developed areas in and near the cities of Seneca, Westminster and Walhalla, along the U.S. Highway 123 corridor between Seneca and Westminster, the S.C. Highway 11 corridor that connects Walhalla to U.S. Highway 123, and along the S.C. Highway 59 corridor extending south from Seneca. Access to wastewater treatment is provided by five primary providers, the Oconee Joint Regional Sewer Authority (OJRSA), the Town of West Union, and the cities of Seneca, Walhalla, and Westminster. Public wastewater treatment is provided at OJRSA's Coneross Creek Wastewater Treatment Plant, with a capacity of 7.8 MGD.

The OJRSA is working with Oconee County on an expansion of the wastewater conveyance system to the Fair Play community in the southern area of the County. The purpose of the project is to provide reliable sewer service and enable economic development opportunities along the I-85 corridor. The S.C. Rural Infrastructure Authority has approved \$935,566 and the



Economic Development Administration of the U.S. Department of Commerce has approved \$3.7 million in funding for the estimated \$5.29 million project. Oconee County will also be contributing \$655,570, including engineering and permitting, for the project. Construction is expected to take approximately two years, with completion anticipated in 2021. This project is included in the *Oconee County 2019 Strategic Planning Report* (Table 10-5).

H. RECREATION FACILITIES

Oconee County owns, operates and maintains three public parks and leases eight public boat ramps. The parks all include campsites with water and electricity, picnic shelters, playgrounds, and other recreation opportunities. While Chau Ram County Park includes a 40-foot waterfall, suspension bridge, and miles of hiking trails, High Falls and South Cove County Parks offer waterfront access to Lake Keowee, including boat ramps, fishing piers, and swimming areas.

Oconee County purchased a 218-acre parcel of land adjacent to Chau Ram County Park in the summer of 2019, at a cost of \$765,000, including \$500,000 in grant funding. The purchase will enable the County to plan for expansion of camping and hiking opportunities, as well as mountain biking. Master planning for the site is expected at a later date.

Oconee County is working with Duke Energy on the possibility of an expansion to the High Falls County Park. The potential expansion would add 36 acres of land in a lease agreement with Duke Energy. A master plan for High Falls II has been completed in partnership with Duke Energy and is awaiting funding availability. The expansion will include a new campground, boat ramp, rental cabins, and associated infrastructure at an estimated cost of \$5 to \$7 million.

I. AIRPORT

Aviation services for Oconee County and the surrounding area are available at the Oconee County Regional Airport (CEU) on Airport Road in Seneca. The Airport is owned and operated by Oconee County and includes a 5,000 feet by 100 feet paved runway with a precision GPS instrument approach and a non-precision GPS instrument approach. Airport staff report a dramatic increase in airport use in recent years spurred by local manufacturing companies, new home owners, vacationers, construction crews, military traffic, and visitors to Clemson University events. Air traffic related to Clemson games requires that CEU utilizes a temporary control tower on game day weekends and for the Greer approach as needed.

Plans for the Oconee Regional Airport include relocation of Mt. Nebo Road out of the Runway Protection Zone to the Airport. The Road will be re-routed around the Mt. Nebo Church parking lot to connect with Harbin Acres Road. The project serves two purposes – to improve safety in CEU’s airspace safety buffer and to provide additional aircraft parking on an adjacent area for peak air traffic times such as Clemson home football games. The project will be funded primarily by the Federal Aviation Administration (FAA) Airport Improvement Program, with



additional funding provided by the S.C. Aeronautics Commission and Oconee County. This project is included in the *Oconee County 2019 Strategic Planning Report* (Table 10-5).

J. LIBRARY

The Oconee County Public Library system includes four facilities: the main branch in Walhalla constructed in 1979, the Seneca branch that was built in 1953 and expanded in 1983, the Westminster branch constructed in 1979, and the Salem branch that shares space with the Salem Town Hall.

In 2014, the Library developed a facility plan to build, replace, or upgrade aging facilities to serve the current and future needs of the community. The following projects are listed in the order of priority, with funding sources yet to be identified. Estimated project costs were provided in 2014 and are subject to increases. However, though the Library Board approved this plan, the Oconee County Council has not voted on the plan.

- Replace the aging Seneca Library with a new 32,000 square foot facility at an estimated cost of \$9 million.
- Renovate and expand the aging Westminster Library by 3,250 square feet for a total building size of 8,300 square feet at an estimated cost of \$1.3 million.
- Select and purchase sites for new Salem and Fair Play library locations, with estimated costs of \$110,000 and \$150,000, respectively.
- Renovate and reconfigure the aging Walhalla main library at an estimated cost of \$1 million.
- Construct new 7,000 square foot facilities for the Salem Library and the Fair Play/South County Library at an estimated cost of \$1.9 million for each building.

K. COORDINATION AND NOTIFICATION

As required by the provisions of the *South Carolina Priority Investment Act*, Oconee County notifies and coordinates with adjacent jurisdictions and relevant agencies when recommending expenditures on public infrastructure and facilities projects. Throughout the development of the *Priority Investment Element*, Oconee County consulted the numerous municipalities, adjacent jurisdictions, and relevant agencies listed in Table 10-1. These consultations addressed current public capital facilities needs and the past, on-going, and future capital facilities projects that currently serve or are planned to serve the residents and employers of Oconee County. A draft of the *Priority Investment Element* was also sent to each identified jurisdiction and agency for review and comment prior to adoption. Existing plans from other jurisdictions or agencies that impact the provision of capital facilities and related services for County residents were also consulted and incorporated by reference in the appropriate Comprehensive Plan elements.

L. GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

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

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
Goal 10.1. Identify and prioritize long range public infrastructure and facilities needs.		
Objective 10.1.1. Continue to plan for and prioritize public infrastructure and facilities needs.		
<u>Strategy 10.1.1.1.</u> Continue to update the County’s Five-Year Capital Plan as part of the annual budget process to provide the highest level of service and facilities for Oconee County citizens.	• Oconee County	2025
<u>Strategy 10.1.1.2.</u> Review, update, and adopt the Infrastructure Master Plan.	• Oconee County	Annually
<u>Strategy 10.1.1.3.</u> Utilize the County’s Five-Year Capital Plan to systematically construct and upgrade facilities identified in the Infrastructure Master Plan	• Oconee County	2030
<u>Strategy 10.1.1.4.</u> Create and update plans and cost estimates that address specific infrastructure priorities with accurate inventories and analyses of existing county conditions.	• Oconee County	Annually
<u>Strategy 10.1.1.5.</u> Establish programs to review all existing community facilities to determine needed upgrades resulting from both the aging of the facilities and the population growth of Oconee County.	• Oconee County	2030
<u>Strategy 10.1.1.6.</u> Prioritize infrastructure and facilities needs and capital investment.	• Oconee County	Annually
Objective 10.1.2. Continue a comprehensive capital projects planning and implementation process to address future conditions and needs.		
<u>Strategy 10.1.2.1.</u> Encourage development in a way that protects and preserves our natural resources.	• Oconee County	On-Going
<u>Strategy 10.1.2.2.</u> Manage development in a manner that ensures our natural resources and lifestyle enhance sustainable economic growth and job opportunities.	• Oconee County	On-Going
<u>Strategy 10.1.2.3.</u> Promote and enhance access to affordable housing through both public and private cooperation.	• Oconee County • Housing Developers	On-Going
<u>Strategy 10.1.2.4.</u> Upgrade solid waste and recycling facilities to improve services and allow for needed upgrades and expansion to provide for anticipated growth.	• Oconee County	2030
<u>Strategy 10.1.2.5.</u> Regularly review public safety needs and enhance facilities as required and needed.	• Oconee County	Annually



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
<p><u>Strategy 10.1.2.6.</u> Work to address the age-related challenges and needs that may arise among Oconee County’s aging population, particularly focusing on issues not adequately dealt with by state and federal programs.</p>	<ul style="list-style-type: none"> • Oconee County • Aging Services • Faith-based Communities • Healthcare Providers • Oconee County 	<p>2025</p>
<p><u>Strategy 10.1.2.7.</u> Upgrade and maintain the County road system in a manner that meets the needs of Oconee County’s growing population and provides safe and efficient routes through the County.</p>	<ul style="list-style-type: none"> • Oconee County • SCDOT • ACOG 	<p>Annually</p>
<p><u>Strategy 10.1.2.8.</u> Continue to evaluate and fund public transportation in urbanizing areas of Oconee County, expanding as needed to provide for ongoing growth and development.</p>	<ul style="list-style-type: none"> • Oconee County • CatBus • SCDOT • ACOG 	<p>Annually</p>
<p><u>Strategy 10.1.2.9.</u> Expand bicycle and pedestrian routes to allow for greater use of alternative forms of transportation and to promote ecotourism opportunities.</p>	<ul style="list-style-type: none"> • Oconee County • SCDOT • ACOG • Municipalities 	<p>2030</p>
<p><u>Strategy 10.1.2.10.</u> Continue upgrades to the Oconee County Airport in a manner that not only serves existing clientele, but establishes the facility as a premier small airport.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>2030</p>
<p><u>Strategy 10.1.2.11.</u> Promote a countywide arts program to facilitate an appreciation for the arts and other cultural facilities in Oconee County</p>	<ul style="list-style-type: none"> • Oconee County • Arts Organizations • School District of Oconee County (SDOC) 	<p>2030</p>
<p><u>Strategy 10.1.2.12.</u> Conserve and protect features of significant local, regional, and national interest, such as scenic highways, state parks, historic sites, and expand efforts to promote these features for tourism.</p>	<ul style="list-style-type: none"> • Oconee County • SCPRT • SCDOT • Historic Preservation Organizations 	<p>2025</p>
<p><u>Strategy 10.1.2.13.</u> Maintain and update the County’s geographic information system (GIS) and related data.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>On-Going</p>
<p>Objective 10.1.3. Support adjacent jurisdictions and relevant agencies in planning for future public infrastructure and facilities needs.</p>		
<p><u>Strategy 10.1.3.1.</u> Support and participate in the efforts of Oconee County municipalities in planning for future public infrastructure and facilities needs.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities 	<p>Annually</p>



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
<p><u>Strategy 10.1.3.2.</u> Support and participate in the efforts of adjacent and relevant jurisdictions in planning for future public infrastructure and facilities needs.</p>	<ul style="list-style-type: none"> • Oconee County • Neighboring Counties and Municipalities • State and Federal Agencies • ACOG 	<p>2025</p>
<p><u>Strategy 10.1.3.3.</u> Support and participate in the efforts of relevant agencies in planning for future public infrastructure and facilities needs.</p>	<ul style="list-style-type: none"> • Oconee County • SDOC • Tri-County Technical College (TCTC) • Cultural Organizations • Utilities • Aging and Social Services providers • Healthcare providers 	<p>2030</p>
<p>Goal 10.2. Pursue funding and partnerships to support identified public infrastructure needs.</p>		
<p>Objective 10.2.1. Explore and evaluate alternative methods of obtaining revenue and grant monies to fund capital improvement and new infrastructure.</p>		
<p><u>Strategy 10.2.1.1.</u> Identify and work to establish alternative revenue sources such as special tax districts and the local option sales tax.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>2025</p>
<p><u>Strategy 10.2.1.2.</u> Broaden utilization of grants to assist with capital projects and leverage existing resources to provide matching funds for grant opportunities.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>2030</p>
<p><u>Strategy 10.2.1.3.</u> Explore and pursue other revenue sources such as user-based fees, special assessments, impact fees and other sources to help fund infrastructure.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>Annually</p>
<p><u>Strategy 10.2.1.4.</u> Work with state and federal leaders to change formulas for state and federal funding that rely on Census figures that fail to account for the large percentage of non-resident property owners.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>2025</p>
<p><u>Strategy 10.2.1.5.</u> Encourage and seek partnership opportunities to eliminate unnecessary redundancies, strengthen funding proposals, and establish public/private partnerships to meet public infrastructure and facilities needs.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • Adjacent/Relevant Jurisdictions and Agencies • Private Industries 	<p>On-Going</p>



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
Goal 10.3. Coordinate with adjacent jurisdictions and relevant agencies in planning for capital improvements.		
Objective 10.3.1. Notify and coordinate with adjacent and relevant jurisdictions and agencies when recommending projects for the expenditure of funds for public infrastructure and facilities.		
<u>Strategy 10.3.1.1.</u> Improve communication and cooperation between the County and municipalities, state and federal agencies, and other public and private entities.	<ul style="list-style-type: none"> • Oconee County 	On-Going
<u>Strategy 10.3.1.2.</u> Coordinate with adjacent and relevant jurisdictions and agencies on updates to the Oconee County <i>Priority Investment Element</i> .	<ul style="list-style-type: none"> • Oconee County • Municipalities • Adjacent/Relevant Jurisdictions and Agencies 	Annually
<u>Strategy 10.3.1.3.</u> Notify and coordinate with appropriate adjacent and relevant jurisdictions and agencies when recommending public infrastructure and facilities projects that require the expenditure of public funds.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Adjacent/Relevant Jurisdictions and Agencies 	2030
<u>Strategy 10.3.1.4.</u> Consider relevant existing plans from adjacent jurisdictions and relevant agencies when recommending public infrastructure and facilities projects that require the expenditure of public funds.	<ul style="list-style-type: none"> • Oconee County 	2030



Chapter 11. Land Use Element

Land is a finite resource. Planning for land use plays an essential role in balancing the demand for specific types of uses with the need to protect the community's amenities, character, and resource base. The goal of land use planning is to guide a more efficient land development pattern that maximizes community resources and enhances the overall quality of life for Oconee County residents.

The Land Use Element is the centerpiece of the Comprehensive Plan, representing a culmination of the issues, information, analyses, goals and objectives of the other eight required plan elements. These elements provide the foundation of the Land Use Element and illustrate the need for various types of land uses to include residential, agricultural, commercial, industrial, public, institutional, and recreational land.

Preparation of the Land Use Element is also the most challenging task in the comprehensive planning process. The Element recognizes current and historical trends while providing an opportunity to reflect on strengths, challenges, and opportunities. Because the process relies on multiple variables, crafting a future land use plan is not an exact science. While data plays an important role, less quantifiable factors like public opinion, beliefs, and values are equally important. Variables including market demand, land availability, population and economic trends, the environment, transportation, community character, current policies, natural disasters, and the provision of community facilities and services must also be taken into account in land use planning.

The purpose of this chapter is to profile existing land use patterns and forecast future land use. An existing land use inventory has been developed by County staff using the parcel-based land use data in the County's Geographic Information System (GIS). The Future Land Use Plan reflects the community's desire to guide and direct growth, supplemented with goals, policies and strategies that support the eight preceding plan elements. The Future Land Use Map in this chapter serves as a visual representation of the land use goals, policies and strategies that have been derived from community and Planning Commission input as part of the other eight planning elements. Relevant documents have been referenced and incorporated where appropriate.

A. EXISTING LAND USE

In order to plan for future development in Oconee County, it is necessary to inventory current land uses, assess development patterns and trends, identify undeveloped properties, examine the impact of existing land use regulation, and evaluate the capability of existing conditions to accommodate the future land use needs of the community. An inventory of existing land uses within the County was developed through a geographic information system (GIS) analysis of digital mapping data. The mapping of existing land uses integrates land use category definitions with Oconee County Assessor tax parcel data, as well as County staff knowledge.



Land uses in the unincorporated area of Oconee County were classified and mapped using the following ten categories as profiled in Table 11-1 and Figure 11-1 and depicted in the *Existing Land Use Map* (Map 11-1).

Table 11-1. 2019 Existing County Land Use by Area*

Existing Land Use	Acres	%
Agriculture and Forest	191,778.3	51.2%
Sumter National Forest	83,633.4	22.3%
Single-Family Residential	41,891.8	11.2%
Vacant Land	18,745.4	5.0%
Utility	11,436.6	3.1%
Public and Institutional	9,901.4	2.6%
Parks and Recreation	8,729.9	2.3%
Commercial	5,726.4	1.5%
Industrial	1,917.2	0.5%
Manufactured Home Park	422.1	0.1%
Multi-Family Residential	300.3	0.1%
Total	374,482.9	100.0%

* Acreages do not include road and rail rights-of-way

Sources: Oconee County Assessor, November 2018; Oconee County GIS Manager, May 2019

- **Agriculture and Forest** – Land used primarily for agricultural and forestry purposes, including uses accessory to agriculture or forestry such as residences for farm owners or workers and storage for equipment or crops. Properties that are less than five acres in size and are classified in the Oconee County Assessor’s database as agricultural for taxation purposes but include a residence are not included in this land use category. Land in agriculture or forestry use is the most prevalent in Oconee County, accounting for more than half or 191,778 acres of the County’s total unincorporated land area.
- **Commercial** – Land used to conduct businesses, trade activities, professional activities or services, administrative activities, or personal services. Included are establishments for wholesale or retail sale of goods and services, restaurants, entertainment facilities, administrative or professional offices, gas stations, grocery stores, personal services, furniture stores, clothing stores, car sales, hotels and motels, and nursery or garden centers. Commercial land uses comprise 1.5% or more than 5,726 acres of the County’s unincorporated land area.
- **Industrial** – Land used to manufacture, assemble, process, or fabricate goods and/or to store or transport goods. Examples include manufacturing plants, industrial parks, truck terminals, and warehouses. Industrial land use comprises 0.5% or more than 1,917 acres of the total unincorporated County land area. Much of Oconee County’s industrial development has occurred along major transportation routes including U.S. Highway 123 and S.C. Highway 28 between Seneca and Walhalla, S.C. Highway 11 from Walhalla south past U.S. Highway 123, along Wells Highway near Seneca, and near Interstate 85.

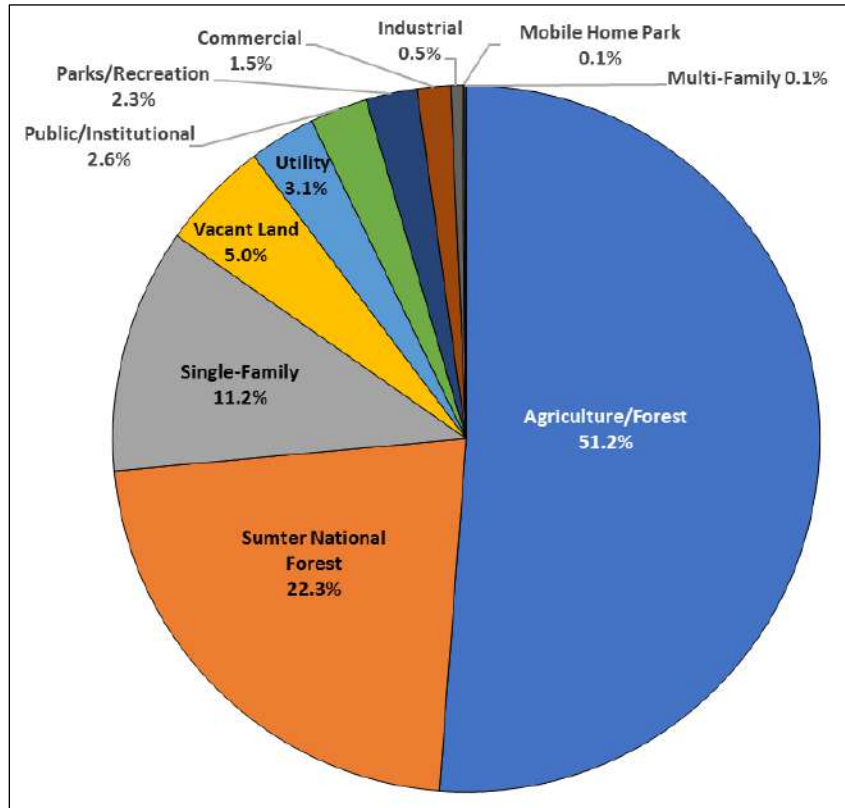


- **Single-Family Residential** – Land used for detached single-family residential structures and manufactured homes on individual properties. Properties that are less than five acres in size and are classified in the Oconee County Assessor’s database as agricultural for taxation purposes, but have residential improvements on the property, are included in this land use category. Single-family residential uses comprise 11.2% or nearly 41,892 acres of the unincorporated land area in Oconee County. While single-family residences are located throughout the County, much of the County’s single-family development is concentrated near the County’s municipalities and Lake Keowee and Lake Hartwell.
- **Manufactured Home Parks** – Land with improvements and utilities to accommodate the long-term parking of three or more manufactured homes. Eighty-six manufactured home parks have been identified, totaling more than 422 acres.
- **Multi-Family Residential** – Land used for residential structures other than those included in the Single-Family Residential land use category, including structures containing two or more dwelling units, duplexes, zero lot line developments, patio home developments, condominium developments, and townhouses. Higher density multi-family residential uses account for only 300 acres in the unincorporated area of the County.
- **Parks and Recreation** – Land used for public active and passive recreation or for open space preservation. Examples of park and recreation uses include ball fields, golf courses, tennis courts, parks, greenways, public gardens, playgrounds, conservation areas, nature preserves, state parks, wildlife management areas, and recreation centers and facilities. Residents of Oconee County have access to numerous recreational opportunities, with nearly 8,730 acres (2.3% of all unincorporated land area) classified as Parks and Recreation.
- **Public and Institutional** – Land used primarily for private, public, quasi-public, religious, philanthropic, or other activities undertaken to provide for the social, cultural, educational, health, or physical betterment of the community and public governance. Examples include schools, churches, hospitals, congregate care facilities (nursing homes), postsecondary institutions, community non-profits, libraries, cemeteries, and government offices. More than 9,901 acres of land (2.6% of all County unincorporated lands) are in Public and Institutional use in Oconee County. Uses in this category are located throughout the County, with many concentrated in the vicinity of Seneca and Walhalla and along major roads. Clemson University owns more than one-third of all public and institutional land in the unincorporated area of Oconee County. Most of this 3,314 acres is located west of Seneca near the Pickens County border and close to the University.
- **Sumter National Forest** – Lands within the Sumter National Forest. At more than 83,633 acres, these Federally-owned lands comprise the second largest land use in Oconee County, accounting for 22.3% of all unincorporated land area.
- **Utility** – Land used for utilities including electricity, natural gas, water, sewer, and communications. Utilities comprise 3.1% of all land use or almost 11,437 acres in unincorporated Oconee County. Duke Energy is by far the largest single owner of land in utility use in the County at more than 4,200 acres.



- **Vacant Land** – Land area not developed for a specific use or assigned a land use classification. More than 18,745 acres (5% of all unincorporated land) is classified for land use planning purposes as vacant or undeveloped. However, much of the County’s 191,778 acres currently in Agriculture and Forestry use does not include physical improvements such as buildings and could also be considered undeveloped.

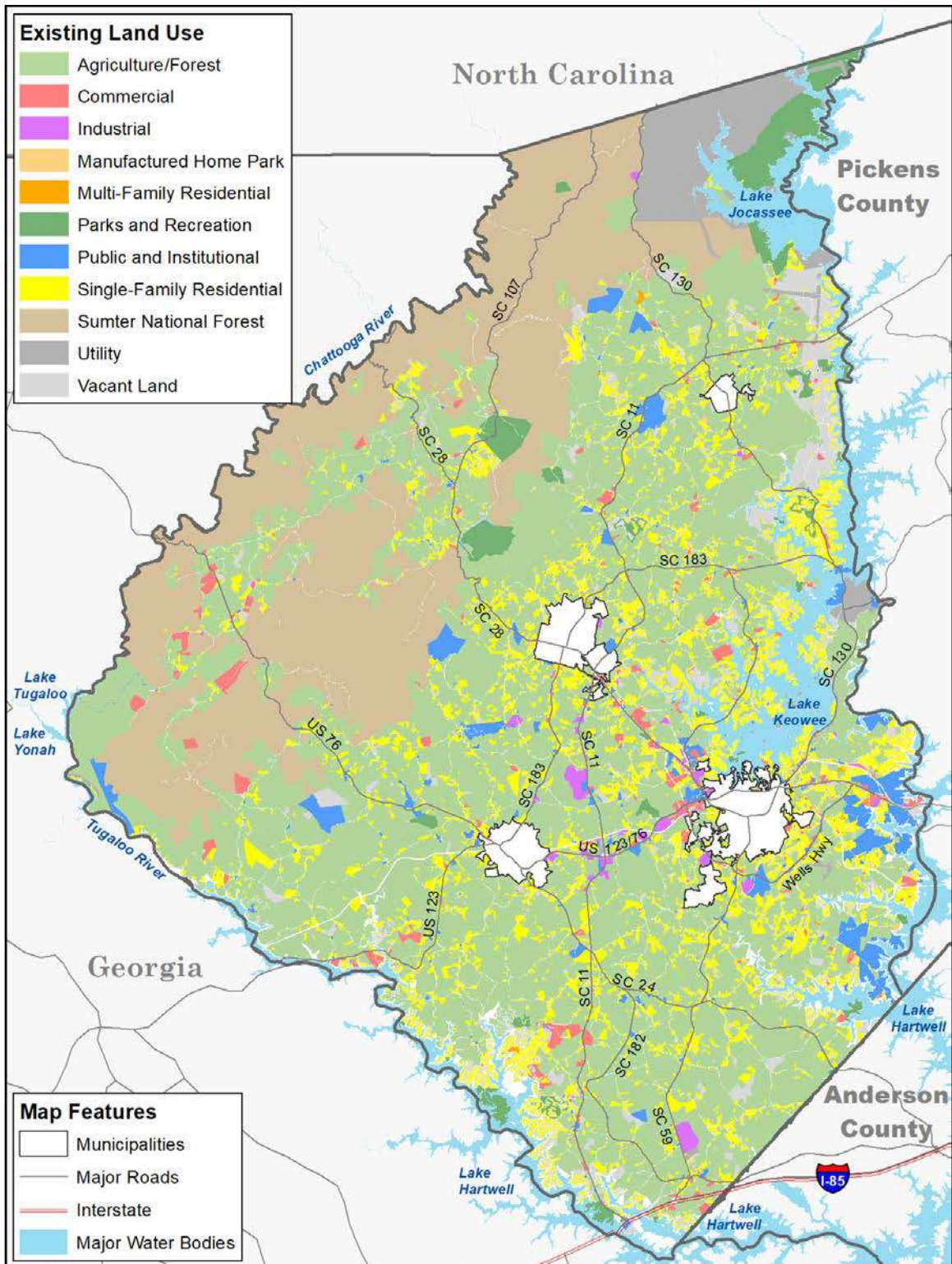
Figure 11-1. Existing Land Use Area Chart, 2019



Sources: Oconee County Assessor, November 2018; Oconee County GIS Manager, May 2019



Map 11-1. Existing Land Use Map



Sources: Oconee County Assessor, November 2018; Oconee County GIS Manager, May 2019



B. FUTURE LAND USE

The Future Land Use (FLU) Map is a reference for the physical development of Oconee County and sets the context and provides the vision for future growth and development in the County for the next ten years. As detailed in the Population and Housing Elements, by 2030 the Oconee County population is projected to increase by 7,678 persons, accompanied by nearly 3,335 new dwelling units.

1. Future Land Use Map

Development of the Future Land Use Map is anchored by land use data provided by the existing land use map and supplemented by staff knowledge of current development trends and potential future development areas. As illustrated in the Existing Land Use Map, the Sumter National Forest comprises a large percentage of all unincorporated land in Oconee County and much of the remaining land is primarily rural in nature (Map 11-1). Commercial areas, industrial development, and residential areas have evolved and matured over time and have been incorporated in the Future Land Use Map. For consistency, the following future land use categories used in the *2010 Comprehensive Plan for Oconee County* have been updated for use in the *2030 Comprehensive Plan* and are depicted in Map 11-2.

- **Agricultural Preservation** identifies areas deemed to be prime or special agriculture lands that are vital to the continuation of agricultural enterprise in Oconee County. Because agriculture-related activities typically impact most aspects of life within such areas, uses should be limited to those that are compatible with ongoing agricultural activity and can coexist with the secondary effects commonly associated with such activities.
- **Rural/Agricultural** identifies those areas characterized by a continuing rural lifestyle, farming, agricultural activities, and open lands. This area is generally sparsely populated, but includes pockets of commercial uses and mixed-use development. Although not identified as a preservation area, new uses should not negatively impact existing land uses.
- **Rural Suburban** identifies those areas that have undergone conversion from rural lands to a mix of uses, but remain predominantly characterized by a rural landscape and farming. Infrastructure sufficient to support additional development is reasonably accessible, and pockets of significant development exist throughout. New uses should be compatible with existing, with limited impact on the overall character of the area.
- **Suburban Transitional** identifies areas of densest development. These areas are well served by infrastructure and are suitable for continued development. New uses may vary in nature and intensity, but should not negatively impact existing land uses.
- **Residential** are those areas deemed to be appropriate for development primarily focused on residential uses. Such areas may contain significant clusters of existing



residential developments, as well as pockets of agriculture, rural, commercial, and other land uses. Although new uses may vary, they should not detract from the overall residential character of area, and not impose negative secondary impacts on nearby properties.

- **Parks and Recreation** lands are primarily reserved for recreational use, and as such are reasonably open to the public.
- **Industrial** areas are reserved for existing, planned, and future industrial or commercial uses. This in no way imposes a limitation on the location of such uses in other future land use categories or other land uses in the industrial category, where appropriate.
- **Sumter National Forest** includes all federally-owned and managed lands within the Sumter National Forest.

The analysis of future land use in Oconee County provided in Table 11-2 does not include land areas within the cities of Seneca, Walhalla, and Westminster and the towns of Salem and West Union because the County does not conduct land use planning and regulation within the incorporated borders. Table 11-2 contains the breakdown of land uses in the County.

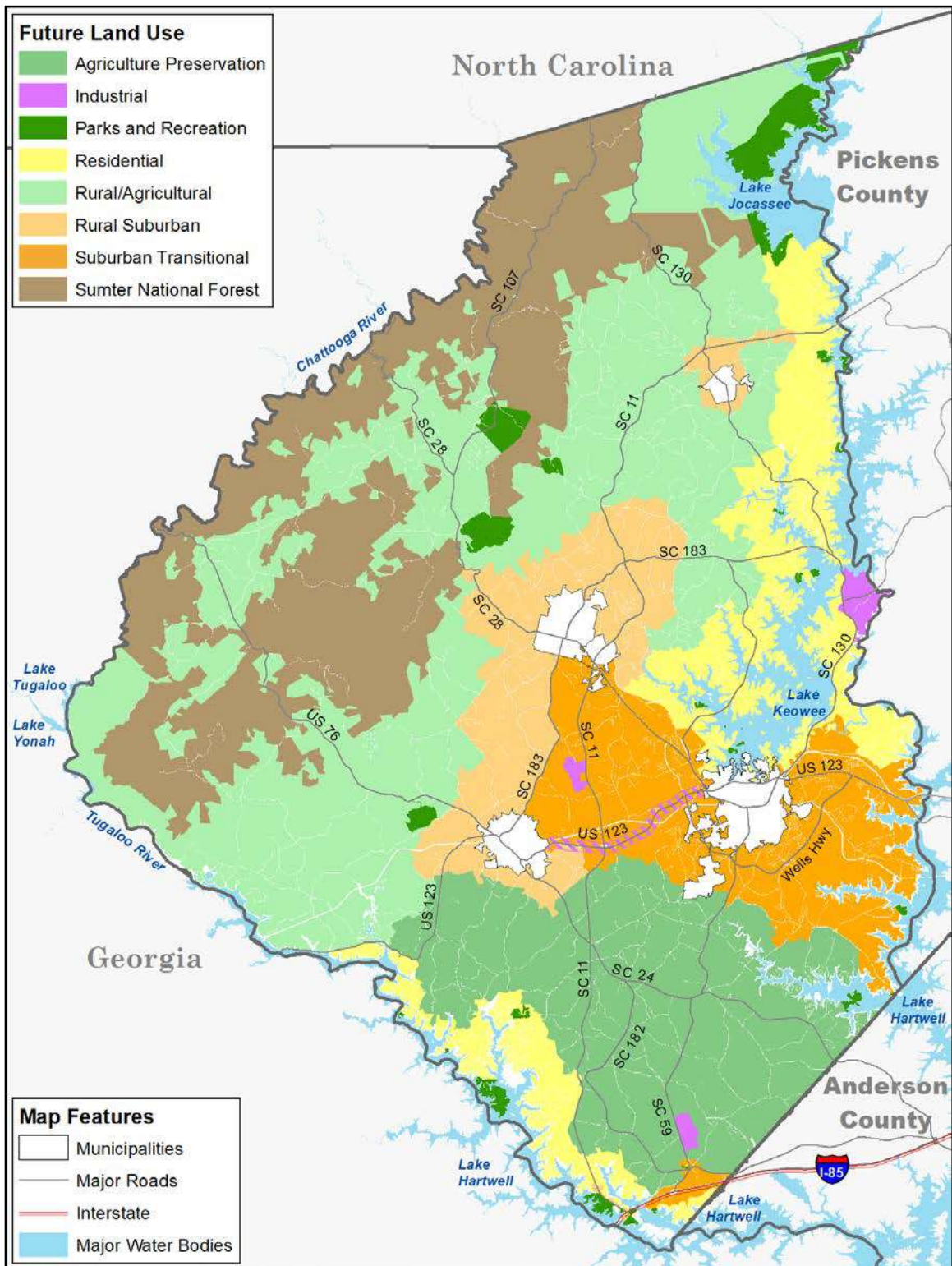
Table 11-2. Future Unincorporated County Land Use by Area

Future Land Use	Acres	%
Rural/Agricultural	118,762.4	31.7%
Sumter National Forest	83,633.4	22.3%
Agricultural Preservation	59,183.2	15.8%
Suburban Transitional	36,892.1	9.9%
Residential	36,437.9	9.7%
Rural Suburban	29,587.3	7.9%
Parks and Recreation	8,044.3	2.1%
Industrial	1,942.3	0.5%
Total	374,482.9	100.0%

Source: Oconee County Planning and Zoning Department, 2019

The U.S. Highway 123 corridor that connects Seneca and Westminster is designated primarily as *Suburban Transitional*, but is also designated as *Industrial* on the Future Land Use map. The intention of this dual designation is to encourage the continued development of a mixture of higher intensity uses including industrial, commercial, and support activities, with convenient access to U.S. Highway 123 and to S.C. Highway 11 that provides a direct connection to I-85 to the south.

Map 11-2. Future Land Use Map



Source: Oconee County Planning and Zoning Department, 2019



2. Future Development Opportunities and Challenges

Oconee County has an abundance of opportunities to support future growth and development. The County's strategic location along the busy I-85 corridor that connects the Greenville, Atlanta, and Charlotte metropolitan regions makes it attractive to prospective businesses and industries, as evidenced by the County's expanding manufacturing base. The County's location is also a draw for potential residents who are seeking a more rural or smaller town lifestyle within an easy drive of employment centers within Oconee County or in nearby Clemson, Greenville, and Anderson. Retirees are increasingly drawn to the area. The need for higher educational attainment and specialized job skills to meet the needs of existing and prospective higher wage industries and businesses is being addressed through job training programs and facilities provided at the new Oconee County campus of Tri County Technical College. The desirability of Oconee County as a place to live, work, and play is further enhanced by an abundance of natural, historic, and cultural resources and a strong sense of community.

A wide range of factors will shape this development potential including the economy, development intent of private property owners, affordability and obtainability of housing, regional growth trends, and the availability of infrastructure. As is the case in any growing community, Oconee County faces a number of challenges in the coming decade. However, each challenge also presents opportunities for positive growth and change.

A number of areas in the County are in transition in terms of character, density, and land uses. Formerly rural areas are transitioning to more suburban residential development. Student-oriented housing developments and accompanying commercial development are drawn to major corridors near Clemson University. New residents and visitors are increasingly attracted to the County's lakes, rivers, and other natural resources. Proximity to a major university and nearby metropolitan areas, coupled with its quiet rural character are also appealing. These changes boost the local economy and bring much needed commercial activity to Oconee County residents. However, increased housing density and associated commercial development will result in higher traffic volumes on key transportation routes and can increase travel times and cause congestion during peak hours. A growing and increasingly more diverse population in terms of age, income, and expectations will likely impact schools and infrastructure and can bring differing expectations for a range of issues such as public services, land use, recreation, and community appearance. The County has been proactive in addressing these issues and recently conducted a focused study of the U.S. Highway 123 corridor. Planning for growth along these corridors provides an opportunity to explore options to encourage development while ensuring traffic safety; accommodate pedestrians, cyclists, and transit; and create an attractive and functional environment for residents and visitors.

Oconee County enjoys mutually beneficial working relationships with its municipalities, adjacent jurisdictions such as the City of Clemson and Pickens County, Clemson University, Duke Power, the U.S. Army Corps of Engineers, home owners associations, and other organizations. With so many related groups and jurisdictions, it is challenging to maintain



regular communication while building on established relationships and initiatives. However, the mutually dependent nature of these relationships provides opportunities to establish new and enhanced ways to share information and ideas and coordinate and cooperate where appropriate and needed. Such formal and informal lines of communication are necessary in emergency situations, but are also vital to providing reasonable and consistent land use planning and requirements in growth areas that span municipal boundaries and for planning for the provision of infrastructure, recreation, and services.

Oconee County is working with the OJRSA to expand the wastewater system to the Fair Play community in the I-85 area. This and other future infrastructure expansions will provide reliable water and sewer service to residents and businesses and enhance economic development efforts in these areas. However, as with the fast-growing major transportation corridors, opportunities for growth also present challenges in terms of increased traffic and associated transportation issues. Planning for growth in these areas provides opportunities to encourage new developments, businesses, and industries while ensuring traffic flow and safety and an attractive and productive addition to the community.

Oconee County has several ordinances in place related to land use regulation, including the *Zoning Enabling Ordinance* and *Unified Performance Standards* that regulate sexually-oriented businesses, airport height, communications towers, group residential developments, tattoo facilities, and signs, and include land development and subdivision regulations. Administration and enforcement of these regulations can pose a challenge to staff as they navigate multiple ordinances that include redundancies and contradictory requirements and definitions. However, this also presents an opportunity to consolidate land use regulations into one comprehensive document to improve clarity, remove duplication, ensure consistency, and streamline staff review and administration.

Housing affordability data in the *Housing Element* indicate that 45% of all renters and nearly 30% of all homeowners in Oconee County are cost-burdened, paying more than 30% of household income for homeowner costs or rent and associated costs such as utilities, taxes, and insurance. Local agency and community representatives indicate that it is difficult for young families, professionals, and others who would like to live and work in the County to find homes in moderate price ranges that are safe and in good condition. This presents an opportunity for the County to work with developers and public and private organizations to encourage and enable development of affordable housing options and to rehabilitate existing housing where feasible to meet this need.

Oconee County is blessed with unparalleled natural resources, as detailed in the *Natural Resources Element*. Additionally, the County has a rich agricultural tradition that continues to thrive. Stewardship of these resources creates both challenges and opportunities. Perhaps the most critical challenge is how to balance protection of these resources with encouragement of appropriate and complimentary growth and development. Included in that challenge is the need to provide reasonable and safe access to the County's lakes and rivers for residents and



visitors, while protecting the rights of private property owners. Much of the land in the County is in the Sumter National Forest, which protects many of the County's natural resources. Likewise, agricultural lands are in private ownership. However, as the County continues to grow, it has an opportunity to explore ways to incorporate procedures, guidelines, requirements, and educational programs that will protect natural resources and agriculture from incompatible or potentially harmful land uses without unduly limiting growth and development.

In addition to abundant natural resources, Oconee County residents and visitors have access to the Sumter National Forest, four State parks, three county parks, the Stumphouse Tunnel/Issaqueena Falls Park that includes a new Mountain Bike Park, and 193 miles of trails ranging in size from small spurs of less than a mile to the 77-mile Foothills Trail. Many of the trails lead hikers to nearly 150 waterfalls and other destinations as detailed in the *Natural Resources Element*. The Oconee passage of the Palmetto Trail connects Oconee State Park to the Oconee Station State Historical Site. These resources serve as the foundation of the opportunity to further incorporate trails and greenways to connect neighborhoods, parks, employment centers, essential services, and other key locations in the County and encourage travel alternatives such as biking and walking. In Walhalla, a greenway plan has been proposed that would connect the Stumphouse Tunnel Park to the City's downtown and serve as the western terminus of the Palmetto Trail. Transportation corridor studies can also accommodate pedestrians and cyclists, as was done in the County's U.S. Highway 123 Corridor Study.

The Land Use Element is the culmination of the goals, objectives, and implementation strategies developed in the other eight plan elements and provides a blueprint for the development of the community for the coming decade. The Future Land Use Map and the accompanying goals, objectives and implementation strategies provide the basis for policy decisions impacting the general location, density, and intensity of land uses. These are grounded in the overarching goals of enhancing and preserving community character; protecting natural, cultural and historic resources; reducing sprawl; ensuring adequate public services; promoting sound fiscal management and allocation of resources; and meeting long-term community needs for infrastructure, facilities, and employment opportunities.

The benefits of land use planning are many. Planning for growth enables the County to facilitate the delivery of more efficient and cost-effective services by encouraging development in areas where services already exist or can be more easily provided. The Plan protects property values of residents and businesses, while encouraging additional investments by providing a reliable idea of how and where growth will occur. Sound planning helps balance the need for quality of life amenities and the economic activity that is necessary to sustain this quality of life for the County and its residents.



C. GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

The table of goals, objectives and implementation strategies (GOIS) summarizes the actions that will be undertaken in the coming decade to achieve the outcomes identified in the Land Use Element.

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
Goal 11.1. Establish an efficient, equitable, and mutually compatible distribution of land uses that complements Oconee County’s traditionally rural lifestyle, yet supports sustainable economic development, protects the environment, and manages future growth and changes.		
Objective 11.1.1. Encourage development in a way that protects and preserves the County’s natural resources.		
<u>Strategy 11.1.1.1.</u> Review and update existing land use regulations as needed to facilitate development that preserves forests, prime agricultural lands, sensitive areas, and natural resources.	• Oconee County	On-Going
<u>Strategy 11.1.1.2.</u> Explore ways to incorporate procedures, guidelines, requirements, and educational programs that will protect natural resources from incompatible or potentially harmful land uses without unduly limiting growth and development.	• Oconee County	On-Going
Objective 11.1.2. Manage development in a manner that ensures the County’s natural resources and lifestyle enhance sustainable economic prosperity while respecting private property rights.		
<u>Strategy 11.1.2.1.</u> Utilize the zoning process to enhance development.	• Oconee County	On-Going
<u>Strategy 11.1.2.2.</u> Coordinate urban/suburban development in Oconee County to ensure adequate infrastructure is in place to support balanced growth in primary growth areas, while minimizing urban sprawl and protecting natural resources, prime agricultural lands, and sensitive areas.	• Oconee County	On-Going
<u>Strategy 11.1.2.3.</u> Review and consolidate land use regulations to improve clarity, remove duplication, ensure consistency, and streamline review and administration.	• Oconee County	On-Going
<u>Strategy 11.1.2.4.</u> Use incentives, tools, and regulatory options for reducing and preventing conflict between incompatible land uses and reducing such issues in high growth areas.	• Oconee County	On-Going
<u>Strategy 11.1.2.5.</u> Use corridor overlays, design guidelines, and performance standards to ensure the protection of the environment, community appearance, and property values while respecting private property rights.	• Oconee County	On-Going
<u>Strategy 11.1.2.6.</u> Address on-premise and off-premise signs, and billboards, and their life-safety and visual impacts along roadways in the County.	• Oconee County	2025



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
<u>Strategy 11.1.2.7.</u> Identify the location and density of RV parks within the County to determine if additional regulation is needed to manage traffic, ensure health and safety, and address environmental impacts, with particular emphasis on waterbodies.	• Oconee County	2021
<u>Strategy 11.1.2.8.</u> Enable and promote the development of cluster subdivisions, with design features incorporating site amenities and resources such as open space, greenways, and wetland preserves.	• Oconee County	2025
<u>Strategy 11.1.2.9.</u> Consider requiring landscaping and buffer provisions for new non-residential development along specific corridors and within specific areas of the County.	• Oconee County	2022
<u>Strategy 11.1.2.10.</u> Encourage landscaping, beautification, and repair of properties through volunteer community programs.	• Oconee County	2022
Objective 11.1.3. Protect agricultural land through preservation and land use strategies designed to mitigate higher density residential and commercial development of rural farmlands.		
<u>Strategy 11.1.3.1.</u> Map prime and functioning agricultural properties to determine areas that may request protection from incompatible uses.	• Oconee County	2021
<u>Strategy 11.1.3.2.</u> Implement as feasible the incorporation of voluntary mechanisms such as the use of conservation easements, purchase of development rights, and transfer of development rights to preserve agricultural lands and environmentally sensitive areas.	• Oconee County	On-Going
<u>Strategy 11.1.3.3.</u> Utilize the zoning process to accommodate appropriate development as requested.	• Oconee County	On-Going
Objective 11.1.4. Address the changes and emerging needs of areas transitioning to a more intensive land use.		
<u>Strategy 11.1.4.1.</u> Develop additional corridor plans focused on safety and design issues but with additional focus on reducing visual blight and inappropriate and incompatible development.	• Oconee County	2025
<u>Strategy 11.1.4.2.</u> Develop overlay districts, primarily along principle community entrances (highway corridors) to meet the individual needs of each district in areas such as signage, appearance, transportation needs, etc.	• Oconee County	2021
<u>Strategy 11.1.4.3.</u> Promote development that is consistent with the scenic character of S.C. Hwy. 11 through the incorporation of a corridor overlay, conditional use provisions, or other mechanisms; and explore ways to preserve and maintain tree lines and scenic vistas along S.C. Hwy. 11.	• Oconee County	2021

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
<p><u>Strategy 11.1.4.4.</u> Continue to work with the OJRSA and other infrastructure providers on expansions to serve residents and businesses and provide opportunities for economic growth.</p>	<ul style="list-style-type: none"> • Oconee County • OJRSA • Infrastructure Providers 	<p>On-Going</p>
<p><u>Strategy 11.1.4.5.</u> Seek resources, plan for, and implement the innovative development and redevelopment of unincorporated areas such as Fair Play, Oakway, Newry and Utica.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>On-Going</p>
<p><u>Strategy 11.1.4.6.</u> Continue to seek new opportunities to coordinate, collaborate, and cooperate with municipalities, adjacent jurisdictions, and associated agencies and organizations.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • Adjacent jurisdictions • Agencies and Organizations 	<p>On-Going</p>
<p>Objective 11.1.5. Enable and promote a range of housing choices to meet the needs of residents that accommodate a variety of economic levels, age groups, and preferences.</p>		
<p><u>Strategy 11.1.5.1.</u> Work with developers and other public and private agencies and organizations to encourage and enable development of affordable housing options to meet current and projected housing needs.</p>	<ul style="list-style-type: none"> • Oconee County • Developers • Public and Private Agencies and Organizations 	<p>On-Going</p>
<p><u>Strategy 11.1.5.2.</u> Work with developers and other public and private agencies and organizations to encourage and enable the redevelopment and revitalization of dilapidated and unsafe housing in declining residential areas.</p>	<ul style="list-style-type: none"> • Oconee County • Developers • Public and Private Agencies and Organizations 	<p>On-Going</p>
<p><u>Strategy 11.1.5.3.</u> Encourage new and innovative approaches to residential development that will expand housing options.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>On-Going</p>
<p>Objective 11.1.6. Expand and promote opportunities for recreation and access to natural resources and greenspaces.</p>		
<p><u>Strategy 11.1.6.1.</u> Work with the State, Sumter National Forest, Duke Energy, the Army Corps of Engineers, and other organizations to provide reasonable and safe access to the County's lakes and rivers for residents and visitors while protecting private property rights.</p>	<ul style="list-style-type: none"> • Oconee County • State of South Carolina • Sumter National Forest • Duke Energy • U.S. Army Corps of Engineers • Other Related Organizations 	<p>On-Going</p>
<p><u>Strategy 11.1.6.2.</u> Explore partnerships and alternative methods of connecting residential, employment, recreation, other essential services, and communities such as greenways and trails.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities 	<p>On-Going</p>



<p><u>Strategy 11.1.6.3.</u> Continue to seek and utilize resources and partnerships to connect to regional trail and park systems.</p>	<ul style="list-style-type: none"> • Oconee County • State of South Carolina • Park and Trail Providers 	<p>On-Going</p>
<p>Goals/Objectives/Strategies</p>	<p>Accountable Agencies</p>	<p>Time Frame for Evaluation</p>
<p><u>Strategy 11.1.6.4.</u> Continue to cultivate eco-tourism opportunities in key areas such as near the new mountain bike facility at Stumphouse Tunnel and planned expansions of County parks.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • State of South Carolina • Sumter National Forest 	<p>On-Going</p>
<p><u>Strategy 11.1.6.5.</u> Seek opportunities to increase greenspaces, to include exploring requiring open space/greenspace as a component of new development.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>On-Going</p>
<p>Objective 11.1.7. Continue support of a comprehensive planning process to ensure that the citizens of Oconee County possess accurate inventories and analyses of existing county conditions and the opportunity to better manage future conditions.</p>		
<p><u>Strategy 11.1.7.1.</u> Review and update the components of the Oconee County Comprehensive Plan as needed, not restricted to the minimum time periods established in the S.C. Comprehensive Planning Enabling Act, as amended.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>On-Going</p>
<p><u>Strategy 11.1.7.2.</u> Expand public access to the County’s geographic information system (GIS), emphasizing the accuracy and maintenance of data collected and the usability of the GIS website.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>On-Going</p>
<p><u>Strategy 11.1.7.3.</u> Utilize Assessor’s data and GIS technology to better track development trends for use in planning for future growth and change.</p>	<ul style="list-style-type: none"> • Oconee County 	<p>On-Going</p>



Goals, Objectives, & Strategies for Implementation, compiled

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

2. POPULATION

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Goal 2.1. Improve the quality of life for existing and future residents of Oconee County.			
Objective 2.1.1. Increase understanding of the County's population composition and characteristics.			
<u>Strategy 2.1.1.1.</u> Monitor demographic patterns in the County and its municipalities in order to respond to growth and the changing needs of residents, especially special populations.	<ul style="list-style-type: none"> Oconee County Service Providers 	2023	
<u>Strategy 2.1.1.2.</u> Coordinate and collaborate with regional agencies and neighboring jurisdictions to share demographic data and update population projection data and methodologies.	<ul style="list-style-type: none"> Oconee County ACOG Neighboring Jurisdictions 	On-Going	
Objective 2.1.2. Encourage and attract young adults and families to remain in Oconee County.			
<u>Strategy 2.1.2.2.</u> Develop and promote policies and programs that improve economic opportunity for residents and potential residents.	<ul style="list-style-type: none"> Oconee County Municipalities 	On-Going	
<u>Strategy 2.1.2.3.</u> Develop opportunities to provide or encourage entertainment and recreation options that are attractive to young adults and families.	<ul style="list-style-type: none"> Oconee County Municipalities 	On-Going	
<u>Strategy 2.1.2.4.</u> Interface with the Oconee County School District (SDOC), private schools, Clemson University, and Tri-County Technical College (TCTC) to optimize educational quality and access to advanced training opportunities.	<ul style="list-style-type: none"> Oconee County SDOC Private Schools TCTC Clemson University Inter-regional Education Center representative 	2023	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Objective 2.1.3. Assess and seek to address the needs of the County's alternative populations.			
<u>Strategy 2.1.3.1.</u> Seek partnerships to assess the unmet needs of alternative populations and develop strategies and leverage resources to address these needs.	<ul style="list-style-type: none"> • Oconee County • Municipalities • State and Local Agencies • Non-profits • Interfaith Ministries 	On-Going	
<u>Strategy 2.1.3.2.</u> Provide opportunities for local service agencies and organizations to explore efforts to prevent and eliminate homelessness and provide needed services for the County's homeless population.	<ul style="list-style-type: none"> • Oconee County • Municipalities • United Way • Local Service Agencies and Organizations • Faith-based Organizations 	On-Going	
<u>Strategy 2.1.3.3.</u> Reduce language barriers in the provision of health care, public safety, and other public services to all Oconee County residents.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Health Providers • Other Public Service Providers 	2025	
<u>Strategy 2.1.3.4.</u> Assess measures to accommodate the needs of the County's aging population in areas such as signage, lighting, and transportation options.	<ul style="list-style-type: none"> • Oconee County • Municipalities • CAT Bus Service 	2025	
Goal 2.2. Promote a livable community in which County residents are healthy, supported, and productive.			
Objective 2.2.1. Ensure access to adequate health care and preventative services.			
<u>Strategy 2.2.1.1.</u> Coordinate the provision of a continuum of supportive services, home repair programs, and infrastructure that enable elderly residents to <i>age in place</i> to the extent possible.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Council on Aging • Faith-based Organizations • Oconee County DSS • Oconee County DSNB • YMCA • SDOC 	2025	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<p><u>Strategy 2.2.1.2.</u> Support access to adequate health care facilities and services for all segments of the population to reduce the incidence and high costs associated with chronic health conditions for local residents, especially geriatric care and accessible care for veterans.</p>	<ul style="list-style-type: none"> • Oconee Memorial Hospital/Prisma Health • County Health Department • DSNB • Rosa Clark Free Medical Clinic • YMCA • SDOC • Nonprofits 	<p>On-Going</p>	
<p><u>Strategy 2.2.1.3.</u> Provide a range of fitness and recreational opportunities that encourage health and well-being and that also safely accommodate residents with disabilities, older adults, youth, families, and other special needs populations.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • SDOC • YMCA 	<p>2025</p>	
<p>Objective 2.2.2. Promote educational attainment and job readiness among County residents.</p>			
<p><u>Strategy 2.2.2.1.</u> Create a safe and healthy environment for education and socialization for students at all levels.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • SDOC • TCTC 	<p>2023</p>	
<p><u>Strategy 2.2.2.2.</u> Support and promote workforce development programs that address the skilled labor needs of current and potential employers in the County in trades, high tech, and high demand pathways.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • Worklink WIA • SDOC • TCTC • Oconee Adult Education • Local Employers 	<p>2021</p>	
<p><u>Strategy 2.2.2.3.</u> Support local efforts to raise literacy levels of County residents through afterschool programs, family and early literacy efforts, and church-based programs.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • SDOC • Oconee County Adult Education/ Literacy Program • Faith-based Providers 	<p>2026</p>	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Goal 2.3. Foster a high level of efficiency, coordination, and cooperation among County and municipal services.			
Objective 2.3.1. Coordinate planning efforts among the County, municipalities, and neighboring jurisdictions.			
<u>Strategy 2.3.1.1.</u> Review and/or update the County’s Population Element at least once every five years.	<ul style="list-style-type: none"> • Oconee County 	2023	
<u>Strategy 2.3.1.2.</u> Coordinate service delivery planning among the County, municipalities, and neighboring jurisdictions to eliminate duplication of effort and address long-term needs of residents.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Utilities • Neighboring Jurisdictions • ACOG 	2025	
<u>Strategy 2.3.1.3.</u> Foster on-going coordination and communication among Oconee County, municipalities, and neighboring jurisdictions on a wide range of issues including land use planning and regulation, facilities planning, transportation, and the extension and upgrade of utilities.	<ul style="list-style-type: none"> • Oconee County • Municipalities • ACOG • Neighboring Jurisdictions • Utility Providers • Nonprofits 	On-Going	
<u>Strategy 2.3.1.4.</u> Review current land use planning, building codes, zoning and development regulations, and other County ordinances for potential impact on population growth and special populations.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2022	

3. HOUSING

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Goal 3.1. Encourage a broad range of housing opportunities and a balance of housing types to meet the current and future needs of Oconee County residents.			
Objective 3.1.1. Promote the development of a diverse housing stock to meet the needs of residents and accommodate a variety of economic levels, occupations, age groups, and lifestyle preferences.			
<u>Strategy 3.1.1.1.</u> Encourage the development of a range of housing types and densities to include single-family, site-built homes; patio homes, multi-family developments, and manufactured homes.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Residential Developers 	2021	
<u>Strategy 3.1.1.2.</u> Encourage housing development that will accommodate residents of all ages and stages of life.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Residential Developers 	2025	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<u>Strategy 3.1.1.3.</u> Review and amend land use plans and regulations, relevant policies, and proposed residential developments, to ensure compatibility between new residential developments and existing agricultural uses.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2021	
<u>Strategy 3.1.1.4.</u> Review and amend land use plans and regulations to identify and remove possible barriers to the development of a variety of housing options and residential development types.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2021	
Objective 3.1.2. Encourage housing development that will enable residents to “age-in-place.”			
<u>Strategy 3.1.2.1.</u> Work with public and private agencies and organizations to assess the housing and associated needs of senior citizens.	<ul style="list-style-type: none"> • Oconee County • Municipalities • ACOG • Oconee County Senior Center • Senior Solutions • Other Public and Private Organizations 	2023	
<u>Strategy 3.1.2.2.</u> Encourage and promote housing development that will allow the County’s older residents to age in place such as higher density single-family and multi-family developments, assisted living, and nursing facilities.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Assisted Living Providers • Residential Developers 	2023	
Goal 3.2. Promote and enhance access to affordable, safe, and decent housing for all Oconee residents through public and private cooperation.			
Objective 3.2.1. Encourage the provision of affordable, safe, and decent housing.			
<u>Strategy 3.2.1.1.</u> Encourage and promote programs that provide assistance and education on the responsibilities and requirements of homeownership to potential homeowners.	<ul style="list-style-type: none"> • USDA Rural Development • Financial Institutions • Habitat for Humanity • Oconee County • Municipalities 	2025	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<p><u>Strategy 3.2.1.2.</u> Encourage and promote the development of housing options that are affordable for low- and middle-income families.</p>	<ul style="list-style-type: none"> • USDA Rural Development • Residential Developers • Habitat for Humanity • Community Non-profits • Oconee County • Municipalities 	<p>On-Going</p>	
<p><u>Strategy 3.2.1.3.</u> Encourage infill housing development on vacant properties in developed residential areas already served by infrastructure.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • Residential Developers 	<p>2025</p>	
<p><u>Strategy 3.2.1.4.</u> Work with the State and other organizations to identify and secure funding for housing and neighborhood rehabilitation for declining and unsafe residential areas through the public, non-profit, and private sectors.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • Residential Developers 	<p>2021</p>	
<p><u>Strategy 3.2.1.5.</u> Work to encourage affordable housing development in Opportunity Zones identified in Oconee County.</p>	<ul style="list-style-type: none"> • Oconee County • ACOG • Financial Institutions • Community Non-Profits • S.C. State Housing Finance and Development Authority • HUD • Municipalities 	<p>2023</p>	
<p><u>Strategy 3.2.1.6.</u> Protect existing neighborhoods from incompatible uses that could reduce safety and lower property values through consistent enforcement of zoning and subdivision regulations.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities 	<p>On-Going</p>	
<p><u>Strategy 3.2.1.7.</u> Promote and encourage development within defined Opportunity Zones featuring either mixed use or affordable housing elements.</p>	<ul style="list-style-type: none"> • Oconee County • Financial Institutions • U.S. Senators from S.C. 	<p>On-Going</p>	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Objective 3.2.2. Work with the State, municipalities, neighboring communities, and other public and private organizations to remove barriers to, and identify solutions for, the provision of affordable housing.			
<u>Strategy 3.2.2.1.</u> Encourage the expansion of water and sewer infrastructure and facilities to increase opportunities for new residential development and provide service for existing residential areas that are currently unserved.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Water and Sewer Providers • S.C. Dept. of Commerce 	2023	
<u>Strategy 3.2.2.2.</u> Work with local, State, and Federal agencies to identify and reduce or remove barriers to housing affordability.	<ul style="list-style-type: none"> • Oconee County • Municipalities • State and Federal agencies 	2025	
<u>Strategy 3.2.2.3.</u> Coordinate with adjacent jurisdictions to address the provision of low- and moderate-income workforce housing on a regional scale.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Neighboring Counties • ACOG 	2025	
<u>Strategy 3.2.2.4.</u> Work with the State Housing Authority and other relevant agencies to assess the extent of the shortage of housing affordable for low and moderate-income residents in the County and identify potential possible solutions to alleviate the shortage.	<ul style="list-style-type: none"> • Oconee County • Municipalities • State Housing Authority • Clemson University 	On-Going	
<u>Strategy 3.2.2.5.</u> Review and amend land use and development regulations and other relevant requirements and procedures to remove potential barriers and provide incentives for the provision of safe, decent, and affordable housing options for Oconee County families.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	On-Going	
Goal 3.3. Provide appropriate housing and associated services, assistance, and access to resources for Oconee County residents with special needs.			
Objective 3.3.1. Assess and address the housing and associated needs of the County’s special populations.			
<u>Strategy 3.3.1.1.</u> Support and encourage participation in the annual Point-in-Time Homeless count to determine the extent of homelessness in Oconee County in the effort to prevent and eliminate homelessness.	<ul style="list-style-type: none"> • Oconee County • Municipalities • United Housing Connections • Local Service Providers 	Annually	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<u>Strategy 3.3.1.2.</u> Work with local agencies and service providers to explore options for providing short-term and permanent housing and associated services for homeless veterans in Oconee County.	<ul style="list-style-type: none"> • Oconee County • Municipalities • United Housing Connections • Local Service Providers • Oconee County Veterans Affairs 	2022	
<u>Strategy 3.3.1.3.</u> Encourage cooperation between agencies, non-profits, and private developers to meet the housing needs of other special populations such as individuals with special needs and victims of domestic violence.	<ul style="list-style-type: none"> • State and Local Agencies • Residential Developers • Oconee County • Municipalities 	Annually	

4. ECONOMIC

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Goal 4.1. Increase the County’s tax base through a thriving and diversified economy.			
Objective 4.1.1. Strengthen Oconee County as an employment center.			
<u>Strategy 4.1.1.1.</u> Maintain economic incentives for new and expanding industry.	<ul style="list-style-type: none"> • Oconee County • Upstate SC Alliance • SC Dept. of Commerce 	2021	
<u>Strategy 4.1.1.2.</u> Maintain communication with existing business and industry to assess the local business climate, public services, workforce quality, and potential areas for improvement.	<ul style="list-style-type: none"> • Oconee County • Oconee County Industrial Group (OCIG) • Oconee County Chamber of Commerce 	On-Going	
<u>Strategy 4.1.1.3.</u> Continue to develop the I-85 industrial corridor with associated infrastructure to support fully utilized industrial parks.	<ul style="list-style-type: none"> • Oconee County • Utility Providers • Upstate SC Alliance • SC Dept. of Commerce 	On-Going	
<u>Strategy 4.1.1.4.</u> Promote the inventory of industrial sites and buildings in Oconee County with an emphasis on vacant and certified industrial sites and parks.	<ul style="list-style-type: none"> • Oconee County • Upstate SC Alliance • SC Dept. of Commerce • ACOG 	2025	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<u>Strategy 4.1.1.5.</u> Recruit new industry to the County and assist in expansion of existing employers in the target sectors of advanced manufacturing, biosciences, automotive, and energy.	<ul style="list-style-type: none"> • Oconee County • Upstate SC Alliance • SC Dept. of Commerce 	On-Going	
<u>Strategy 4.1.1.6.</u> Continue to support the Oconee Economic Alliance as the primary entity to represent the County and pursue industrial development with broad-based public and private representation.	<ul style="list-style-type: none"> • Oconee County • Upstate SC Alliance • SC Dept. of Commerce 	On-Going	
Objective 4.1.2. Balance support for retention, expansion and recruitment of businesses.			
<u>Strategy 4.1.2.1.</u> Strengthen relationships and partnerships among the County, civic organizations, municipalities, educational institutions, service agencies, and the private sector to support economic development.	<ul style="list-style-type: none"> • Oconee County • Chamber of Commerce • OCIG • SDOC • TCTC 	On-Going	
<u>Strategy 4.1.2.2.</u> Maintain a formalized business and retention program (BRE) dedicated to existing employers in Oconee County.	<ul style="list-style-type: none"> • Oconee County • OCIG • Municipalities 	2025	
<u>Strategy 4.1.2.3.</u> Conduct annual visits and tours of County industrial facilities to establish and maintain rapport and working relationships with existing businesses.	<ul style="list-style-type: none"> • Oconee County • OCIG • Workforce Development Partners 	Annually	
<u>Strategy 4.1.2.4.</u> Develop and coordinate positive economic and business messages and case studies and marketing for local, regional, and national media outlets.	<ul style="list-style-type: none"> • Oconee County • Upstate SC Alliance • OCIG • Employers • Media 	2025	
Goal 4.2. Improve the skills, productivity, and economic competitiveness of the Oconee County workforce.			
Objective 4.2.1. Increase employer satisfaction with workforce readiness.			
<u>Strategy 4.2.1.1.</u> Align workforce development and training programs with economic development efforts to include targeted industries, current and projected workforce needs and provide robust apprentice and internship opportunities in a wide variety of County businesses and industries.	<ul style="list-style-type: none"> • Oconee County • SDOC/TCTC • WorkLinks • ApprenticeshipSC • Employers • Clemson University 	2023	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<u>Strategy 4.2.1.2.</u> Work to improve the completion rate including alternative credit sources.	<ul style="list-style-type: none"> • SDOC 	On-Going	
Objective 4.2.2. Raise incomes and earnings potential of the County workforce.			
<u>Strategy 4.2.2.1.</u> Increase the number of jobs with higher than average County wages and demand outlook.	<ul style="list-style-type: none"> • Oconee County • Upstate SC Alliance • SC Dept. of Commerce 	On-Going	
<u>Strategy 4.2.2.2.</u> Prepare Oconee County graduates and residents for high demand, higher wage careers and occupations, equipping them with the training and education to apply their skills in a broad and diverse economy.	<ul style="list-style-type: none"> • Oconee County • SDOC • TCTC 	2021	
<u>Strategy 4.2.2.3.</u> Increase access to local employment opportunities that can reduce overall commuting distance and costs for residents.	<ul style="list-style-type: none"> • Oconee County • Upstate SC Alliance • SC Dept. of Commerce 	2021	
<u>Strategy 4.2.2.4.</u> Support and promote the continued expansion of the consolidated Oconee County Workforce Development Center Campus at the Oconee Industrial and Technology Park to include Tri-County Technical College and the new School District Career Center.	<ul style="list-style-type: none"> • Oconee County • SDOC/TCTC • Business/ Industry 	2023	
<u>Strategy 4.2.2.5.</u> Add defined career pathways for existing and projected opportunities in sectors including advanced manufacturing, automotive, healthcare, entrepreneurship, retail, hospitality, and biosciences.	<ul style="list-style-type: none"> • SDOC • TCTC • Workforce Development Partners 	2025	
<u>Strategy 4.2.2.6.</u> Leverage corporate giving by employers for academic, career, and cultural enrichment programs that raise college and work readiness of County students.	<ul style="list-style-type: none"> • Corporate and Community Foundations • SDOC/TCTC 	2025	
Goal 4.3. Increase business and commercial activity in priority areas.			
Objective 4.3.1. Strengthen downtown commercial districts.			
<u>Strategy 4.3.1.1.</u> Promote the development of downtown retail and commercial niche markets in Seneca, Walhalla, West Union, Westminster, and Salem.	<ul style="list-style-type: none"> • Municipalities • Oconee County • Chamber of Commerce 	2025	
<u>Strategy 4.3.1.2.</u> Promote policies that preserve and promote the unique nature of downtowns, key buildings, streets, and public spaces.	<ul style="list-style-type: none"> • Municipalities • Oconee County 	Annually	

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<u>Strategy 4.3.1.3.</u> Identify and inventory commercial and industrial infill and greyfield sites throughout the County and prioritize for reuse and redevelopment.	<ul style="list-style-type: none"> • Municipalities • Oconee County 	2023	
<u>Strategy 4.3.1.4.</u> Explore local incentives for location of businesses and industries in existing properties and the use of infill properties such as tax or fee reductions or zoning incentives.	<ul style="list-style-type: none"> • Municipalities • Oconee County 	2025	
<u>Strategy 4.3.1.5.</u> Establish a county-wide loan pool, in partnership with area banks, focused on downtown revitalization.	<ul style="list-style-type: none"> • Municipalities • Oconee County • Chamber of Commerce 	2023	
Objective 4.3.2. Foster a climate of entrepreneurial activity and small business success.			
<u>Strategy 4.3.2.1.</u> Support small business start-up and expansion and assist in clearing key steps in the development and start-up process to include permitting and inspections, licensing, and eligibility for State and local incentives.	<ul style="list-style-type: none"> • Oconee County • Small Business Development Center (SBDC) • Chamber of Commerce • Tri-County Entrepreneurial Development Corporation (TCEDC) 	Annually	
<u>Strategy 4.3.2.2.</u> Establish and maintain local business incubation capabilities.	<ul style="list-style-type: none"> • Oconee County • SBDC/Clemson University • Chamber of Commerce • TCEDC 	On-Going	
<u>Strategy 4.3.2.3.</u> Support efforts to expand the reach and economic impact of the <i>Think Oconee</i> buy local campaign throughout the County.	<ul style="list-style-type: none"> • Oconee County • Chamber of Commerce 	On-Going	
<u>Strategy 4.3.2.4.</u> Explore the benefits of <i>Certified Connected Community</i> status.	<ul style="list-style-type: none"> • Oconee County • Utility Providers • Telecommunication Providers 	2025	
<u>Strategy 4.3.2.5.</u> Identify projects and promote Opportunity Zone incentive areas.	<ul style="list-style-type: none"> • Oconee County 	2021	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Objective 4.3.3. Leverage the County’s cultural, historic, agricultural, and natural resources as economic assets.			
<u>Strategy 4.3.3.1.</u> Continue implementation of the <i>Destination Oconee</i> plan objectives.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2023	
<u>Strategy 4.3.3.2.</u> Capitalize on the local traditional arts, culture, and heritage of the County as an economic opportunity for small business development, downtown revitalization, and tourism.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Chamber of Commerce • Arts and Cultural Groups • Festival and Event Organizers 	2025	
<u>Strategy 4.3.3.3.</u> Support economic development activity that leverages the assets and strengths of the County’s rural areas to include agribusiness and agritourism, outdoor recreation, heritage tourism, and eco-tourism.	<ul style="list-style-type: none"> • Oconee County • SBDC • Chamber of Commerce • TCEDC 	2023	

5. CULTURAL RESOURCES

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Goal 5.1. Protect the historic and cultural heritage of Oconee County, as embodied and reflected in its historic structures, sites, and districts.			
Objective 5.1.1. Emphasize the importance of historic and cultural resources in the policies, plans, and ordinances of local governments to ensure that the unique character of the County is preserved and enhanced.			
<u>Strategy 5.1.1.1.</u> Identify and address the protection of historical and cultural resources through County and municipal land use plans and regulations.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2025	
<u>Strategy 5.1.1.2.</u> Enhance the visual and aesthetic character of the County and its municipalities using codes enforcement, architectural review boards, and other measures as appropriate.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2021	
<u>Strategy 5.1.1.3.</u> Survey, list, and record the County’s archaeological and historical assets, and inventory and add potential sites within the County that have historical and cultural significance.	<ul style="list-style-type: none"> • Oconee County • Municipalities • SC Archives and History • Property Owners 	2020	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Objective 5.1.2. Protect local sites, structures and districts which represent or reflect elements of cultural, social, economic, political, and architectural history at the community, County, regional and state levels.			
<u>Strategy 5.1.2.1.</u> Promote the on-going improvement and maintenance of property condition and appearance of historic structures and districts.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Nonprofits • Property Owners/ Businesses • Neighborhood Associations 	2021	
<u>Strategy 5.1.2.2.</u> Encourage the adaptive reuse of historic or architecturally significant buildings that connect the County and its communities with their histories.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Property Owners 	2025	
<u>Strategy 5.1.2.4.</u> Explore the purchase and adaptive reuse of the Utica Mill site.	<ul style="list-style-type: none"> • Oconee County • City of Seneca • Private Businesses/ Nonprofits 	2021	
<u>Strategy 5.1.2.5.</u> Educate the public and businesses on the economic and cultural benefits of historic preservation and available incentives.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2025	
<u>Strategy 5.1.2.6.</u> Work with the School District of Oconee County School and private schools to establish and deliver programs on historic preservation and community history.	<ul style="list-style-type: none"> • SDOC • Private and Home Schools 	2030	
Goal 5.2. Strengthen countywide access, involvement, and appreciation of the arts.			
Objective 5.2.1. Strengthen the creative capacity of the community by providing all County residents with diverse opportunities for arts participation.			
<u>Strategy 5.2.1.1.</u> Encourage residents to connect with one another and their communities through a strong awareness of and commitment to local history and historic places, as well as a deep appreciation for the arts.	<ul style="list-style-type: none"> • Oconee County • SDOC • Museums and Historic Sites 	On-Going	
<u>Strategy 5.2.1.2.</u> Increase the awareness of Oconee County residents of all ages and income levels in visual, performing, and literary arts, and cultural programming.	<ul style="list-style-type: none"> • Fine/ Performing Arts Centers • SDOC • Other Cultural and Arts Groups 	On-Going	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<p><u>Strategy 5.2.1.3.</u> Support the School District of Oconee County and community arts groups in maintaining a comprehensive arts program in local schools, including the Arts-in-Education programs to expose students to a lifetime of visual and performing arts, music, and creative writing.</p>	<ul style="list-style-type: none"> • SDOC • Oconee County • Artists and Arts Groups • Employers 	2025	
<p><u>Strategy 5.2.1.4.</u> Enable residents of all ages to acquire knowledge and skills in the arts by supporting arts projects that address lifelong learning.</p>	<ul style="list-style-type: none"> • SDOC • Cultural and Arts Groups 	On-Going	
<p><u>Strategy 5.2.1.5.</u> Promote opportunities for volunteerism and sponsorships of tourism, cultural, and recreational offerings.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • Cultural Organizations • Businesses/ Employers 	On-Going	
<p>Objective 5.2.2. Strengthen the creative and operational capacity of existing community arts and cultural organizations.</p>			
<p><u>Strategy 5.2.2.1.</u> Increase local arts funding by supporting arts organizations in federal and state grants applications, as well as corporate and private funding.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • Private Businesses/ Nonprofits 	2030	
<p><u>Strategy 5.2.2.2.</u> Maximize funding from sources including the National Endowment for the Arts, the S.C. Arts Commission, the S.C. Humanities Council and the S.C. Department of Parks, Recreation and Tourism.</p>	<ul style="list-style-type: none"> • Oconee County • Cultural and Arts Groups 	2030	
<p><u>Strategy 5.2.2.3.</u> Continue to support cultural and arts venues through annual appropriation of accommodations tax revenues.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2030	
<p><u>Strategy 5.2.2.4.</u> Encourage volunteer involvement in cultural programming, organizations and events by community, faith-based, and civic groups, as well as businesses.</p>	<ul style="list-style-type: none"> • Cultural and Arts Groups • Faith-based Organizations • SDOC • Civic and Community groups 	On-Going	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Goal 5.3. Leverage the County’s historic and cultural assets as an economic development resource.			
Objective 5.3.1. Integrate the County’s heritage into the overall economic development process, especially as it relates to building a cultural tourism industry.			
<u>Strategy 5.3.1.1.</u> Maintain and communicate a shared vision and guiding principles for tourism and recreation development in Oconee County among the public and private sectors.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Museums/Arts Organizations • Business Owners • Oconee Chamber of Commerce 	2021	
<u>Strategy 5.3.1.2.</u> Increase awareness of the rich genealogical resources in Oconee County as a means to attract additional heritage tourists.	<ul style="list-style-type: none"> • Oconee County • Museums 	2030	
<u>Strategy 5.3.1.3.</u> Ensure the County’s visibility in the regional tourism market to support sustainable tourism development and make the County a destination for cultural enrichment, leisure, entertainment, and the arts.	<ul style="list-style-type: none"> • Upcountry SC Tourism Association • Visit Oconee SC • Oconee Chamber of Commerce • Oconee County 	On-Going	
<u>Strategy 5.3.1.4.</u> Recognize, build upon and promote the County’s historic and cultural assets with agricultural, Colonial and Civil War, African-American, Native American (Cherokee), and Appalachian themes through local historical and arts institutions and programming.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Museums/Arts Organizations • Business Owners • Upcountry SC/Visit Oconee SC 	2025	
Objective 5.3.2. Support employers engaged in the cultural and heritage tourism, agritourism, and nature-based tourism sectors.			
<u>Strategy 5.3.2.1.</u> Pursue additional SCPRT and other grants for local governments and non-profits to supplement promotional efforts in tourism marketing for festivals, attractions, and events.	<ul style="list-style-type: none"> • Municipalities • Oconee County • Cultural Organizations 	2030	
<u>Strategy 5.3.2.2.</u> Launch hospitality and tourism sector training and workforce development to support excellence in quality of services.	<ul style="list-style-type: none"> • SDOC • TCTC • Oconee Chamber of Commerce • Employers 	2025	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<u>Strategy 5.3.2.3.</u> Collaborate with the private sector to expand local shopping, dining, and lodging amenities as an important means of capturing tourist dollars.	<ul style="list-style-type: none"> • Oconee Chamber of Commerce • Oconee County • Municipalities • Business Owners 	2021	
<u>Strategy 5.3.2.4.</u> Preserve the culture and identity tied to agriculture and the landscape of the County’s rural communities.	<ul style="list-style-type: none"> • Oconee County • Farms and Agribusinesses • Land Conservation Groups 	2023	

6. NATURAL RESOURCES

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Goal 6.1. Protect and improve air quality in Oconee County.			
Objective 6.1.1. Continue to support local, regional, and state plans and initiatives related to air quality.			
<u>Strategy 6.1.1.1.</u> Continue coordination and partnership in the S.C. Early Action Ozone Reduction Compact with other jurisdictions in the Appalachian COG Region, adopting and maintaining ozone-reducing reduction strategies as necessary.	<ul style="list-style-type: none"> • Oconee County • Appalachian COG (ACOG) • ACOG Counties • SCDHEC and EPA 	2030	
Goal 6.2. Preserve, protect, and enhance Oconee County’s land resources.			
Objective 6.2.1. Promote partnerships and voluntary conservation easements to preserve significant lands, habitats, and scenic areas under development pressure.			
<u>Strategy 6.2.1.1.</u> Support existing land conservation organizations in their efforts to preserve and protect rural lands, sensitive areas, and significant natural resources and transfer of development rights and conservation easements to protect rural lands, sensitive areas, and significant natural resources.	<ul style="list-style-type: none"> • Oconee County • Oconee County Soil and Water Conservation District • Land Trusts and Conservation Organizations 	2030	
<u>Strategy 6.2.1.2.</u> Provide appropriate assistance from County departments and agencies in efforts to identify and preserve significant lands, and scenic areas.	<ul style="list-style-type: none"> • Oconee County 	2021	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<p><u>Strategy 6.2.1.3.</u> Support efforts of public and private organizations to protect critical habitats in Oconee County through conservation easements and other measures as appropriate.</p>	<ul style="list-style-type: none"> • Oconee County • Property/Business Owners • Conservation Organizations • SCDNR • Keowee-Toxaway Habitat Enhancement Program 	2025	
<p>Objective 6.2.3. Manage natural assets to ensure natural resources enhance the quality of life for residents and visitors and increase economic opportunities.</p>			
<p><u>Strategy 6.2.3.1.</u> Protect and preserve natural resources for recreational use and develop new opportunities for recreational access.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • SCDNR • SCPRT • USFS 	Annually	
<p><u>Strategy 6.2.3.2.</u> Work with public conservation partners to identify additional significant natural resources including viewsheds and habitats that warrant protection.</p>	<ul style="list-style-type: none"> • Oconee County • Conservation Organizations • SCDNR • SCPRT • USFS 	2021	
<p><u>Strategy 6.2.3.3.</u> Promote parks and recreation facilities, both public and private, as part of a comprehensive countywide recreation system.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • SCDNR • SCPRT • USFS 	2023	
<p><u>Strategy 6.2.3.4.</u> Expand and maintain public parks and recreation spaces to a uniform standard of excellence.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • SCDNR • SCPRT • USFS 	Annually	
<p>Objective 6.2.4. Continue to promote reasonable access to Oconee County’s public natural amenities for residents and visitors.</p>			
<p><u>Strategy 6.2.4.1.</u> Encourage compatible land use adjacent to National and State Forests, wildlife management area, and County, State and municipal parks to protect such lands from incompatible uses.</p>	<ul style="list-style-type: none"> • Oconee County 	2030	
<p><u>Strategy 6.2.4.2.</u> Review existing regulations and policies to identify barriers and additional opportunities to protecting current natural areas and open space.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2030	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<u>Strategy 6.2.4.3.</u> Encourage and support efforts by public and private organizations to provide public access when conserving open space, natural areas and scenic vistas in Oconee County.	<ul style="list-style-type: none"> • Oconee County • Property Owners • Conservation Organizations 	On-Going	
<u>Strategy 6.2.4.4.</u> Work with community partners to promote programs for residents of all ages to discourage littering and encourage participation in litter pickup programs and initiatives.	<ul style="list-style-type: none"> • Oconee County • Keep Oconee Beautiful Assn. • SDOC • Local Civic Groups 	2023	
Goal 6.3. Preserve, protect, and enhance the quality and quantity of the water resources of Oconee County.			
Objective 6.3.1. Expand sewer service to additional areas as feasible.			
<u>Strategy 6.3.1.1.</u> Support wastewater treatment providers in the extension of sewer service to currently unserved or underserved areas to minimize the need for septic tanks where conditions are not suitable or water sources may be compromised.	<ul style="list-style-type: none"> • Oconee County • Oconee Joint Regional Sewer Authority (OJRSA) • Municipal Providers • Other Public and Private Providers 	2025	
<u>Strategy 6.3.1.2.</u> Support wastewater treatment providers in the upgrade and expansion of existing treatment facilities to accommodate the expansion of sewer service.	<ul style="list-style-type: none"> • Oconee County • OJRSA • Municipal Providers • Other Public and Private Providers 	2023	
Objective 6.3.2. Monitor, maintain and improve water quality and quantity to meet the needs of County residents, employers, and institutions.			
<u>Strategy 6.3.2.1.</u> Partner with adjacent jurisdictions on comprehensive water studies detailing availability of all water sources, usage, and outflow.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Adjacent Jurisdictions • Oconee County Soil & Water Conservation District 	2025	
<u>Strategy 6.3.2.2.</u> Explore local and regional strategies to minimize non-point source pollution and institute Best Management Practices for the protection of water resources.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Utility Providers • SCDHEC • Oconee County Soil & Water Conservation District 	Annually	

		Time Frame	Date
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Goals/Objectives/Strategies	Accountable Agencies	for Evaluation	Completed
<u>Strategy 6.3.2.3.</u> Support and coordinate with SCDHEC to mitigate identified water quality impairments.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Utility Providers • NPDES Permitted Dischargers • SCDHEC • Oconee County Soil & Water Conservation District 	2021	
<u>Strategy 6.3.2.4.</u> Utilize incentives, technical assistance, and regulations to promote sustainable environmental best practices by individuals, businesses, and developers to maintain and improve water quality.	<ul style="list-style-type: none"> • Oconee County • Property Owners and Developers • Oconee County Soil & Water Conservation District 	2030	
<u>Strategy 6.3.2.5.</u> Study the potential water quality impact of higher-density residential development near the lakes and explore options for mitigating any negative impacts.	<ul style="list-style-type: none"> • Oconee County • Developers • SCDHEC • U.S. Army Corps of Engineers (USACOE) • Duke Energy 	2025	
Objective 6.3.3. Encourage development practices that protect and preserve water resources.			
<u>Strategy 6.3.3.1.</u> Establish strategies and adopt measures necessary to create a framework for the efficient implementation of erosion and sediment control regulations.	<ul style="list-style-type: none"> • Oconee County • Oconee County Soil & Water conservation district 	2030	
<u>Strategy 6.3.3.2.</u> Develop a County stormwater management program to prepare for efficient and cost-effective implementation in the event of Federal designation.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2025	
Objective 6.3.4. Manage water quantity and quality to ensure efficient utilization and appropriate conservation of the County’s water resources.			
<u>Strategy 6.3.4.1.</u> Participate in and support regional efforts to protect watersheds.	<ul style="list-style-type: none"> • Oconee County • SCDHEC • Public and Non-profit Organizations • Oconee County Soil & Water Conservation District 	On-Going	
<u>Strategy 6.3.4.2.</u> Explore partnerships to develop a master plan for preserving the watershed areas surrounding our lakes including Keowee, Jocassee, and Hartwell.	<ul style="list-style-type: none"> • Oconee County • U.S. Army Corps of Engineers • SCDHEC 	2021	
		Time Frame	Date



Goals/Objectives/Strategies	Accountable Agencies	for Evaluation	Completed
<u>Strategy 6.3.4.3.</u> Identify and explore ways to protect the water quality of lesser known waterways and “hidden gems” such as the Little River in Salem.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2022	
<u>Strategy 6.3.4.4.</u> Explore and promote best practices to protect waterways in agricultural and developing areas.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Oconee County Soil & Water Conservation District 	2021	
<u>Strategy 6.3.4.5.</u> Support regulatory authorities in their efforts to preserve water quality and habitat through shoreline management policies and regulation.	<ul style="list-style-type: none"> • Oconee County • Duke Energy • USCOE • USFS 	2030	
<u>Strategy 6.3.4.6.</u> Work with community partners to provide educational materials on best practices for septic tank maintenance.	<ul style="list-style-type: none"> • Oconee County • SCDHEC • Public and Non-profit organizations 	2025	
<u>Strategy 6.3.4.7.</u> Explore options for establishing and protecting riparian buffers and identify waterbodies in need of such protection.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Oconee County Soil & Water Conservation District 	2023	
Objective 6.3.5. Minimize flooding risk to County residents and business owners through the protection of floodplains and floodways.			
<u>Strategy 6.3.5.1.</u> Periodically review floodplain regulations and procedures to ensure protection per FEMA requirements and to evaluate conditions that may require more stringent standards.	<ul style="list-style-type: none"> • Oconee County 	Annually	
<u>Strategy 6.3.5.2.</u> Review and update the Oconee County Flood Damage Prevention Ordinance as needed.	<ul style="list-style-type: none"> • Oconee County 	Annually	
Goal 6.4. Enhance and promote access to natural resources and associated recreational activities for residents and visitors.			
Objective 6.4.1. Encourage coordination among County and municipal recreation and natural resource managers.			
<u>Strategy 6.4.1.1.</u> Explore opportunities for coordination and cooperation in Oconee County to include planning for and implementing public and private recreation and natural resource programs and activities.	<ul style="list-style-type: none"> • Oconee County • Municipalities • SCDNR • SCPRT • Duke Energy • USFS • USCOE 	2030	

7. COMMUNITY FACILITIES



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Goal 7.1. Provide adequate, safe, and efficient infrastructure to support current and projected needs.			
Objective 7.1.1. Work to guarantee adequate water distribution systems for present and future development in Oconee County.			
<u>Strategy 7.1.1.1.</u> Work to facilitate the establishment of a partnership with water providers aimed at expanding service into underserved unincorporated areas of the County and to encourage service providers to share resources where possible.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Other Water Providers 	Annually	
<u>Strategy 7.1.1.2.</u> Partner with municipalities and other providers to inventory the current condition of their water infrastructure systems to determine ability to accommodate future growth.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Other Water Providers 	Annually	
<u>Strategy 7.1.1.3.</u> Partner with adjacent jurisdictions on comprehensive water studies detailing availability from all sources and usages/outflows.	<ul style="list-style-type: none"> • Oconee County • Adjacent Jurisdictions 	2023	
Objective 7.1.2. Improve and expand wastewater treatment within Oconee County.			
<u>Strategy 7.1.2.1.</u> Expand sewer service throughout areas identified by the Land Use Element as potential areas of development, while implementing appropriate measures to avoid negative impacts on sensitive areas.	<ul style="list-style-type: none"> • Oconee County • OJRSA • Other Sewer Providers 	2021	
<u>Strategy 7.1.2.2.</u> Work with neighboring jurisdictions when possible to establish regional efforts to expand sewer service into prime commercial and industrial locations.	<ul style="list-style-type: none"> • Oconee County • Neighboring Jurisdictions 	Annually	
<u>Strategy 7.1.2.3.</u> Partner with municipalities and the Joint Regional Sewer Authority to coordinate efforts to provide sewer throughout high growth corridors.	<ul style="list-style-type: none"> • Oconee County • Municipalities • OJRSA • Other Sewer Providers 	Annually	
<u>Strategy 7.1.2.4.</u> Establish partnerships with regional, state, and federal agencies to seek and secure funding for wastewater treatment facility upgrade and expansion needs.	<ul style="list-style-type: none"> • Oconee County • OJRSA • Other Sewer Providers • Relevant Regional, State and Federal Agencies 	Annually	

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Goals/Objectives/Strategies	Accountable Agencies	for Evaluation	Completed
<p><u>Strategy 7.1.2.5.</u> Encourage septic tank and leach field education.</p>	<ul style="list-style-type: none"> • Oconee County • Duke Energy • U.S. Army Corps of Engineers • SCDNR • SCDHEC • Other Potential Partners 	2025	
<p>Objective 7.1.3. Implement the goals, objectives, and implementation strategies of the Community Facilities Element.</p>			
<p><u>Strategy 7.1.3.1.</u> Determine staff, facility and resource needs and partnerships to implement the Comprehensive Plan.</p>	<ul style="list-style-type: none"> • Oconee County 	2020	
<p><u>Strategy 7.1.3.2.</u> Regularly update and utilize the County Capital Improvements Plan to systematically construct and upgrade facilities identified in the Community Facilities Plan.</p>	<ul style="list-style-type: none"> • Oconee County 	Annually	
<p><u>Strategy 7.1.3.3.</u> Seek alternative funding sources to taxpayer financing of projects such as private partnerships and user-based fees.</p>	<ul style="list-style-type: none"> • Oconee County 	Annually	
<p>Goal 7.2. Manage community facilities, infrastructure, and public resources in a manner that ensures both current residents and businesses and future generations can enjoy the benefits and opportunities that make Oconee County an attractive and affordable place to live.</p>			
<p>Objective 7.2.1. Seek local, state, federal, and community funding support in efforts to expand and enhance educational opportunities for Oconee County residents.</p>			
<p><u>Strategy 7.2.1.1.</u> Continue to support and enhance advanced job training and work readiness of residents through state-of-the-art training centers.</p>	<ul style="list-style-type: none"> • Oconee County • SDOC • TCTC 	Annually	
<p><u>Strategy 7.2.1.2.</u> Provide appropriate assistance to the School District of Oconee County in efforts to enhance and upgrade education and educational facilities.</p>	<ul style="list-style-type: none"> • Oconee County • SDOC 	2030	
<p><u>Strategy 7.2.1.3.</u> Prioritize expansion and upgrades of libraries through the capital improvements plan and coordinate their location with available infrastructure.</p>	<ul style="list-style-type: none"> • Oconee County 	2025	
<p><u>Strategy 7.2.1.4.</u> Continue cooperative efforts with the School District that optimize resources and result in savings for both.</p>	<ul style="list-style-type: none"> • Oconee County • SDOC 	Annually	
<p>Objective 7.2.2. Upgrade solid waste facilities to improve services and allow for needed upgrades and expansion to provide for anticipated growth.</p>			
<p><u>Strategy 7.2.2.1.</u> Work to reduce the volume of solid waste through increased recycling and composting.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2023	
		Time Frame	Date



Goals/Objectives/Strategies	Accountable Agencies	for Evaluation	Completed
<u>Strategy 7.2.2.2.</u> Seek out innovative and alternative technologies that provide a long-term solution to current and projected solid waste needs and may also be used in the future to mitigate and reclaim closed facilities.	<ul style="list-style-type: none"> Oconee County 	2025	
Objective 7.2.3. Regularly review public safety needs and enhance facilities as required and needed.			
<u>Strategy 7.2.3.1.</u> Review and upgrade existing emergency facilities plans on a regular basis, implementing established goals in a systematic manner.	<ul style="list-style-type: none"> Oconee County Emergency Services Commission 	Annually	
<u>Strategy 7.2.3.2.</u> Provide local public safety agencies appropriate assistance in obtaining funding to expand and upgrade operations.	<ul style="list-style-type: none"> Oconee County Emergency Services Commission 	Annually	
<u>Strategy 7.2.3.3.</u> Partner with private entities in the development of emergency satellite facilities and specialized response equipment.	<ul style="list-style-type: none"> Oconee County Emergency Services Commission 	Annually	
<u>Strategy 7.2.3.4.</u> Continue to conduct regular updates to the County Disaster Preparedness Plan.	<ul style="list-style-type: none"> Oconee County Other Relevant Local Agencies 	Annually	
<u>Strategy 7.2.3.5.</u> Work closely with local energy and utility providers and emergency management agencies to ensure coordination in the event of major natural or man-made events.	<ul style="list-style-type: none"> Oconee County Emergency Services Commission Energy Providers Utilities 	Annually	
<u>Strategy 7.2.3.6.</u> Work with communications providers to ensure optimum communications access and speed for emergency services, local governments, businesses, residents, and visitors.	<ul style="list-style-type: none"> Oconee County Municipalities Communications Providers 	Annually	
<u>Strategy 7.2.3.7.</u> Communicate frequently with citizens of County about emergency plans.	<ul style="list-style-type: none"> Oconee County 	On-Going	
Objective 7.2.4. Ensure access to quality and timely health care for all residents and visitors.			
<u>Strategy 7.2.4.1.</u> Review and upgrade County-owned medical and other healthcare facilities as needed.	<ul style="list-style-type: none"> Oconee County 	On-Going	
<u>Strategy 7.2.4.2.</u> Continue to explore ways to increase the efficiency of emergency medical services throughout the County.	<ul style="list-style-type: none"> Oconee County Emergency Services Commission Oconee EMS 	On-Going	

		Time Frame	Date
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Goals/Objectives/Strategies	Accountable Agencies	for Evaluation	Completed
Objective 7.2.5. Strengthen coordination among the County, municipalities, neighboring counties, regional and State agencies, and other public and private organizations.			
<u>Strategy 7.2.5.1.</u> Continue coordination with municipalities, neighboring jurisdictions and the State on matters relating to public safety, homeland security, emergency preparedness, and other matters of regional or statewide importance.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Neighboring Jurisdictions • State Agencies 	On-Going	
<u>Strategy 7.2.5.2.</u> Continue coordination of the provision of water, sewer, and electricity with municipalities and other public and private providers.	<ul style="list-style-type: none"> • Oconee County • Municipal Utility Providers • Public & Private Utilities 	On-Going	
<u>Strategy 7.2.5.3.</u> Continue coordination with public and private organizations for the provision of services, programs, and facilities such as those for the elderly, for recreation, and for transportation.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Other Public and Private Organizations • ACOG 	On-Going	
Objective 7.2.6. Ensure access to quality, lifelong educational opportunities for all residents.			
<u>Strategy 7.2.6.1.</u> Reduce the high school dropout rate.	<ul style="list-style-type: none"> • SDOC • SC Dept. of Education • SC Dept. of Social Services 	Annually	
Goal 7.3. Preserve, maintain, expand, and promote opportunities for recreation.			
Objective 7.3.1. Provide passive and active recreational opportunities to meet the diverse needs of County residents and visitors.			
<u>Strategy 7.3.1.1.</u> Partner with public and private entities to develop a countywide greenway system that will offer opportunities for nature-based recreation in areas where few currently exist and to connect existing parks to enable safe cycling routes.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Other Recreation Providers 	2025	
<u>Strategy 7.3.1.2.</u> Upgrade and maintain County parks and recreation facilities to encourage and promote ecotourism opportunities.	<ul style="list-style-type: none"> • Oconee County 	2025	
<u>Strategy 7.3.1.3.</u> Evaluate, amend, and implement recreation plans, as necessary.	<ul style="list-style-type: none"> • Parks, Recreation and Tourism Commission • Recreation Task Force 	2030	
<u>Strategy 7.3.1.4.</u> Seek partnerships to explore ways to increase recreational opportunities for children and families throughout the County, such as access to sports venues and programs.	<ul style="list-style-type: none"> • Oconee County • Parks, Recreation and Tourism Commission • Municipalities • Other Parks and Recreation Providers 	2030	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<u>Strategy 7.3.1.5.</u> Continue cooperative efforts and seek additional opportunities with the YMCA to provide recreational programs for County residents of all ages.	<ul style="list-style-type: none"> • Oconee County • SDOC • YMCA 	2025	

8. AGRICULTURAL

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Goal 8.1. Support and Protect the Agricultural Industry in Oconee County.			
Objective 8.1.1. Recognize important agricultural land as a valuable natural resource to protect for future generations.			
<u>Strategy 8.1.1.1.</u> Advocate use of “Best Management Practices” in farmland and forest operations.	<ul style="list-style-type: none"> • Soil & Water Conservation Commissions • Oconee County • Clemson Cooperative Extension (CCE) • SC Forestry Commission 	2025	
<u>Strategy 8.1.1.2.</u> Encourage and support collaboration between landowners and public and private agencies in the development of ecologically and economically sound plans for preservation and restoration of farmland and forests.	<ul style="list-style-type: none"> • Oconee County • CCE • Conservation groups 	2025	
<u>Strategy 8.1.1.3.</u> Work with SCDOT and other state and regional agencies to ensure projects for infrastructure facility maintenance and expansion will not be detrimental to the continuation of agriculture and silviculture.	<ul style="list-style-type: none"> • Oconee County • SCDOT • Oconee County Chamber of Commerce • Municipalities 	2021	
<u>Strategy 8.1.1.4.</u> Limit non-agricultural development in productive and prime agricultural areas to densities and development patterns that are consistent with the continuation of economically viable agriculture.	<ul style="list-style-type: none"> • Oconee County 	2021	
<u>Strategy 8.1.1.5.</u> Support state legislation that links incentives to continue farming (such as state income tax credits or differential assessment for property taxes and affirmative supports for the business of agriculture) with controls preventing conversion of the recipient's agricultural land to non-farm uses.	<ul style="list-style-type: none"> • Oconee County • Oconee County Chamber of Commerce 	2025	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<u>Strategy 8.1.1.6.</u> Seek grants and take advantage of state and federal programs to assist with the purchase of development rights and agricultural easements on prime agricultural land.	<ul style="list-style-type: none"> • Oconee County • Oconee County Cooperative Extension Service • Oconee County Chamber of Commerce • Conservation groups 	2023	
<u>Strategy 8.1.1.7.</u> Ensure that the impacts to adjacent farms and forest land is part of the deliberation and decision making for proposed public projects.	<ul style="list-style-type: none"> • Oconee County • Oconee County Cooperative Extension Service • Oconee County Chamber of Commerce 	2021	
<u>Strategy 8.1.1.8.</u> Work with the state Real Estate Licensing commission to add an “Agricultural Disclosure Act” to ensure that potential home/land/business purchasers are made aware that agricultural activity is occurring on land adjacent to the purchaser’s property of interest.	<ul style="list-style-type: none"> • Oconee County • State Real Estate Licensing Commission 	2023	
<u>Strategy 8.1.1.9.</u> Activate vacant and underutilized County owned property to facilitate a program that invites entrepreneurs, non-profits, residents, and other groups to begin entry-level agricultural businesses, community gardens, and pilot programs for engaging residents in the agricultural processes. <i>(A motion was made but no second and no vote occurred)</i>	<ul style="list-style-type: none"> • Oconee County • NGO • Not-for-Profit organizations • CCE • Municipalities • Agriculture organizations • School District of Oconee County (SDOC) 	2023	
Strategy 8.1.1.10. Create a staff position of Agricultural communication and coordination to coordinate and communicate with farmers, foresters, local governments, agricultural groups, and the public on agricultural and forestry matters. Worded slightly differently than voted upon motion	<ul style="list-style-type: none"> • Oconee County 	2023	
Objective 8.1.2. Enhance agricultural operations and opportunities.			
<u>Strategy 8.1.2.1.</u> Work with state and federal agencies to attract agribusiness-related grants and revenue sources and support efforts to establish pilot programs related to new agricultural technologies and products.	<ul style="list-style-type: none"> • Oconee County 	2021	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<u>Strategy 8.1.2.2.</u> Provide appropriate assistance to expand non- traditional and specialty agribusiness opportunities.	<ul style="list-style-type: none"> • Oconee County 	2021	
<u>Strategy 8.1.2.3.</u> Ensure the ability of a farm to have a farm-related business onsite.	<ul style="list-style-type: none"> • Oconee County 	2021	
<u>Strategy 8.1.2.4.</u> Promote the establishment of new farm enterprises through support of training for interested persons.	<ul style="list-style-type: none"> • Oconee County • Oconee County Cooperative Extension Service 	2023	
<u>Strategy 8.1.2.5.</u> Allow agricultural products processing facilities to locate in areas with convenient access to farms, but ensure that they do not negatively impact rural character or scenic vistas.	<ul style="list-style-type: none"> • Oconee County 	2025	
<u>Strategy 8.1.2.6.</u> Support South Carolina right-to-farm laws and consider adopting a county right-to-farm policy.	<ul style="list-style-type: none"> • Oconee County • Oconee County Cooperative Extension Service • Oconee County Chamber of Commerce 	2021	
<u>Strategy 8.1.2.7.</u> Promote farm stands and farmers markets in rural and urban areas and local food hub(s) with adjoining counties	<ul style="list-style-type: none"> • Oconee County • Oconee County Cooperative Extension Service • FARM Center 	2023	
<u>Strategy 8.1.2.8.</u> Consider adopting a Voluntary Agricultural and Forestal Areas program.	<ul style="list-style-type: none"> • Oconee County • Oconee County Cooperative Extension Service 	2025	
<u>Strategy 8.1.2.9.</u> Encourage and support programs that educate and engage residents of all ages in aspects of farming and agriculture.	<ul style="list-style-type: none"> • Oconee County • Oconee Cooperative Extension Service • Agriculture Advisory Board • Organizations such as FFA and the Oconee Cultivation Project • FARM Center 	2023	

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Goal 8.2. Protect Oconee County’s Forest Resources.			
<u>Strategy 8.2.1.1.</u> Maintain an accurate inventory of important forestland.	<ul style="list-style-type: none"> • Oconee County • SC Forestry Commission • US Forest Service 	2025	
<u>Strategy 8.2.1.2.</u> Coordinate and plan infrastructure and development to protect forestland.	<ul style="list-style-type: none"> • Oconee County • SC Forestry Commission • SCDOT • US Forest Service • Conservation groups 	2025	
<u>Strategy 8.2.1.3.</u> Support efforts to permanently preserve important forestland.	<ul style="list-style-type: none"> • Oconee County • SC Forest Commission • US Forest Service • Conservation groups 	2021	
<u>Strategy 8.2.1.4.</u> Work with the Forestry Commission to educate citizens about wildfire hazards.	<ul style="list-style-type: none"> • Oconee County • SC Forestry Commission • Rural Fire Departments • US Forest Service • CCE 	2025	
<u>Strategy 8.2.1.5.</u> Consider adopting the International Wildland-Urban Interface Code, or relevant portions, to help mitigate wildfire risk.	<ul style="list-style-type: none"> • Oconee County • Rural fire departments 	2030	
Goal 8.3. Ensure continuing access to healthy, fresh food.			
Objective 8.3.1. Eliminate food deserts and ensure access to healthy food.			
<u>Strategy 8.3.1.1.</u> Integrate food system policies and planning into County land use, transportation, and capital improvement plans.	<ul style="list-style-type: none"> • Oconee County • Local food banks • Oconee County Cooperative Extension Service • SDOC 	2025	
<u>Strategy 8.3.1.2.</u> Encourage residents to supplement personal food sources with gardening and fresh food preservation.	<ul style="list-style-type: none"> • Oconee County • Oconee County Cooperative Extension Service • SDOC 	2025	
<u>Strategy 8.3.1.3.</u> Recruit, support, and incentivize businesses that provide healthy food choices in all areas of the County.	<ul style="list-style-type: none"> • Oconee County • Oconee County Chamber of Commerce • CCE 	2023	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<p><u>Strategy 8.3.1.4.</u> Revise land use policies to require healthy food access as a part of development standards, prohibit private restrictions that limit gardens, and community gardens, in residential areas when economic incentives are offered by the County to a developer.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2023	
<p><u>Strategy 8.3.1.5.</u> Work collaboratively with non-profits and other entities to address the needs of vulnerable populations (e.g. elderly, children, homeless).</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • Local non-profits • Faith-based community • Farmers’ markets 	2023	
<p><u>Strategy 8.3.1.6.</u> Support new opportunities for distribution of locally and regionally produced food.</p>	<ul style="list-style-type: none"> • Oconee County 	2023	
<p><u>Strategy 8.3.1.7.</u> Revise the zoning code to require healthy food access as a part of development standards.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2023	
<p><u>Strategy 8.3.1.8.</u> Work collaboratively to ensure that regional emergency preparedness programs include food access and distribution and are working toward the goal of establishing regional capacity for feeding the population for 2-3 months in an emergency.</p>	<ul style="list-style-type: none"> • Oconee County • Municipalities • SC Emergency Management • Private organizations • NFPO • Disaster relief organizations 	2023	
<p><u>Strategy 8.3.1.9.</u> Educate and assist in mitigating the harmful effects of Climate Change in Oconee County through agricultural means.</p>	<ul style="list-style-type: none"> • Oconee County • SDOC • CCE • Agricultural groups • Private organizations • Municipalities • Conservation groups • Local non-profits • Faith-based community • Farmers’ markets • Oconee County Chamber of Commerce • Local food banks • SC Forestry Commission 	2023	



9. TRANSPORTATION

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Goal 9.1. Plan the location and development of transportation infrastructure to accommodate present and future needs.			
Objective 9.1.1. Develop and implement plans to guide decision-making on transportation issues.			
<u>Strategy 9.1.1.1.</u> Continue regional coordination with the Appalachian COG, municipalities and neighboring counties, and other public and private agencies in matters related to transportation, transit planning, and prioritization.	<ul style="list-style-type: none"> • Oconee County • Municipalities • ACOG • Neighboring Counties • Related Public and Private Organizations 	2025	
<u>Strategy 9.1.1.2.</u> Assign Oconee County planning staff to attend regional transportation planning meetings coordinated by ACOG to provide input from the County’s future land use perspective into the process.	<ul style="list-style-type: none"> • Oconee County • ACOG 	2027	
<u>Strategy 9.1.1.3.</u> Commission studies for transportation corridors to examine conditions, seek multi-modal options, increase safety, optimize travel times and access to residential, commercial, recreation, and other essential services.	<ul style="list-style-type: none"> • Oconee County • Municipalities • ACOG • SCDOT • County Transportation Committee 	2025	
<u>Strategy 9.1.1.4.</u> Implement commissioned and in-house studies, in-part or completely. (For example: make CATbus stops safer)	<ul style="list-style-type: none"> • Oconee County • Relevant stakeholders 	2025	
Goal 9.2. Upgrade and maintain the County road system in a manner that meets the needs of the growing population and provides safe and efficient routes through the County.			
Objective 9.2.1. Meet current and future need for quality transportation facilities throughout the County.			
<u>Strategy 9.2.1.1.</u> Acquire and allocate C-funds and leverage in-kind resources to maintain and enhance the County road network and supporting infrastructure.	<ul style="list-style-type: none"> • Oconee County • SCDOT • County Transportation Committee 	2025	
<u>Strategy 9.2.1.2.</u> Develop an ongoing systematic road maintenance and upgrade program based on steady revenue sources.	<ul style="list-style-type: none"> • Oconee County 	2021	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<u>Strategy 9.2.1.3.</u> Maintain a priority road upgrade list that addresses existing traffic “bottlenecks” and other traffic issues and reasonably anticipates issues expected to emerge in the coming decade.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2025	
<u>Strategy 9.2.1.4.</u> Explore and adopt appropriate traffic management tools and techniques available through land use regulation that utilize concepts such as limiting the number of curb cuts in high traffic areas.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2021	
<u>Strategy 9.2.1.5.</u> Prioritize evaluation of all roads within identified potential development areas.	<ul style="list-style-type: none"> • Oconee County • Municipalities • County 	2025	
<u>Strategy 9.2.1.6.</u> Continue to require developers to provide traffic studies to determine if a road must be upgraded to safely handle increased traffic loads and to cover the cost of such road upgrades.	<ul style="list-style-type: none"> • Oconee County 	2023	
<u>Strategy 9.2.1.7.</u> Enhance communication with local and State departments of transportation on current and proposed projects.	<ul style="list-style-type: none"> • Oconee County • ACOG 	2021	
<u>Strategy 9.2.1.8.</u> Upgrade County roads that were built prior to current standards and align roads that pose safety hazards, if feasible.	<ul style="list-style-type: none"> • Oconee County 	Annually	
Goal 9.3. Provide a safe, efficient, and accessible multi-modal transportation system.			
Objective 9.3.1. Provide and maintain a safe, efficient, and interconnected roadway network.			
<u>Strategy 9.3.1.1.</u> Encourage connected street systems within new developments and between new and existing developments.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	2023	
<u>Strategy 9.3.1.2.</u> Explore incentives or requirements that increase the connectivity of local, connector, and arterial components of the County’s roadway network.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Developers 	Annually	
<u>Strategy 9.3.1.3.</u> Examine the need and feasibility of providing alternative-fuel stations at relevant County-owned properties.	<ul style="list-style-type: none"> • Oconee County • ACOG 	2025	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Objective 9.3.2. Provide and maintain adequate, safe, and accessible trails, sidewalks and bicycle lanes in appropriate areas to promote alternative modes of travel by residents and visitors and to promote ecotourism opportunities.			
<u>Strategy 9.3.2.1.</u> Provide and encourage pedestrian and bicycle connectivity between existing and planned residential, parks and recreation areas, trails, public facilities, and commercial and industrial uses that will enable alternative transportation opportunities.	<ul style="list-style-type: none"> • Oconee County • Developers • Municipalities • Trail and Park Providers 	2023	
<u>Strategy 9.3.2.2.</u> Develop standards that encourage developers to incorporate sidewalks and bicycle trails and lanes into residential developments.	<ul style="list-style-type: none"> • Oconee County 	2021	
<u>Strategy 9.3.2.3.</u> Seek funding opportunities to create nature trails, sidewalks, bicycle lanes, and other facilities designed to make communities more walkable, reduce vehicular traffic, and improve safety for pedestrians and cyclists.	<ul style="list-style-type: none"> • Oconee County • Municipalities • SCPR • Community Partners 	2023	
<u>Strategy 9.3.2.4.</u> Find and repair any conflicts that exist within the current code of ordinances to provide and maintain adequate, safe, and accessible trails.	<ul style="list-style-type: none"> • Oconee County 	2021	
Objective 9.3.3. Continue to evaluate and fund public transportation in urbanizing areas of Oconee County, expanding as needed to provide for ongoing growth and development.			
<u>Strategy 9.3.3.1.</u> Promote and assist in the establishment of commuter parking lots to encourage ride sharing and decrease traffic	<ul style="list-style-type: none"> • Oconee County 	2025	
<u>Strategy 9.3.3.2.</u> Continue to partner with Clemson Area Transit to provide existing service levels, while exploring opportunities to expand modes of public transportation such as van services and other non-traditional forms of mass transit.	<ul style="list-style-type: none"> • Oconee County • Clemson Area Transit • Community Partners 	2025	
<u>Strategy 9.3.3.3.</u> Seek and secure methods of expanding public transportation in remote areas for clients of facilities such as SCDSS, hospitals, medical complexes, government facilities, and parks and recreation facilities.	<ul style="list-style-type: none"> • Oconee County • Clemson Area Transit • Community Partners 	2025	
<u>Strategy 9.3.3.4.</u> Evaluate environmental and economic impacts and explore efforts to establish high-speed rail through the County, including rail stops in Clemson, SC and Toccoa, Georgia.	<ul style="list-style-type: none"> • Oconee County • Neighboring Counties 	2025	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<p><u>Strategy 9.3.3.5.</u> Seek and establish appropriate methods of mass transit that will promote and enhance tourism such as water taxis, tour boats, and other modes that allow tourists and residents to enjoy natural resources without substantial traffic increases.</p>	<ul style="list-style-type: none"> • Visit Oconee SC • Parks, Recreation and Tourism Commission • Oconee County 	2025	
<p><u>Strategy 9.3.3.6.</u> Support municipalities in their efforts to establish public transportation, while seeking options to expand service into unincorporated areas of the County as appropriate.</p>	<ul style="list-style-type: none"> • Oconee County • Clemson Area Transit • Municipalities • Community Partners 	2025	
<p><u>Strategy 9.3.3.7.</u> Work with public transportation providers to increase their rideshare and coverage to impact as many potential riders as possible.</p>	<ul style="list-style-type: none"> • Oconee County • City of Seneca • Clemson Area Transit 	2023	
<p>Goal 9.4. Provide a state-of-the-art regional airport for residents, businesses and industries, and visitors to the County and region.</p>			
<p>Objective 9.4.1. Continue upgrades to the Oconee County Regional Airport in a manner that serves existing clientele and establishes the facility as one of the premier small airports in the nation.</p>			
<p><u>Strategy 9.4.1.1.</u> Complete planned upgrades, including relocation of roads, strengthening of runway, and other necessary improvements as funding becomes available.</p>	<ul style="list-style-type: none"> • SC Aeronautics Commission • Oconee County • Public/Private partnerships 	2025	
<p><u>Strategy 9.4.1.2.</u> Develop an on-going capital improvements program aimed at upgrading the Airport facilities to attract use by additional employers and potential occupants of the business parks in the County.</p>	<ul style="list-style-type: none"> • SC Aeronautics Commission • Oconee County 	2025	
<p><u>Strategy 9.4.1.3</u> Seek and establish ways to utilize the Airport to foster partnerships with Clemson University in areas such as hanger lease agreements and facility use agreements.</p>	<ul style="list-style-type: none"> • SC Aeronautics Commission • Oconee County 	2025	
<p><u>Strategy 9.4.1.4</u> Identify Federal and State funds for investment in airport enhancements, including additional hangar space.</p>	<ul style="list-style-type: none"> • SC Aeronautics Commission • Oconee County 	2025	
<p><u>Strategy 9.4.1.5.</u> Seek public/private partnerships to fund airport operations and expansions, including additional hangar space.</p>	<ul style="list-style-type: none"> • SC Aeronautics Commission • Oconee County • Public Private Partnerships 	2025	



10. PRIORITY INVESTMENT

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Goal 10.1. Identify and prioritize long range public infrastructure and facilities needs.			
Objective 10.1.1. Continue to plan for and prioritize public infrastructure and facilities needs.			
<u>Strategy 10.1.1.1.</u> Continue to update the County's Five-Year Capital Plan as part of the annual budget process to provide the highest level of service and facilities for Oconee County citizens.	<ul style="list-style-type: none"> Oconee County 	2025	
<u>Strategy 10.1.1.2.</u> Review, update, and adopt the Infrastructure Master Plan.	<ul style="list-style-type: none"> Oconee County 	Annually	
<u>Strategy 10.1.1.3.</u> Utilize the County's Five-Year Capital Plan to systematically construct and upgrade facilities identified in the Infrastructure Master Plan	<ul style="list-style-type: none"> Oconee County 	2030	
<u>Strategy 10.1.1.4.</u> Create and update plans and cost estimates that address specific infrastructure priorities with accurate inventories and analyses of existing county conditions.	<ul style="list-style-type: none"> Oconee County 	Annually	
<u>Strategy 10.1.1.5.</u> Establish programs to review all existing community facilities to determine needed upgrades resulting from both the aging of the facilities and the population growth of Oconee County.	<ul style="list-style-type: none"> Oconee County 	2030	
<u>Strategy 10.1.1.6.</u> Prioritize infrastructure and facilities needs and capital investment.	<ul style="list-style-type: none"> Oconee County 	Annually	
Objective 10.1.2. Continue a comprehensive capital projects planning and implementation process to address future conditions and needs.			
<u>Strategy 10.1.2.1.</u> Encourage development in a way that protects and preserves our natural resources.	<ul style="list-style-type: none"> Oconee County 	On-Going	
<u>Strategy 10.1.2.2.</u> Manage development in a manner that ensures our natural resources and lifestyle enhance sustainable economic growth and job opportunities.	<ul style="list-style-type: none"> Oconee County 	On-Going	
<u>Strategy 10.1.2.3.</u> Promote and enhance access to affordable housing through both public and private cooperation.	<ul style="list-style-type: none"> Oconee County Housing Developers 	On-Going	
<u>Strategy 10.1.2.4.</u> Upgrade solid waste facilities to improve services and allow for needed upgrades and expansion to provide for anticipated growth.	<ul style="list-style-type: none"> Oconee County 	2030	
<u>Strategy 10.1.2.5.</u> Regularly review public safety needs and enhance facilities as required and	<ul style="list-style-type: none"> Oconee County 	Annually	

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
needed.			
<u>Strategy 10.1.2.6.</u> Work to address the age-related challenges and needs that may arise among Oconee County’s aging population, particularly focusing on issues not adequately dealt with by state and federal programs.	<ul style="list-style-type: none"> • Oconee County • Aging Services • Faith-based Communities • Healthcare Providers 	2025	
<u>Strategy 10.1.2.7.</u> Upgrade and maintain the County road system in a manner that meets the needs of Oconee County’s growing population and provides safe and efficient routes through the County.	<ul style="list-style-type: none"> • Oconee County • SCDOT • ACOG 	Annually	
<u>Strategy 10.1.2.8.</u> Continue to evaluate and fund public transportation in urbanizing areas of Oconee County, expanding as needed to provide for ongoing growth and development.	<ul style="list-style-type: none"> • Oconee County • CATbus • SCDOT • ACOG 	Annually	
<u>Strategy 10.1.2.9.</u> Expand bicycle and pedestrian routes to allow for greater use of alternative forms of transportation and to promote ecotourism opportunities.	<ul style="list-style-type: none"> • Oconee County • SCDOT • ACOG • Municipalities 	2030	
<u>Strategy 10.1.2.10.</u> Continue upgrades to the Oconee County Airport in a manner that not only serves existing clientele, but establishes the facility as a premier small airport.	<ul style="list-style-type: none"> • Oconee County 	2030	
<u>Strategy 10.1.2.11.</u> Promote a countywide arts program to facilitate an appreciation for the arts and other cultural facilities in Oconee County.	<ul style="list-style-type: none"> • Oconee County • Arts Organizations • SDOC 	2030	
<u>Strategy 10.1.2.12.</u> Conserve and protect features of significant local, regional, and national interest, such as scenic highways, state parks, historic sites, and expand efforts to promote these features for tourism.	<ul style="list-style-type: none"> • Oconee County • SCPRT • SCDOT • Historic Preservation Organizations 	2025	
<u>Strategy 10.1.2.13.</u> Maintain and update the County’s geographic information system (GIS) and related data.	<ul style="list-style-type: none"> • Oconee County 	On-Going	
Objective 10.1.3. Support adjacent jurisdictions and relevant agencies in planning for future public infrastructure and facility’s needs.			
<u>Strategy 10.1.3.1.</u> Support and participate in the efforts of Oconee County municipalities in planning for future public infrastructure and facilities needs.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	Annually	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<u>Strategy 10.1.3.2.</u> Support and participate in the efforts of adjacent and relevant jurisdictions in planning for future public infrastructure and facilities needs.	<ul style="list-style-type: none"> • Oconee County • Neighboring Counties and Municipalities • State and Federal Agencies • ACOG 	2025	
<u>Strategy 10.1.3.3.</u> Support and participate in the efforts of relevant agencies in planning for future public infrastructure and facilities needs.	<ul style="list-style-type: none"> • Oconee County • SDOC • TCTC • Cultural Organizations • Utilities • Aging and Social Services providers • Healthcare providers 	2030	
Goal 10.2. Pursue funding and partnerships to support identified public infrastructure needs.			
Objective 10.2.1. Explore and evaluate alternative methods of obtaining revenue and grant monies to fund capital improvement and new infrastructure.			
<u>Strategy 10.2.1.1.</u> Identify and work to establish alternative revenue sources such as special tax districts and the local option sales tax.	<ul style="list-style-type: none"> • Oconee County 	2025	
<u>Strategy 10.2.1.2.</u> Broaden utilization of grants to assist with capital projects and leverage existing resources to provide matching funds for grant opportunities.	<ul style="list-style-type: none"> • Oconee County 	2030	
<u>Strategy 10.2.1.3.</u> Explore and pursue other revenue sources such as user-based fees, impact fees, and other sources to help fund infrastructure.	<ul style="list-style-type: none"> • Oconee County 	Annually	
<u>Strategy 10.2.1.4.</u> Work with state and federal leaders to change formulas for state and federal funding that rely on Census figures that fail to account for the large percentage of non-resident property owners that strain public resources.	<ul style="list-style-type: none"> • Oconee County 	2025	
<u>Strategy 10.2.1.5.</u> Encourage and seek partnership opportunities to eliminate unnecessary redundancies, strengthen funding proposals, and establish public/private partnerships to meet public infrastructure and facilities needs.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Adjacent/ Relevant Jurisdictions and Agencies • Private Industries 	On-Going	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Goal 10.3. Coordinate with adjacent jurisdictions and relevant agencies in planning for capital improvements.			
Objective 10.3.1. Notify and coordinate with adjacent and relevant jurisdictions and agencies when recommending projects for the expenditure of funds for public infrastructure and facilities.			
<u>Strategy 10.3.1.1.</u> Improve communication and cooperation between the County and municipalities, state and federal agencies, and other public and private entities.	<ul style="list-style-type: none"> • Oconee County 	On-Going	
<u>Strategy 10.3.1.2.</u> Coordinate with adjacent and relevant jurisdictions and agencies on updates to the Oconee County <i>Priority Investment Element</i> .	<ul style="list-style-type: none"> • Oconee County • Municipalities • Adjacent/ Relevant Jurisdictions and Agencies 	Annually	
<u>Strategy 10.3.1.3.</u> Notify and coordinate with appropriate adjacent and relevant jurisdictions and agencies when recommending public infrastructure and facilities projects that require the expenditure of public funds.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Adjacent/ Relevant Jurisdictions and Agencies 	2030	
<u>Strategy 10.3.1.4.</u> Consider relevant existing plans from adjacent jurisdictions and relevant agencies when recommending public infrastructure and facilities projects that require the expenditure of public funds.	<ul style="list-style-type: none"> • Oconee County 	2030	

11. LAND USE

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
Goal 11.1. Establish an efficient, equitable, and mutually compatible distribution of land uses that complements Oconee County’s traditionally rural lifestyle, yet supports sustainable economic development, protects the environment, and manages future growth and changes.			
Objective 11.1.1. Encourage development in a way that protects and preserves the County’s natural resources.			
<u>Strategy 11.1.1.1.</u> Review and update existing land use regulations as needed to facilitate development that preserves forests, prime agricultural lands, sensitive areas, and natural resources.	<ul style="list-style-type: none"> • Oconee County 	On-Going	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<p><u>Strategy 11.1.1.2.</u> Explore ways to incorporate procedures, guidelines, requirements, and educational programs that will protect natural resources from incompatible or potentially harmful land uses without unduly limiting growth and development.</p>	<ul style="list-style-type: none"> Oconee County 	On-Going	
<p>Objective 11.1.2. Manage development in a manner that ensures the County’s natural resources and lifestyle enhance sustainable economic prosperity while respecting private property rights.</p>			
<p><u>Strategy 11.1.2.1.</u> Utilize the zoning process to enhance development.</p>	<ul style="list-style-type: none"> Oconee County 	On-Going	
<p><u>Strategy 11.1.2.2.</u> Coordinate urban/suburban development in Oconee County to ensure adequate infrastructure is in place to support balanced growth in primary growth areas, while minimizing urban sprawl and protecting natural resources, prime agricultural lands, and sensitive areas.</p>	<ul style="list-style-type: none"> Oconee County 	On-Going	
<p><u>Strategy 11.1.2.3.</u> Review and consolidate land use regulations to improve clarity, remove duplication, ensure consistency, and streamline review and administration.</p>	<ul style="list-style-type: none"> Oconee County 	On-Going	
<p><u>Strategy 11.1.2.4.</u> Use incentives, tools, and regulatory options for reducing and preventing conflict between incompatible land uses and reducing such issues in high growth areas.</p>	<ul style="list-style-type: none"> Oconee County 	On-Going	
<p><u>Strategy 11.1.2.5.</u> Use corridor overlays, design guidelines, and performance standards to ensure the protection of the environment, community appearance, and property values while respecting private property rights.</p>	<ul style="list-style-type: none"> Oconee County 	On-Going	
<p><u>Strategy 11.1.2.6.</u> Address on-premise and off-premise signs, and billboards, and their life-safety and visual impacts along roadways in the County.</p>	<ul style="list-style-type: none"> Oconee County 	2025	
<p><u>Strategy 11.1.2.7.</u> Identify the location and density of RV parks within the County to determine if additional regulation is needed to manage traffic, ensure health and safety, and address environmental impacts, with particular emphasis on waterbodies.</p>	<ul style="list-style-type: none"> Oconee County 	2021	
<p><u>Strategy 11.1.2.8.</u> Enable and promote the development of cluster subdivisions, with design features incorporating site amenities and resources such as open space, greenways, and wetland preserves.</p>	<ul style="list-style-type: none"> Oconee County 	2025	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<u>Strategy 11.1.2.9.</u> Consider requiring landscaping and buffer provisions for new non-residential development along specific corridors and within specific areas of the County.	<ul style="list-style-type: none"> Oconee County 	2022	
<u>Strategy 11.1.2.10.</u> Encourage landscaping, beautification, and repair of properties through volunteer community programs.	<ul style="list-style-type: none"> Oconee County 	2022	
Objective 11.1.3. Protect agricultural land through preservation and land use strategies designed to mitigate higher density residential and commercial development of rural farmlands.			
<u>Strategy 11.1.3.1.</u> Map prime and functioning agricultural properties to determine areas that may request protection from incompatible uses.	<ul style="list-style-type: none"> Oconee County 	2021	
<u>Strategy 11.1.3.2.</u> Implement as feasible the incorporation of voluntary mechanisms such as the use of conservation easements, purchase of development rights, and transfer of development rights to preserve agricultural lands and environmentally sensitive areas.	<ul style="list-style-type: none"> Oconee County 	On-Going	
<u>Strategy 11.1.3.3.</u> Utilize the zoning process to accommodate appropriate development as requested.	<ul style="list-style-type: none"> Oconee County 	On-Going	
Objective 11.1.4. Address the changes and emerging needs of areas transitioning to a more intensive land use.			
<u>Strategy 11.1.4.1.</u> Develop additional corridor plans focused on safety and design issues but with additional focus on reducing visual blight and inappropriate and incompatible development.	<ul style="list-style-type: none"> Oconee County 	2025	
<u>Strategy 11.1.4.2.</u> Develop overlay districts, primarily along principle community entrances (highway corridors) to meet the individual needs of each district in areas such as signage, appearance, transportation needs, etc.	<ul style="list-style-type: none"> Oconee County 	2021	
<u>Strategy 11.1.4.3.</u> Promote development that is consistent with the scenic character of S.C. Hwy. 11 through the incorporation of a corridor overlay, conditional use provisions, or other mechanisms; and explore ways to preserve and maintain tree lines and scenic vistas along S.C. Hwy. 11.	<ul style="list-style-type: none"> Oconee County 	2021	
<u>Strategy 11.1.4.4.</u> Continue to work with the OJRSA and other infrastructure providers on expansions to serve residents and businesses and provide opportunities for economic growth.	<ul style="list-style-type: none"> Oconee County OJRSA Infrastructure providers 	On-Going	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<u>Strategy 11.1.4.5.</u> Seek resources, plan for, and implement the innovative development and redevelopment of unincorporated areas such as Fair Play, Oakway, Newry, and Utica.	<ul style="list-style-type: none"> • Oconee County 	On-Going	
<u>Strategy 11.1.4.6.</u> Continue to seek new opportunities to coordinate, collaborate, and cooperate with municipalities, adjacent jurisdictions, and associated agencies and organizations.	<ul style="list-style-type: none"> • Oconee County • Municipalities • Adjacent jurisdictions • Agencies and organizations 	On-Going	
Objective 11.1.5. Enable and promote a range of housing choices to meet the needs of residents that accommodate a variety of economic levels, age groups, and preferences.			
<u>Strategy 11.1.5.1.</u> Work with developers and other public and private agencies and organizations to encourage and enable development of affordable housing options to meet current and projected housing needs.	<ul style="list-style-type: none"> • Oconee County • Developers • Public and private agencies and organizations 	On-Going	
<u>Strategy 11.1.5.2.</u> Work with developers and other public and private agencies and organizations to encourage and enable the redevelopment and revitalization of dilapidated and unsafe housing in declining residential areas.	<ul style="list-style-type: none"> • Oconee County • Developers • Public and private agencies and organizations 	On-Going	
<u>Strategy 11.1.5.3.</u> Encourage new and innovative approaches to residential development that will expand housing options.	<ul style="list-style-type: none"> • Oconee County 	On-Going	
Objective 11.1.6. Expand and promote opportunities for recreation and access to natural resources and greenspaces.			
<u>Strategy 11.1.6.1.</u> Work with the State, Sumter National Forest, Duke Energy, the Army Corps of Engineers, and other organizations to provide reasonable and safe access to the County’s lakes and rivers for residents and visitors while protecting private property rights.	<ul style="list-style-type: none"> • Oconee County • State of South Carolina • Sumter National Forest • Duke Energy • U.S. Army Corps of Engineers • Other related organizations 	On-Going	
<u>Strategy 11.1.6.2.</u> Explore partnerships and alternative methods of connecting residential, employment, recreation, other essential services, and communities such as greenways and trails.	<ul style="list-style-type: none"> • Oconee County • Municipalities 	On-Going	



Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation	Date Completed
<u>Strategy 11.1.6.3.</u> Continue to seek and utilize resources and partnerships to connect to regional trail and park systems.	<ul style="list-style-type: none"> • Oconee County • State of South Carolina • Park and trail providers 	On-Going	
<u>Strategy 11.1.6.4.</u> Continue to cultivate eco-tourism opportunities in key areas such as near the new mountain bike facility at Stumphouse Tunnel and planned expansions of County parks.	<ul style="list-style-type: none"> • Oconee County • Municipalities • State of South Carolina • Sumter National Forest 	On-Going	
<u>Strategy 11.1.6.5.</u> Seek opportunities to increase greenspaces, to include exploring requiring open space/greenspace as a component of new development.	<ul style="list-style-type: none"> • Oconee County 	On-Going	
Objective 11.1.7. Continue support of a comprehensive planning process to ensure that the citizens of Oconee County possess accurate inventories and analyses of existing county conditions and the opportunity to better manage future conditions.			
<u>Strategy 11.1.7.1.</u> Review and update the components of the Oconee County Comprehensive Plan as needed, not restricted to the minimum time periods established in the S.C. Comprehensive Planning Enabling Act, as amended.	<ul style="list-style-type: none"> • Oconee County 	On-Going	
<u>Strategy 11.1.7.2.</u> Expand public access to the County’s geographic information system (GIS), emphasizing the accuracy and maintenance of data collected and the usability of the GIS website.	<ul style="list-style-type: none"> • Oconee County 	On-Going	
<u>Strategy 11.1.7.3.</u> Utilize Assessor’s data and GIS technology to better track development trends for use in planning for future growth and change.	<ul style="list-style-type: none"> • Oconee County 	On-Going	



**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE**

ORDINANCE 2020-06

AN ORDINANCE AUTHORIZING: (1) THE EXECUTION AND DELIVERY OF A FEE AGREEMENT BY AND BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND PROJECT AZTEC, PROVIDING FOR A PAYMENT OF A FEE IN LIEU OF TAXES; (2) THE ISSUANCE OF SPECIAL SOURCE REVENUE CREDITS; (3) THE ISSUANCE AND DELIVERY OF A MULTI-COUNTY INDUSTRIAL PARK AGREEMENT WITH PICKENS COUNTY; (4) THE CONVEYANCE OF CERTAIN REAL PROPERTY; AND OTHER MATTERS RELATED THERETO.

WHEREAS, Oconee County, South Carolina, a political subdivision of the State of South Carolina (the “*County*”), acting by and through its County Council (the “*County Council*”), is authorized and empowered under and pursuant to the provisions of Title 12, Chapter 44, Code of Laws of South Carolina 1976, as amended (the “*Code*”) and Chapters 1 and 12 of Title 4 of the Code (cumulatively, with Chapter 44 of Title 12, the “*Act*”) (i) to enter into agreements with qualifying industry to encourage investment and projects constituting economic development property to which the industrial development of the State of South Carolina (the “*State*”) will be promoted by inducing new and existing manufacturing and commercial enterprises to locate and remain in the State and thus utilize and employ manpower and other resources of the State; and (ii) to covenant with such industry to accept certain payments in lieu of *ad valorem* taxes (“*FILOT*”) with respect to such investment; and

WHEREAS, a company identified under the code name of Project Aztec (the “*Sponsor*”), informed the County in 2019 that it intended to install a solar power facility on land in Oconee County, South Carolina, to be owned by its affiliate (the “*Sponsor Affiliate*”), which would result in the creation of jobs and other economic benefits to the County (the “*Project*”), provided that the Sponsor, the Sponsor Affiliate, and the County reached an agreement on an incentive package for the Project; and

WHEREAS, the County, with such help and assistance as it desired from State agencies, has reviewed the entire matter, and has determined that it is in the best interests of the County, pursuant to the Act, to finalize with the Sponsor and Sponsor Affiliate a FILOT incentive package for the Project according to the terms and conditions of the fee agreement referred to below, and to designate the Project site as a joint county industrial and business park (“*Park*” or “*Multicounty Park*” or “*MCIP*”);

WHEREAS, the County has agreed that in consideration of the investment stated herein and other good and valuable consideration, the County will grant, devise, and transfer to Sponsor or Sponsor Affiliate, as appropriate, certain County-owned land (the “*Land*”) for purposes of developing the Project; and

WHEREAS, the Sponsor has assured the County that a minimum of \$50,000,000.00 in qualifying expenditures will be invested in the Project on or before December 31, 2025.

NOW, THEREFORE, BE IT RESOLVED, by the County Council, as follows:

Section 1. The County Council, having made a finding that the Project brings benefits to the County as set forth in Section 4 of this Ordinance, expresses its intention that this Ordinance shall fulfill the requirement under the Act as an official action on the part of the County Council relating to identifying and inducing the Project.

Section 2. The Chairman of the County Council is hereby authorized and directed to execute a Fee Agreement and a MCIP Agreement in substantially the same forms as those attached hereto as Exhibit A and Exhibit B, respectively, with such changes as are not materially adverse to the County, such changes being subject to the approval of the County Administrator with assistance of counsel to the County. The Clerk of the County Council is hereby authorized and directed to attest to the same. And, the County Administrator is hereby authorized and directed to deliver said executed Fee Agreement to the Sponsor and Sponsor Affiliate, and to deliver the executed MCIP Agreement to Pickens County.

Section 3. The County agrees to grant, devise, and convey the Land to the Sponsor or Sponsor Affiliate, as appropriate. The County Administrator is hereby authorized and directed to execute and delivery a Real Estate Purchase and Sale Agreement, in substantially the same form as attached hereto as Exhibit C, and do all other things necessary and property to effect the transfer of the Land to Sponsor or Sponsor Affiliate in a manner consistent with the Real Estate Purchase and Sale Agreement, the Fee Agreement, and this Ordinance.

Section 4. The County hereby finds (i) the Project will benefit the general public welfare of the County by providing service, employment, recreation, or other public benefits not otherwise provided locally; (ii) the Project gives rise to no pecuniary liability of the County or any incorporated municipality, and it does not establish a charge against the County's general credit or taxing power; (iii) the purposes to be accomplished by the Project are proper governmental and public purposes; and (iv) the benefits of the Project to the public are greater than the costs to the public.

Section 5. All ordinances, resolutions and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed.

This Ordinance shall take effect and be in full force after the County Council has approved it upon three readings and a public hearing, duly and timely held.

[Signatures on following page]

OCONEE COUNTY, SOUTH CAROLINA

By: _____
Julian Davis, III
Chairman of County Council
Oconee County, South Carolina

ATTEST:

By: _____
Katie Smith
Clerk to County Council
Oconee County, South Carolina

First Reading: January 21, 2020
Second Reading: February 4, 2020
Public Hearing: February 18, 2020
March 3, 2020
Third Reading: February 18, 2020 [postponed]
March 3, 2020

2020-06 EXHIBIT A

FEE-IN-LIEU OF AD VALOREM TAXES AGREEMENT

BETWEEN

BLUE RIDGE SOLAR, LLC, AS SPONSOR,

AND

OCONEE COUNTY, SOUTH CAROLINA

DATED AS OF _____, 2020

DRAFT

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DRAFT

FEE-IN-LIEU OF AD VALOREM TAXES AGREEMENT

THIS FEE-IN-LIEU OF AD VALOREM TAXES AGREEMENT (this “*Fee Agreement*”) is made and entered into as of _____, 2020, by and between Oconee County, South Carolina (the “*County*”), a body politic and corporate and a political subdivision of the State of South Carolina (the “*State*”), acting by and through the Oconee County Council (the “*County Council*”) as the governing body of the County, and Blue Ridge Solar, LLC (the “*Sponsor*”), a limited liability company duly organized and existing under the laws of the State of South Carolina.

WITNESSETH:

WHEREAS, the County is authorized and empowered under and pursuant to the provisions of Title 12, Chapter 44 (the “*Act*”) of the Code of Laws of South Carolina 1976, as amended (the “*Code*”) to enter into fee agreements with certain entities meeting the requirements of the Act, which identify certain property of such entities as economic development property, to induce such industries to locate in the State and to encourage industries now located in the State to expand their investments and thus make use of and employ manpower and other resources of the State.

Pursuant to the Act, the County finds that (a) the Project (as defined herein) is anticipated to benefit the general public welfare of the County by providing services, employment, recreation, or other public benefit not otherwise adequately provided locally; (b) the Project gives rise to no pecuniary liability of the County or any incorporated municipality and to no charge against the County’s general credit or taxing power; (c) the purposes to be accomplished by the Project are proper governmental and public purposes; and (d) the benefits of the Project to the public are greater than the costs to the public.

The Sponsor has committed to acquire land from Oconee County (as detailed in separate Real Estate Purchase and Sale Agreement) and other adjacent parcels from private owners as necessary to develop a solar photovoltaic power facility (the “*Solar Facility*”) on such property.

The Solar Facility involves an initial taxable investment of at least Fifty Million and 00/100 Dollars (\$50,000,000.00) in the County within five (5) years of the end of the Company tax year in which Project Property is first placed into service, and all of that investment, without regard to depreciation, once having been achieved during the Investment Period, shall be maintained for the full Term of the Fee Agreement, all being maintained in accordance with the Act and this Agreement. Further, approximately two hundred (200) jobs will be created in the County as needed to develop the Solar Facility.

Pursuant to an Ordinance adopted on _____, 2020 (the “*Fee Ordinance*”), as an inducement to the Company to develop the Project and at the Company’s request, the County Council, among other things, authorized the County to enter into a Fee Agreement with the Company which identifies the property comprising the Project as Economic Development Property (as defined in the Act) under the Act subject to the terms and conditions hereof.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the respective representations and agreements hereinafter contained, the parties hereto agree as follows, **with the understanding that no obligation of the County described herein shall create a pecuniary liability or charge upon its general credit or taxing powers, but shall be payable solely out of the sources of payment described herein and shall not under any circumstances be deemed to constitute a general obligation of the County.**

WHEREAS, the Sponsor proposes to develop, install or operate, as applicable, solar power generating facilities located at a leased site situated on the property purchased from the County and private owners described in Exhibit A attached hereto (the “**Land**”) in Oconee County, South Carolina (the “**Project**”);

WHEREAS, the Project will involve an investment which, but for this Fee Agreement, would have a value for *ad valorem* taxation purposes, of not less than Fifty Million and 00/100 Dollars (\$50,000,000.00), to be achieved within the Investment Period (“**Project Commitment**”), meeting the minimum investment requirement under the Act;

WHEREAS, pursuant to the Act, the County has determined that (a) the Project (as defined herein) is anticipated to benefit the general public welfare of the County by providing services, employment, recreation, or other public benefit not otherwise adequately provided locally; (b) the Project gives rise to no pecuniary liability of the County or any incorporated municipality and to no charge against its general credit or taxing power; (c) the purposes to be accomplished by the Project are proper governmental and public purposes; and (d) the benefits of the Project to the public are greater than the costs to the public;

WHEREAS, the County Council, as an inducement to the Sponsor to develop the Project, has determined that the County should enter into this Fee Agreement and a Joint County Industrial and Business Park (“Park” or “Multi-County Park” or “MCIP”) Agreement, and herein authorizes the County Administrator, County Attorney, and the Executive Director of the Oconee Economic Alliance to negotiate with the Sponsor the terms of this Fee Agreement and the MCIP Agreement;

WHEREAS, the County Council adopted an ordinance contemporaneously with the date of this Fee Agreement (the “**Fee Ordinance**”), as an inducement to the Sponsor to develop the Project and at the Sponsor’s request, the County Council authorized the County to enter into this Fee Agreement as a fee-in-lieu of ad valorem tax agreement with the Sponsor which identifies the property comprising the Project as Economic Development Property under the Act subject to the terms and conditions hereof, and authorized and directed the County to enter into the MCIP Agreement with Pickens County;

WHEREAS, the Project constitutes Economic Development Property within the meaning of the Act; and

WHEREAS, for the purposes set forth above, the County has determined that it is in the best interests of the County to enter into this Fee Agreement with the Sponsor subject to the terms and conditions herein set forth, and to enter into the MCIP Agreement with Pickens County, subject to the terms and conditions therein set forth.

NOW, THEREFORE, AND IN CONSIDERATION of the respective representations and agreements hereinafter contained, the parties hereto agree as follows, with the understanding that **no obligation of the County described herein shall create a pecuniary liability or charge upon its general credit or taxing powers, but shall be payable solely out of the sources of payment described herein and shall not under any circumstances be deemed to constitute a general obligation to the County:**

ARTICLE I PROJECT OVERVIEW

Section 1.1. *Agreement to Waive Requirement of Recapitulation.* Pursuant to Section 12-44-55(B) of the Act, the County and the Sponsor agree to waive the requirement of including in this Fee Agreement the recapitulation information as set forth in Section 12-44-55(A) of the Act, to the extent that and so long as the Sponsor makes all reports and filings for the Project required by the Act and other state law and provides

copies thereof to the Oconee County Auditor, Treasurer, Assessor, and Clerk to Council within thirty (30) days of the time for timely filing of each document. If the Sponsor should be required to retroactively comply with the recapitulation requirements of Section 12-44-55 of the Act, then the County agrees, to the extent permitted by law, to waive all penalties of the County for the Sponsor's noncompliance that are within the County's control.

Section 1.2. Rules of Construction; Defined Terms. In addition to the words and terms elsewhere defined in this Fee Agreement, the terms defined in this Article shall have the meaning herein specified, unless the context clearly requires otherwise. The definition of any document shall include any amendments to that document, unless the context clearly indicates otherwise.

“Act” shall mean Chapters 1 and 12 of Title 4 and Title 12, Chapter 44, Code of Laws of South Carolina, 1976, as amended, and all future acts supplemental thereto or amendatory thereof.

“Administrative Expenses” shall mean the reasonable and necessary expenses, including attorneys' fees, incurred by the County with respect to the Project, this Fee Agreement, and other required documents.

“Authorized Sponsor Representative” shall mean any person designated from time to time to act on behalf on the Sponsor as evidenced by a written certificate or certificates furnished to the County containing the specimen signature of each such person, signed on behalf of the Sponsor by its manager, its president, one of its vice presidents, its general counsel, its secretary or any assistant secretary. Such certificates may designate an alternate or alternates, and may designate different Authorized Sponsor Representatives to act for the Sponsor with respect to different sections of this Fee Agreement.

“Chairman” shall mean the Chairman of the County Council of Oconee County, South Carolina.

“Closing” or “Closing Date” shall mean the date of the execution and delivery hereof.

“Code” shall mean the South Carolina Code of Laws, 1976, as amended.

“Commencement Date” shall mean the last day of the property tax year during which Economic Development Property is first placed in service, except that this date must not be later than the last day of the property tax year which is three (3) years from the year in which the County and the Sponsor execute this Fee Agreement.

“County” shall mean Oconee County, South Carolina, a body politic and corporate and political subdivision of the State of South Carolina, its successors and assigns, acting by and through the Oconee County Council as the governing body of the County.

“County Administrator” shall mean the person appointed by the County Council to act as county administrator of the County at any one time during the term of this Fee Agreement, or in the event that the form of government of the County changes from that which is in place at the time of the execution of this Fee Agreement, the person who is authorized to perform the managerial and/or administrative duties presently assigned to the County Administrator.

“County Council” shall mean the Oconee County Council, the governing body of the County.

“Diminution of Value” in respect of any Phase of the Project shall mean any reduction in the value, based on original fair market value as determined in Step 1 of Section 4.2 of this Fee Agreement, of the items which constitute a part of the Phase which may be caused by (i) the Sponsor's removal of equipment

pursuant to Section 4.6 of this Fee Agreement, (ii) a casualty to the Phase of the Project, or any part thereof, described in Section 4.7 of this Fee Agreement, or (iii) a condemnation to the Phase of the Project, or any part thereof, described in Section 4.8 of this Fee Agreement.

“Economic Development Property” shall mean all items of real and tangible personal property comprising the Project which (1) are eligible for inclusion as economic development property under the Act, (2) become subject to this Fee Agreement, and (3) are identified by the Sponsor or Sponsor Affiliate, as applicable, in connection with their annual filing of a SCDOR PT-100, PT-300 or comparable form with the South Carolina Department of Revenue (as such filing may be amended from time to time) for each year within the Investment Period. Title to all Economic Development Property shall at all times remain vested in the Sponsor or Sponsor Affiliate, as applicable, except as may be necessary to take advantage of Section 12-44-160 of the Act.

“Equipment” shall mean all of the equipment and fixtures, together with any and all additions, accessions, replacements and substitutions thereto or therefor to the extent such equipment and fixtures become a part of the Project under this Fee Agreement.

“Event of Default” shall mean any Event of Default specified in Section 4.18 of this Fee Agreement.

“Fee Agreement” shall mean this Fee-In-Lieu of Ad Valorem Taxes Agreement.

“Fee Term” or “Term” shall mean the period from the date of delivery of this Fee Agreement until the last Phase Termination Date unless sooner terminated or extended pursuant to the terms of this Fee Agreement.

“FILOT” shall mean the fee-in-lieu of taxes, which the Sponsor or Sponsor Affiliate, as applicable, is obligated to pay to the County pursuant to Section 4.2 hereof.

“FILOT Payments” shall mean the payments to be made by the Sponsor or Sponsor Affiliate, as applicable, pursuant to Section 4.2 hereof.

“FILOT Revenues” shall mean the revenues received by the County from the Sponsor’s or Sponsor Affiliate’s, as applicable, payment of the FILOT.

“Force Majeure” shall mean any event of Force Majeure as defined in Section 5.10 of this Fee Agreement.

“Investment Period” shall mean the period commencing in 2020 and ending on the last day of the fifth (5th) property tax year following the earlier of the property tax year in which Economic Development Property is placed in service or the property tax year in which this Fee Agreement is executed; provided a later date may be agreed to by the Sponsor or Sponsor Affiliate, as applicable, and County pursuant to Section 12-44-30(13) of the Act, if so approved by the County Council then in office.

“Land” shall mean the real estate upon which the Project is to be located, as described on Exhibit A attached hereto, as Exhibit A may be supplemented from time to time in accordance with the provisions hereof.

“MCIP” shall mean the Multi-County Industrial Park.

“MCIP Park” shall mean the “Park”.

“Negotiated FILOT Payments” shall mean the FILOT payments due pursuant to Section 4.2 hereof with respect to that portion of the Project consisting of Economic Development Property.

“Net FILOT Payment” shall mean total annual Negotiated FILOT Payments for the Project in the MCIP, after deduction (in the following order) of 1) the Partner County fee pursuant to the MCIP Agreement, (2) any amounts required to be reserved by the purchaser of the special source revenue bonds issued with respect to the High Pointe, LLC and Pointe West, Inc. projects, which would currently be fifteen percent (15%) of applicable multi-county industrial park revenues, and 3) deduction of all other County expenses of creating, operating, and maintaining the **Park, which** are customarily nominal barring unusual circumstances, as required by other ordinance(s) of the County, and 4) the Special Source Revenue Credits granted in Section 4.1, hereof. **The total Net FILOT Payment to the County shall always be One Hundred Thousand and 00/100 Dollars (\$100,000.00) or greater.**

“Non-Qualifying Property” shall mean that portion of the Project consisting of: (i) property as to which the Sponsor or Sponsor Affiliate, as applicable, incurred expenditures prior to the Investment Period or, except as to Replacement Property, after the end of the Investment Period; (ii) Existing Property; and (iii) any released property or other property which fails or ceases to qualify for FILOT Payments, including without limitation property as to which the Sponsor or Sponsor Affiliate, as applicable, has terminated the FILOT pursuant to Section 4.19(a) hereof. The Sponsor and Sponsor Affiliate agree that the real estate improvements on the Real Property as of the date of this Fee Agreement, if any, shall constitute Non-Qualifying Property for purposes of this Fee Agreement.

“Park” or “Multi-County Park” or “MCIP” shall mean the joint county industrial and business park, as so designated, pursuant to the Act, by the County and Pickens County, by and through their Park Agreement (Project Aztec) dated as of [DATE], in which the Real Property is located and in which the Project stands and is located.

“Phase” or “Phases” in respect of the Project shall mean the Structure and Equipment placed in service during each year of the Investment Period.

“Phase Termination Date” shall mean with respect to each Phase of the Project the day thirty (30) years after each such Phase of the Project becomes subject to the terms of this Fee Agreement, with the option to extend the term for a further ten (10) years in accordance with the Act if so approved by the County Council then in office, in writing. Anything contained herein to the contrary notwithstanding, the last Phase Termination Date shall be no later than the latter of: (a) December 31, 2054, unless an extension of time in which to complete the Project is granted by the County Council then in office, in writing, pursuant to Section 12-44-30(13) of the Act or (b) December 31 of the year of the expiration of the maximum period of years that the annual fee payment is available to the Sponsor or Sponsor Affiliate, as applicable, under Section 12-44-30(20) of the Act, as amended, if all extensions required therefor are granted by the Council then in office, in writing.

“Power Purchase Agreement” shall mean any agreement applicable to the Project whereby any third party contracts to purchase electricity generated by the Project for any term.

“Project” shall mean the Real Property, the Structure, and the Equipment, together with the acquisition and installation thereof as acquired, in Phases.

“Project Commitment” shall have the meaning set forth in the recitals to this Fee Agreement.

“Qualifying Infrastructure Costs” shall have the meaning set forth in Section 4.1 of this Fee Agreement.

“Real Property” shall mean the Land identified on Exhibit A, together with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto to the extent such become a part of the Project under this Fee Agreement, all improvements now or hereafter situated thereon and all fixtures now or hereafter attached thereto, to the extent such improvements and fixtures become part of the Project under this Fee Agreement.

“Replacement Property” shall mean any property which is placed in service as a replacement for any item of Equipment which is scrapped or sold by the Sponsor and treated as a Removed Component under Section 4.6 hereof regardless of whether such property serves the same function as the property it is replacing and regardless of whether more than one piece of property replaces any item of Equipment, but only to the extent that such property may be included in the calculation of the FILOT pursuant to Section 4.2 hereof and Section 12-44-60 of the Code.

“Special Source Revenue Credit” shall mean the Special Source Revenue Credit described in Section 4.1 hereof.

“Sponsor” shall mean Blue Ridge Solar, LLC, a South Carolina limited liability company duly qualified to transact business in the State of South Carolina and any surviving, resulting, or transferee entity in any merger, consolidation, or transfer of assets; or any assignee hereunder which is designated by the Sponsor and approved or ratified by the County.

“Sponsor Affiliate” means an affiliate that joins with or is an affiliate of the Company, that enters into and delivers to the County a joinder agreement pursuant to Section 4.22 hereof, whose investment shall be considered part of the Project and shall qualify for FILOT Payments, Special Source Revenue Credits, and other benefits pursuant to Article IV hereof.

“Structure” shall mean the structures and other improvements to be constructed or installed upon the Real Property as part of the implementation of the Project.

Any reference to any agreement or document in this Article I or otherwise in this Fee Agreement shall be deemed to include any and all amendments, supplements, addenda, and modifications to such agreement or document.

ARTICLE II REPRESENTATIONS AND WARRANTIES

Section 2.1. *Representations of the County.* The County hereby represents and warrants to the Sponsor as follows:

(a) The County is a body politic and corporate and a political subdivision of the State which acts through the County Council as its governing body and by the provisions of the Act is authorized and empowered to enter into the transactions contemplated by this Fee Agreement and to carry out its obligations hereunder. The County has duly authorized the execution and delivery of this Fee Agreement and any and all other agreements described herein or therein.

(b) The County, based on representations of the Sponsor, has determined that the Project will serve the purposes of the Act, and has made all other findings of fact required by the Act in order to designate the Project as Economic Development Property.

(c) The Project constitutes a “project” within the meaning of the Act.

(d) By proper action of the County Council, the County has duly authorized the execution and delivery of this Fee Agreement and any and all actions necessary and appropriate to consummate the transactions contemplated hereby.

(e) This Fee Agreement has been duly executed and delivered on behalf of the County.

(f) No actions, suits, proceedings, inquiries, or investigations known to the undersigned representatives of the County are pending or threatened against or affecting the County in any court or before any governmental authority or arbitration board or tribunal, which could materially adversely affect the transactions contemplated by this Fee Agreement or which could, in any way, adversely affect the validity or enforceability of this Fee Agreement.

Section 2.2. Representations of the Sponsor. The Sponsor hereby represents and warrants to the County as follows:

(a) The Sponsor is duly organized and in good standing under the laws of the State of South Carolina, has power to enter into this Fee Agreement, and by proper company action has duly authorized the execution and delivery of this Fee Agreement.

(b) The Sponsor’s execution and delivery of this Fee Agreement and its compliance with the provisions hereof will not result in a default, not waived or cured, under any company restriction or any agreement or instrument to which the Sponsor is now a party or by which it is bound.

(c) The Sponsor intends to operate the Project as a “project” within the meaning of the Act as in effect on the date hereof. The Sponsor intends to develop, install or operate, as applicable, solar power generating facilities, to conduct other legal activities and functions with respect thereto, and for such other purposes permitted under the Act as the Sponsor may deem appropriate.

(d) The availability of the payment in lieu of taxes with regard to the Economic Development Property authorized by the Act has, in part, induced the Sponsor to undertake the Project in the County.

(e) The Sponsor plans and commits to achieve its Project Commitment by the end of the Investment Period.

(f) The income tax year of the Sponsor, and accordingly the property tax year, for federal income tax purposes, ends on December 31.

(g) The Sponsor is responsible for any increase in the real property taxes levied against the Land directly attributable to the Project including, without limitation, any rollback taxes, any increase in regular ad valorem taxes due to the change in use of the Land, any taxes or assessments on improvements made to the Land by Sponsor, or any taxes or assessments upon any other property installed in or brought onto the Land by Sponsor.

**ARTICLE III
COMMENCEMENT AND COMPLETION OF THE PROJECT**

Section 3.1. *The Project.* The Sponsor or Sponsor Affiliate, as applicable, has acquired and/or installed since the Commencement Date or made plans for the acquisition and/or installation of, certain Equipment on the Land which comprises the Project.

Pursuant to the Act, the Sponsor, any Sponsor Affiliate, as applicable, and the County hereby agree that the property comprising the Project shall be Economic Development Property as defined under the Act.

Section 3.2. *Diligent Completion.* The Sponsor and any Sponsor Affiliate, as applicable, agree to use reasonable efforts to cause the acquisition, construction, and installation of the Project to be completed as soon as practicable.

**ARTICLE IV
PAYMENTS IN LIEU OF TAXES**

Section 4.1. *Special Source Revenue Credit (SSRC).* The County hereby grants to the Sponsor and any Sponsor Affiliate(s), subject to the provisions herein, and the Sponsor and any Sponsor Affiliate(s) hereby accept(s) from the County, a Special Source Revenue Credit, in reimbursement of investment in Qualifying Infrastructure Costs as described below, to be applied to its annual fee-in-lieu of taxes liability, equal to eighty eight percent (88%) of the annual Negotiated FILOT Payment as calculated in Section 4.2 hereof, after deduction (in the following order) of (1) the Partner County fee pursuant to the MCIP Agreement, (2) any amounts required to be reserved by the purchaser of the special source revenue bonds issued with respect to the High Pointe, LLC and Pointe West, Inc. projects, which would currently be fifteen percent (15%) of applicable multi-county industrial park revenues, and (3) deduction of all other County expenses of creating, operating, and maintaining the **Park, which** are customarily nominal barring unusual circumstances, as required by other ordinance(s) of the County.

(a) The Special Source Revenue Credit shall be effective starting with the first Negotiated FILOT Payment due hereunder and shall remain effective for the entire Fee Term. For purposes of this Fee Agreement, “Qualifying Infrastructure Costs” shall include but not be limited to, the cost of designing, acquiring, constructing, improving, or expanding the infrastructure serving the Project and for improved or unimproved real estate and machinery and equipment in connection with the Project, and any other expenditures authorized by Section 4-29-68 of the Code.

(b) In order to receive the Special Source Revenue Credit on the Non-Qualifying Property, the Sponsor and any Sponsor Affiliate(s) agree(s) to waive the tax exemptions that otherwise may be applicable if the Non-Qualifying Property were subject to ad valorem taxes, including the exemptions allowed pursuant to Section 3(g) of Article X of the Constitution of the State of South Carolina, and the exemptions allowed pursuant to Sections 12-37-220(B)(32) and (34) of the Code.

(c) If for any reason the Negotiated FILOT Payment to be made with respect to any year is less than the Net FILOT Payment, the Sponsor and any Sponsor Affiliate(s) shall not be entitled to receive the SSRC with respect to such year and shall make an additional payment to the County that is equal to the difference between the Net FILOT Payment and the Negotiated FILOT Payment of that given year (excluding any FILOT Payments due under Section 4.1(d) or Section 4.2(c) hereof, which shall also be due). Any payment made under the foregoing sentence shall be due at the time the corresponding FILOT Payment is due, shall be treated as a FILOT Payment under this Fee Agreement and shall be subject to statutory interest if not

paid when due pursuant to Section 12-54-25, Code of Laws of South Carolina 1976, as amended, as allowed under the FILOT Act.

(d) In the event (i) the Sponsor or Sponsor Affiliate, as applicable, willfully terminates this Fee Agreement for any reason except in the event of a Force Majeure as defined in section 5.10 herein, (ii) the County terminates this Fee Agreement due to a default hereunder by the Sponsor or Sponsor Affiliate, as applicable, subject to cure rights, or (iii) the Sponsor and Sponsor Affiliates fail to make the Project Commitment by the end of the Investment Period, then, upon demand by the County in writing, the Sponsor or Sponsor Affiliate, as applicable, shall pay to the County the difference between the total Negotiated FILOT Payments actually paid during the term of the Fee Agreement and the amount which would have been due had the property been subject to normal *ad valorem* taxation.

(e) The Sponsor or Sponsor Affiliate, as applicable, shall make Negotiated FILOT Payments for each year in which a Power Purchase Agreement is in place, and as otherwise required by this Fee Agreement. The Sponsor and Sponsor Affiliate, as applicable, recognize that the County offered the incentives described herein in reliance on the understanding that the initial Power Purchase Agreement applicable to the Project has a term of no less than fifteen (15) years. In the event of a termination of this Fee Agreement during the term of an applicable Power Purchase Agreement, the Sponsor and Sponsor Affiliate shall be responsible for the remainder of such payments during such term of the Power Purchase Agreement, which shall be due and payable within ninety (90) days of termination of this Fee Agreement.

Section 4.2. Negotiated FILOT Payments.

(a) Pursuant to Section 12-44-50 of the Act, the Sponsor or Sponsor Affiliate, as applicable, are required to make payments in lieu of *ad valorem* taxes to the County with respect to the Project. Inasmuch as the Sponsor anticipates the Project will involve an initial investment of sufficient sums to qualify to enter into a fee in lieu of tax arrangement under Section 12-44-50(A)(1) of the Act, the County and the Sponsor have negotiated the amount of the payments in lieu of taxes in accordance therewith. In accordance therewith, the Sponsor or Sponsor Affiliate, as applicable, shall make payments in lieu of *ad valorem* taxes on all the Equipment, Structures, and Real Property which collectively comprise the Project and are placed in service, as follows: the Sponsor or Sponsor Affiliate, as applicable, shall make payments in lieu of *ad valorem* taxes with respect to each Phase of the Project placed in service on or before each December 31 through December 31, 2025, said payments to be made annually and to be due and payable and subject to penalty assessments on the same dates and in the same manner as prescribed by the County for *ad valorem* taxes, less the Special Source Revenue Credit. The amount of such equal annual payments in lieu of taxes shall be determined by the following procedure (subject, in any event, to the required procedures under the Act and to Section 4.4 hereof):

Step 1: Determine the fair market value of the improvements to the Real Property and Equipment in the Phase of the Project placed in service in any given year of the five (5) year Investment Period, for such year and for the following twenty-nine (29) years, using the original income tax basis for State income tax purposes less depreciation for each year allowable to the Sponsor or Sponsor Affiliate, as applicable, for any Equipment as determined in accordance with Title 12 of the Code, as amended and in effect on December 31 of the year in which each Phase becomes subject to the Fee Agreement, except that no extraordinary obsolescence shall be allowable but taking into account all applicable property tax exemptions which would be allowed to the Sponsor or Sponsor Affiliate, as applicable, under State law, if the property were taxable, except those exemptions specifically disallowed under Section 12-44-50(A)(2) of the Act, as amended and in effect on December 31 of the year in which each

Phase becomes subject to the Fee Agreement. The County, Sponsor, and Sponsor Affiliates also agree pursuant to Section 12-44-50(A)(1) of the Act that the value of the Real Property included in any Phase of the Project shall be its fair market value as determined by appraisal but the fair market value of the Real Property shall be subject to reappraisal by the South Carolina Department of Revenue not more often than once every five (5) years.

- Step 2: Apply an assessment ratio of six percent (6%) (which will remain constant throughout the term of this Fee Agreement, as allowed for by the Act) to the fair market value as determined for each year in Step 1 to establish the taxable value of each Phase of the Project in the year it is placed in service and in each of the twenty-nine (29) years thereafter or such longer period of years that the annual fee payment is permitted to be made by the Sponsor or Sponsor Affiliate, as applicable, under the Act, as amended, if so permitted by the County Council then in office, in writing.
- Step 3: Use a millage rate, which is the combined millage rate applicable to the Project site on June 30, 2020, which the Parties hereto believe to be 227.6 mils, (which will remain constant throughout the term of this Fee Agreement, as allowed for by the Act) to determine the amount of the payments in lieu of taxes which would be due in each year of the Fee Term on the payment dates prescribed by the County for such payments, or for such longer period of years that the annual fee payment is permitted to be made by the Sponsor or Sponsor Affiliate, as applicable, under the Act, as amended, by the County Council then in office, in writing.
- Step 4: Increase or decrease the calculated amounts determined in the previous Steps as described in Section 4.1 herein. The increase or decrease under Section 4.1 shall be shown on the bill sent by the County to the Sponsor or Sponsor Affiliate, as applicable, or paid by a check from the County Treasurer.

In the event that it is determined by a final order of a court of competent jurisdiction or by agreement of the parties that the payment in lieu of taxes applicable to this transaction is to be calculated differently than described above, the payment shall be reset at the permitted level so determined, but never lower or less than the level approved by this Agreement.

In the event that the Act and/or the above-described payments in lieu of taxes are declared invalid or unenforceable, in whole or in part, for any reason, the parties express their intentions that such payments and this Fee Agreement be reformed so as to most closely effectuate the legal, valid, and enforceable intent thereof and so as to afford the Sponsor or Sponsor Affiliate, as applicable, with the benefits to be derived hereof, it being the intention of the County to offer the Sponsor or Sponsor Affiliate, as applicable, an inducement to locate the Project in the County. If the Project is deemed to be subject to *ad valorem* taxation, the payment in lieu of *ad valorem* taxes to be paid to the County by the Sponsor or Sponsor Affiliate, as applicable, shall become equal to the amount which would result from taxes levied on the Project by the County, municipality or municipalities, school district or school districts, and other political units as if the Project was not and had not been Economic Development Property under the Act. In such event, any amount determined to be due and owing to the County from the Sponsor or Sponsor Affiliate, as applicable, with respect to a year or years for which payments in lieu of *ad valorem* taxes have been previously remitted by the Sponsor or Sponsor Affiliate, as applicable, to the County hereunder, shall be reduced by the total amount of payments in lieu of *ad valorem* taxes made by the Sponsor or Sponsor Affiliate, as applicable, with respect to the Project pursuant to the terms hereof.

(b) The Sponsor and Sponsor Affiliates agree to waive the benefits of any future legislative enactment that reduces property taxes available to solar farm property. If the Sponsor or any Sponsor Affiliate, as applicable, claims any such benefits in addition to the benefits provided in this Fee Agreement, such action shall constitute an early termination of this Fee Agreement by such Sponsor or Sponsor Affiliate.

(c) In the event the Sponsor has not invested at least Fifty Million and 00/100 Dollars (\$50,000,000.00) by the end of the Investment Period, or if the overall investment in the Project is less than Fifty Million and 00/100 Dollars (\$50,000,000.00), without regard to depreciation, at any point following the end of the Investment Period, the Sponsor and any Sponsor Affiliates shall owe the County retroactively the difference between *ad valorem* property taxes on the Real Property and the Equipment subject to payments in lieu of taxes under this Fee Agreement computed as if this Fee Agreement had not been in effect for such retroactive period and the payments in lieu of taxes required to be made under this Fee Agreement for that retroactive period, taking into account exemptions and/or abatements from property taxes that would have been available to the Sponsor or Sponsor Affiliate, as applicable, including but not limited to any exemption and/or abatement provided pursuant to Section 12-37-220(A)(7) of the Code (hereinafter “**Retroactive Tax Payment**”).

Section 4.3. Payments in Lieu of Taxes on Replacement Property. If the Sponsor elects to replace any Removed Components (as defined below) and to substitute such Removed Components with Replacement Property as a part of the Project, then, pursuant and subject to Section 12-44-60 of the Act, the Sponsor shall make statutory payments in lieu of *ad valorem* taxes with regard to such Replacement Property as follows (subject in all events to the applicable provisions of the Act):

(a) to the extent that the income tax basis of the Replacement Property (the “**Replacement Value**”) is less than or equal to the original income tax basis of the Removed Components (the “**Original Value**”) the amount of the payments in lieu of taxes to be made by the Sponsor with respect to such Replacement Property shall be calculated in accordance with Section 4.2 hereof; provided, however, in making such calculations, the original cost to be used in Step 1 of Section 4.2 shall be equal to the lesser of (x) the Replacement Value and (y) the Original Value, and the number of annual payments to be made with respect to the Replacement Property shall be equal to thirty (30) (or, if greater, the maximum number of years for which the annual fee payments are available to the Sponsor for each portion of the Project under the Act, as amended) minus the number of annual payments which have been made with respect to the oldest Removed Components disposed of in the same property tax year as the Replacement Property is placed in service; and

(b) to the extent that the Replacement Value exceeds the Original Value of the Removed Components (the “**Excess Value**”), the payments in lieu of taxes to be made by the Sponsor with respect to the Excess Value shall be equal to the payment that would be due if the property were not Economic Development Property.

Section 4.4. Reductions in Payments in Lieu of Taxes Upon Removal, Condemnation or Casualty. In the event of a Diminution in Value of any Phase of the Project, the payment in lieu of taxes with regard to that Phase of the Project shall be reduced in the same proportion as the amount of such Diminution in Value bears to the original fair market value of that Phase of the Project as determined pursuant to Step 1 of Section 4.2 hereof, subject always to the provisions of Section 4.1 and 4.2 hereof.

Section 4.5. Place and Allocation of Payments in Lieu of Taxes. The Sponsor or Sponsor Affiliate, as applicable, shall make the above-described payments in lieu of taxes directly to the County in accordance with applicable law as to time and place.

Section 4.6. Removal of Equipment. Subject, always, to the provisions of Sections 4.1 and 4.2 hereof, the Sponsor shall be entitled to remove the following types of components or Phases of the Project from the Project with the result that said components or Phases (the “**Removed Components**”) shall no longer be considered a part of the Project and shall no longer be subject to the terms of this Fee Agreement: (a) components or Phases which become subject to statutory payments in lieu of *ad valorem* taxes; (b) components or Phases of the Project or portions thereof which the Sponsor, in its sole discretion, determines to be inadequate, obsolete, uneconomic, worn-out, damaged, unsuitable, undesirable or unnecessary; or (c) components or Phases of the Project or portions thereof which the Sponsor, in its sole discretion, elect to remove pursuant to Section 4.7(c) or Section 4.8(b)(iii) hereof.

Section 4.7. Damage or Destruction of Project.

(a) *Election to Terminate.* Subject to Section 4.1(d) hereof, in the event the Project is damaged by fire, explosion, or any other casualty, the Sponsor shall be entitled to terminate this Fee Agreement; provided, however, that (i) if there has been only partial damage of the Project due to any of such casualties and the Sponsor elects to terminate this Fee Agreement, and (ii) the Sponsor has not invested at least Twenty Million and 00/100 Dollars (\$20,000,000.00) in the Project at the time of such termination, the Sponsor shall owe the County the Retroactive Tax Payment, but to the extent permitted by law if the Sponsor has invested at least Twenty Million and 00/100 Dollars (\$20,000,000.00) in the Project within the time period required under the Act, it shall owe no Retroactive Tax Payment.

(b) *Election to Rebuild.* In the event the Project is damaged by fire, explosion, or any other casualty, and if the Sponsor does not elect to terminate this Fee Agreement, the Sponsor may in its sole discretion commence to restore the Project with such reductions or enlargements in the scope of the Project, changes, alterations and modifications (including the substitution and addition of other property) as may be desired by the Sponsor, subject always to Sections 4.1 and 4.2, hereof. All such restorations and replacements shall be considered, to the extent permitted by law, substitutions of the destroyed portions of the Project and shall be considered part of the Project for all purposes hereof, including, but not limited to any amounts due by the Sponsor to the County under Section 4.2 hereof.

(c) *Election to Remove.* In the event the Sponsor elects not to terminate this Fee Agreement pursuant to subsection (a) and elect not to rebuild pursuant to subsection (b), the damaged portions of the Project shall be treated as Removed Components.

Section 4.8. Condemnation.

(a) *Complete Taking.* If at any time during the Fee Term title to or temporary use of the entire Project should become vested in a public or quasi-public authority by virtue of the exercise of a taking by condemnation, inverse condemnation or the right of eminent domain, or by voluntary transfer under threat of such taking, or in the event that title to a portion of the Project shall be taken rendering continued occupancy of the Project commercially infeasible in the judgment of the Sponsor, the Sponsor shall have the option to terminate this Fee Agreement as of the time of vesting of title by sending written notice to the County within a reasonable period of time following such vesting.

(b) *Partial Taking.* In the event of a partial taking of a significant portion of the Project or transfer in lieu thereof, the Sponsor may elect: (i) to terminate this Fee Agreement; provided, however, that if the Sponsor has not invested at least Twenty Million and 00/100 Dollars (\$20,000,000.00) in the Project at the time of such termination, the Sponsor shall owe the County the Retroactive Tax Payment, but to the extent

permitted by law if the Sponsor has invested at least Twenty Million and 00/100 Dollars (\$20,000,000.00) in the Project within the time period required under the Act, it shall owe no Retroactive Tax Payment; (ii) to repair and restore the Project, with such reductions or enlargements in the scope of the Project, changes, alterations and modifications (including the substitution and addition of other property) as may be desired by the Sponsor, subject always to Sections 4.1 and 4.2, hereof; or (iii) to treat the portions of the Project so taken as Removed Components.

Section 4.9. *Merger of Sponsor or Sponsor Affiliate with Related Party.* The County agrees that, without again obtaining the approval of the County (to the extent permitted by the Act), the Sponsor or Sponsor Affiliate, as applicable, may merge with or be acquired by a related party so long as the surviving company has an equal or greater net asset value of the Sponsor or Sponsor Affiliate, as applicable.

Section 4.10. *Indemnification Covenants.* (a) The Sponsor and Sponsor Affiliate shall, and agree to, indemnify and save the County, its agents, officers, or employees harmless against and from all claims by or on behalf of any person, firm, or corporation arising from the conduct or management of, or from any work or thing done on, the Project during the Fee Term, and the Sponsor and Sponsor Affiliate further, shall indemnify and save the County harmless against and from all claims arising during the term of the Fee Agreement from (i) any condition of the Project, (ii) any breach or default on the part of the Sponsor and Sponsor Affiliate in the performance of any of their obligations under this Fee Agreement, (iii) any act of negligence of the Sponsor, Sponsor Affiliate, or any of their agents, servants, or employees on or with respect to the Project, (iv) any act of negligence of any assignee or sublessee of the Sponsor and Sponsor Affiliate with respect to the Project, or of any agents, servants, or employees of any assignee or sublessee of the Sponsor or Sponsor Affiliate, as applicable, with respect to the Project, or (v) any environmental violation, condition, or effect with respect to the Project. The Sponsor and Sponsor Affiliate shall indemnify and save the County, its agents, officers, or employees harmless from and against all costs and expenses incurred in or in connection with any such claim arising as aforesaid in connection with the Project or in connection with any action or proceeding brought thereon, and upon notice from the County, the Sponsor and Sponsor Affiliate shall defend them or either of them in any such action, prosecution or proceeding with counsel reasonably acceptable to the County, its agents, officers, or employees.

(b) Notwithstanding the fact that it is the intention of the parties that the County, its agents, officers, or employees, shall not incur pecuniary liability by reason of the terms of this Fee Agreement, or the undertakings required of the County hereunder, or by reason of the performance of any act requested of it by the Sponsor and Sponsor Affiliates, including all claims, liabilities or losses arising in connection with the violation of any statutes or regulations pertaining to the foregoing, nevertheless, if the County, its agents, officers or employers should incur any such pecuniary liability, then in such event the Sponsor and Sponsor Affiliates shall indemnify and hold them harmless against all claims by or on behalf of any person, firm, or corporation, arising out of the same, and all costs and expenses incurred in connection with any such claim or in connection with any action or proceeding brought thereon, and upon notice, the Sponsor and Sponsor Affiliate shall defend them in any such action or proceeding with counsel reasonably acceptable to the County, its agents, officers, or employees.

These indemnification covenants shall be considered included in and incorporated by reference in subsequent documents after the closing which the County is requested to sign, and any other indemnification covenants in any subsequent documents shall not be construed to reduce or limit the above indemnification covenants.

Section 4.11. *Confidentiality/Limitation on Access to Project.* The County acknowledges and understands that the Sponsor utilizes confidential and proprietary “state-of-the-art” trade equipment and

techniques and that a disclosure of any information relating to such equipment or techniques, including but not limited to, disclosures of financial or other information concerning the Sponsor's operations would result in substantial harm to the Sponsor and could thereby have a significant detrimental impact on the Sponsor's employees and also upon the County. Therefore, subject to the provisions of Section 4.12 hereof, the County agrees that, except as required by law and pursuant to the County's police powers and except as deemed reasonably necessary by the County in the performance of its duties as tax assessor and collector, and/or its duties as Auditor, neither the County nor any employee, agent or contractor of the County: (i) shall request or be entitled to receive any such confidential or proprietary information; (ii) shall intentionally disclose or otherwise knowingly divulge any such clearly marked and identified confidential or proprietary information to any other person, firm, governmental body or agency, or any other entity unless specifically required to do so by State law. Prior to disclosing any clearly marked and identified confidential or proprietary information or allowing inspections of the Project or any property associated therewith, the Sponsor may require the execution of reasonable, individual, confidentiality and non-disclosure agreements by any officers, employees or agents of the County or any supporting or cooperating governmental agencies who would gather, receive or review such information or conduct or review the results of any inspections.

Section 4.12. *Records and Reports.* The Sponsor agrees to maintain or cause to be maintained and will make available to the County for inspection upon request of the County such books and records with respect to the Project as will permit the identification of the Equipment placed in service in each property tax year during the Investment Period, the amount of investment with respect thereto, and its computations of all payments in lieu of taxes made hereunder and to comply with all reporting requirements of the State of South Carolina and the County applicable to property subject to payments in lieu of taxes under the Act, including without limitation the reports required by Section 12-44-90 of the Act (collectively, "*Filings*").

Notwithstanding any other provision of this Section 4.12, the Sponsor may designate with respect to any Filings delivered to the County segments thereof that the Sponsor believes contain proprietary, confidential, or trade secret matters. The County shall conform, to the extent permitted by law, with all reasonable, written requests made by the Sponsor with respect to maintaining confidentiality of such designated segments.

The Sponsor shall make all required annual property tax/FILOT filings on the required PT-300 (or successor) form with the South Carolina Department of Revenue and shall cause copies of all such filings to be made with the County Auditor, Assessor, Clerk to Council, and Treasurer as required by Section 12-44-90 of the Act. Such filings shall be made on or before the due date for filing with the South Carolina Department of Revenue.

Section 4.13. *Payment of Administrative Expenses.* The Sponsor will reimburse the County from time to time for its Administrative Expenses, in an amount not to exceed Five Thousand and 00/100 Dollars (\$5,000.00), promptly upon written request therefor, but in no event later than sixty (60) days after receiving written notice from the County specifying the nature of such expense and requesting the payment of the same.

Section 4.14. *Collection and Enforcement Rights of County.* The parties acknowledge that the County's right to receive all payments hereunder shall, in addition to all other rights and means of enforcement provided for herein, be the same as its rights conferred under Title 12 of the Code relating to the collection and enforcement of *ad valorem* property taxes and, for purposes of this application, all payments due hereunder shall be considered a property tax. **Prior to the due date of the first FILOT Payment**

hereunder, the Sponsor shall provide, subject to County's written approval¹, an irrevocable surety or performance bond or irrevocable letter of credit or a guaranty of payment by a third party to secure the performance of its obligations hereunder, including but not limited to, any payment obligations that may arise pursuant to Sections 4.1(d), 4.1(e), 4.2(c), and 4.19 (the "Payment Security"). The surety or performance bond or irrevocable letter of credit or payment guaranty shall be for the benefit of the County, and the issuer or guarantor, as applicable, as well as the form and substance of such bond, surety, or guaranty must be agreeable to the County, as determined by the County Administrator, provided that consent may not be unreasonably withheld, conditioned, or delayed. Sponsor may exchange at any time the existing Payment Security for another form of Payment Surety (for example, a payment bond for a parent guaranty, or vice versa), subject always to the County's prior written approval of such new form of Payment Security.

Section 4.15. *Assignment and Subletting.* This Fee Agreement may be assigned, in whole or in part and the Project may be subleased as a whole or in part by the Sponsor or Sponsor Affiliate so long as such assignment or sublease is made in compliance with Section 12-44-120 of the Act; provided, however, that in connection with any assignment or total subleasing by the Sponsor or Sponsor Affiliate in which the Sponsor or Sponsor Affiliate requests the release of the Sponsor or Sponsor Affiliate from this Fee Agreement, the consent of the County shall be required, which consent shall not be unreasonably withheld. The County hereby consents to transfers not requiring its consent, and to the extent any required or further consent is requested, the County may do so by passage of a Resolution.

Section 4.16. *County's Estoppel Certificates for Sponsor's Financing Transactions.* The County agrees to deliver, and hereby authorizes the County Administrator to execute and deliver on behalf of the County without further action required on the part of the County Council, all at the expense of the Sponsor or Sponsor Affiliate, any estoppel certificates, acknowledgements or other documents certifying the full force and effect of this Fee Agreement and the absence of any default hereunder and acknowledging the continuing validity of this Fee Agreement after its transfer required in any financing related transfers authorized by Section 12-44-120 of the Act, as may be reasonably requested by the Sponsor, Sponsor Affiliate, or any lender of the Sponsor or Sponsor Affiliate from time to time in connection with any financing arrangement or financing related transfers made by the Sponsor or Sponsor Affiliate as contemplated under Section 12-44-120 of the Act.

Section 4.17. *Sponsor's Continuing Obligations After Termination by Sponsor.* In the event the Sponsor or Sponsor Affiliate, as applicable, terminates this Fee Agreement, the Sponsor and Sponsor Affiliate shall continue to be obligated to the County for its indemnification covenants under Section 4.10, the payment of outstanding Administrative Expenses under Section 4.13, and any outstanding payments in lieu of taxes under Article IV or retroactive payments required under this Fee Agreement or the Act, and all other payments due hereunder.

Section 4.18. *Events of Default.* The following shall be "*Events of Default*" under this Fee Agreement, and the term "*Events of Default*" shall mean, whenever used with reference to this Fee Agreement, any one or more of the following occurrences:

(a) Failure by the Sponsor or Sponsor Affiliate to make, upon levy, the payments in lieu of taxes described in Section 4.2 hereof; provided, however, that the Sponsor or Sponsor Affiliate shall be entitled to all redemption rights granted by applicable statutes; or

¹ The County's written approval shall be as to the form, substance, and amount of the Payment Security; the amount secured shall be determined by County in good faith, based on a reasonable assessment of the obligations secured.

(b) Failure by the Sponsor or Sponsor Affiliate to perform any of the other material terms, conditions, obligations or covenants of the Sponsor or Sponsor Affiliate hereunder which failure shall continue for a period of sixty (60) days after written notice from the County to the Sponsor or Sponsor Affiliate specifying such failure and requesting that it be remedied, unless the County shall agree in writing to an extension of such time prior to its expiration.

Section 4.19. Remedies on Default. Whenever any Event of Default shall have occurred and shall be continuing, the County, after having given written notice to the Sponsor or Sponsor Affiliate of such default and after the expiration of a thirty (30) day cure period the County shall grant to the Sponsor or Sponsor Affiliate (which cure period shall not be applicable in the case of failure to make the payments in lieu of taxes due under this Fee Agreement), may take any one or more of the following remedial actions:

(a) Terminate the Fee Agreement; or

(b) Take whatever action at law or in equity as may appear necessary or desirable to collect the other amounts due and thereafter to become due or to enforce performance and observance of any obligation, agreement or covenant of the Sponsor or Sponsor Affiliate under this Fee Agreement; or

(c) In the event of an Event of Default hereunder, if the Sponsor and any applicable Sponsor Affiliate have not caused all solar panels on the Land to be removed within one hundred eighty (180) days, the County and its authorized employees, agents, and third party contractors shall have the right to enter upon the Land and engage in a removal of all remaining solar panels (including appurtenances thereto and effects thereof) from the Land, and charge the costs of such removal to Sponsor and any applicable Sponsor Affiliate.

Section 4.20. Remedies Not Exclusive. No remedy conferred upon or reserved to the County under this Fee Agreement is intended to be exclusive of any other available remedy or remedies, but each and every remedy shall be cumulative and shall be in addition to every other lawful remedy now or hereafter existing. No delay or omission to exercise any right or power accruing upon any continuing default hereunder shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the County to exercise any remedy reserved to it, it shall not be necessary to give notice, other than such notice as may be herein expressly required and such notice required at law or equity which the Sponsor or Sponsor Affiliate is not competent to waive.

Section 4.21. Decommission Costs. Within six (6) months of the first date upon which the Project produces electricity, Sponsor shall procure and deliver to the County a surety or performance bond or irrevocable letter of credit in the amount of Fifty Thousand and 00/100 Dollars (\$50,000.00) or one hundred and twenty-five percent (125%) of the estimated decommission costs associated with the Project, whichever is greater. The estimated decommissioning costs shall be determined by a mutually agreed upon engineer, licensed to practice in South Carolina.

Section 4.22. Addition of Sponsor Affiliates. Upon request of and at the expense of the Company, the County may approve any future Sponsor Affiliate that qualifies under the Act for the benefits offered under this FILOT Agreement and which agrees to be bound by the provisions hereof to be further evidenced by such future Sponsor Affiliate entering into a Joinder Agreement in the form attached to this FILOT Agreement as **Exhibit B** ("Joinder Agreement"). The County specifically pre-approves the addition as a Sponsor Affiliate to this FILOT Agreement of any landowner who has entered into a lease or purchase

agreement with Blue Ridge Solar, LLC for property that will be part of the Project, and who has executed and delivered to the County a Joinder Agreement as provided by this Section.

ARTICLE V MISCELLANEOUS

Section 5.1. Notices. Any notice, election, demand, request or other communication to be provided under this Fee Agreement shall be effective when delivered to the party named below or when deposited with the United States Postal Service, certified mail, return receipt requested, postage prepaid, addressed as follows (or addressed to such other address as any party shall have previously furnished in writing to the other party), except where the terms hereof require receipt rather than sending of any notice, in which case such provision shall control:

AS TO THE COUNTY: Oconee County, South Carolina
 Attn: County Administrator
 415 S. Pine St.
 Walhalla, SC 29691

AS TO THE SPONSOR: Asset Management
 Blue Ridge Solar, LLC
 130 Roberts St
 Asheville, NC 28801

WITH COPIES TO: Will Kinney
 Mullikin Law Firm
 1308 Broad St.
 Camden, SC 29020

Section 5.2. Binding Effect. This Fee Agreement and each document contemplated hereby or related hereto shall be binding upon and inure to the benefit of the Sponsor, Sponsor Affiliate(s), the County, and their respective successors and assigns. In the event of the dissolution of the County or the consolidation of any part of the County with any other political subdivision or the transfer of any rights of the County to any other such political subdivision, all of the covenants, stipulations, promises, and agreements of this Fee Agreement shall bind and inure to the benefit of the successors of the County, from time to time, and any entity, officer, board, commission, agency, or instrumentality to whom or to which any power or duty of the County has been transferred.

Section 5.3. Counterparts. This Fee Agreement may be executed in any number of counterparts, and all of the counterparts taken together shall be deemed to constitute one and the same instrument.

Section 5.4. Governing Law. This Fee Agreement and all documents executed in connection herewith shall be construed in accordance with and governed by the laws of the State of South Carolina.

Section 5.5. Headings. The headings of the articles and sections of this Fee Agreement are inserted for convenience only and shall not be deemed to constitute a part of this Fee Agreement.

Section 5.6. Amendments. The provisions of this Fee Agreement may only be modified or amended in writing by an agreement or agreements entered into between the parties.

Section 5.7. Further Assurance. From time to time the County agrees to execute and deliver to the Sponsor or Sponsor Affiliate, as applicable and at the Sponsor's or Sponsor Affiliate's expense, such additional instruments as the Sponsor or Sponsor Affiliate, as applicable, may reasonably request to effectuate the purposes of this Fee Agreement.

Section 5.8. Severability. If any provision of this Fee Agreement is declared illegal, invalid, or unenforceable for any reason, the remaining provisions hereof shall be unimpaired and such illegal, invalid, or unenforceable provision shall be reformed so as to most closely effectuate the legal, valid and enforceable intent thereof and so as to afford the Sponsor or Sponsor Affiliate, as applicable, with the maximum benefits to be derived herefrom, it being the intention of the County to offer the Sponsor or Sponsor Affiliate, as applicable, a strong inducement to locate the Project in the County.

Section 5.9. Limited Obligation. ANY OBLIGATION OF THE COUNTY CREATED BY OR ARISING OUT OF THIS FEE AGREEMENT SHALL BE A LIMITED OBLIGATION OF THE COUNTY, PAYABLE BY THE COUNTY SOLELY FROM THE PROCEEDS DERIVED UNDER THIS FEE AGREEMENT AND SHALL NOT UNDER ANY CIRCUMSTANCES BE DEEMED TO CONSTITUTE A GENERAL OBLIGATION OF THE COUNTY WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY LIMITATION.

Section 5.10. Force Majeure. Except for payments in lieu of taxes under this Fee Agreement the due dates of which are statutorily mandated, the Sponsor or Sponsor Affiliate, as applicable, shall not be responsible for any delays or non-performance caused in whole or in part, directly or indirectly, by strikes, accidents, freight embargoes, fire, floods, inability to obtain materials, conditions arising from government orders, war or national emergency, or acts of God (each a "*Force Majeure*").

Section 5.11. Execution Disclaimer. Notwithstanding any other provisions, the County is executing this Fee Agreement as a statutory accommodation to assist the Sponsor or Sponsor Affiliate, as applicable, in achieving the intended benefits and purposes of the Act. The County has made no independent legal or factual investigation regarding the particulars of this transaction and it executes this Fee Agreement in reliance upon representations by the Sponsor or Sponsor Affiliate, as applicable, that this document complies with all laws and regulations, particularly those pertinent to industrial development projects in South Carolina.

(Remainder of Page Intentionally Left Blank)

IN WITNESS WHEREOF, the County, acting by and through the County Council, has caused this Fee Agreement to be executed in its name and behalf by its Chairman and to be attested by the Clerk to County Council; and the Sponsor has caused this Fee Agreement to be executed by its duly authorized officer, all as of the day and year first above written.

OCONEE COUNTY, SOUTH CAROLINA

By: _____
Julian Davis, III
Chairman of County Council
Oconee County, South Carolina

ATTEST:

By: _____
Katie Smith
Clerk of County Council
Oconee County, South Carolina

SPONSOR:

BLUE RIDGE SOLAR, LLC

Signature: _____
Name: _____
Title: _____

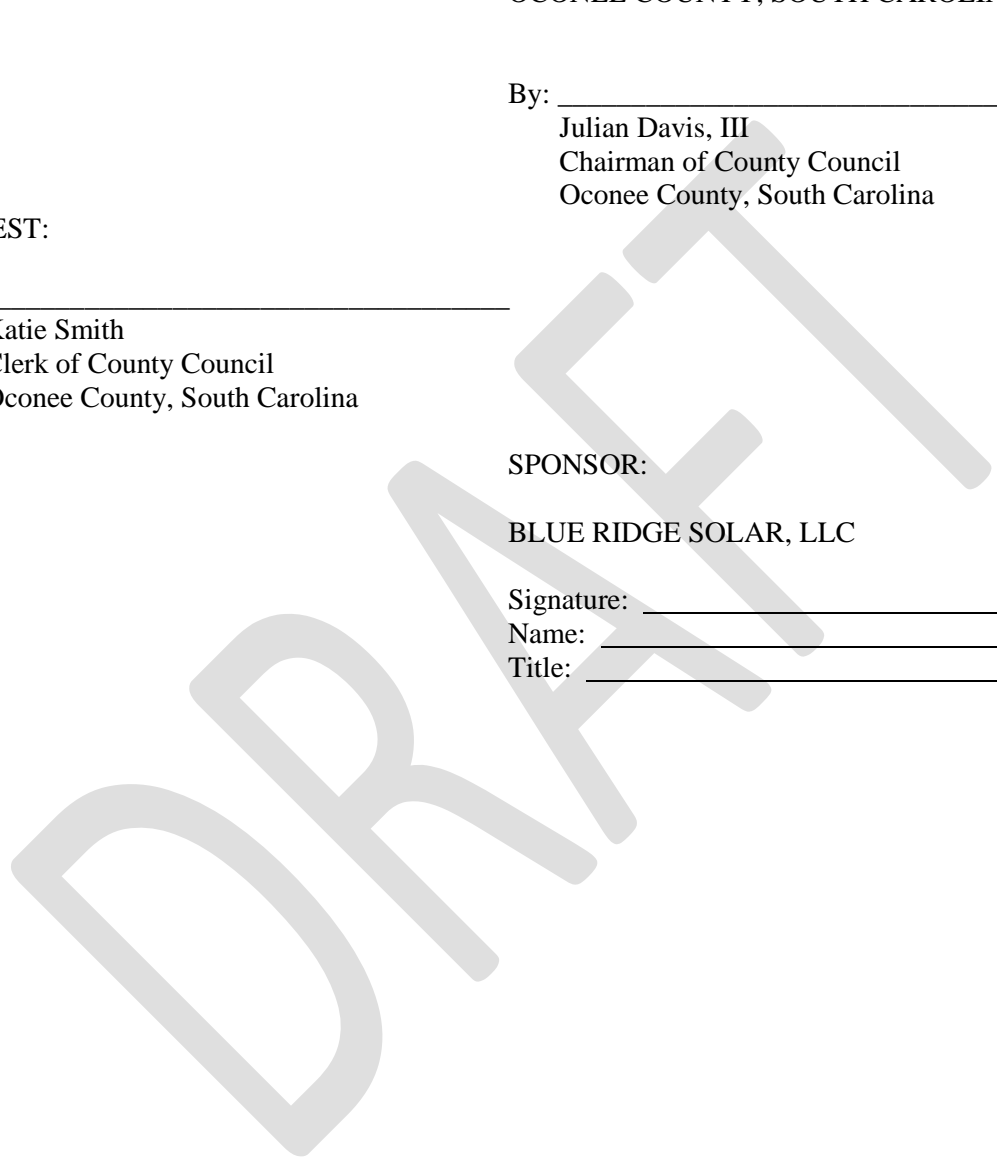


Exhibit A

Description of Real Estate

A portion of that certain piece, parcel, or tract of land, with all improvements thereon, situate lying or being in the County of Oconee, State of South Carolina, bearing Tax Map Number _____.
[COMPLETE LEGAL DESCRIPTION]

DRAFT

Exhibit B

JOINDER AGREEMENT

Reference is hereby made to (i) that certain FILOT Agreement dated as of _____, 2020 (the "FILOT Agreement"), between Oconee County, South Carolina (the "County") and Blue Ridge Solar, LLC (the "Company").

1. Joinder to FILOT Agreement.

The undersigned hereby (a) joins as a party to, and agrees to be bound by and subject to all of the terms and conditions of, the FILOT Agreement; (b) acknowledges and agrees that (i) in accordance with the FILOT Agreement, the undersigned has been designated as a Sponsor Affiliate by the Company for purposes of the Project and such designation has been consented to by the County in accordance with the Act (as defined in the FILOT Agreement); (ii) the undersigned qualifies or will qualify as a Sponsor Affiliate under the FILOT Agreement and Sections 12-44-30(19) and (20) and Section 12-44-130 of the Act; (iii) the undersigned shall have all of the rights and obligations of a Sponsor Affiliate as set forth in the FILOT Agreement; and (iv) the undersigned hereby agrees to work in good faith with the County to facilitate the clean-up of the undersigned's property upon the termination of the FILOT Agreement.

2. Capitalized Terms.

All capitalized terms used but not defined in this Joinder Agreement shall have the meanings set forth in the FILOT Agreement.

3. Governing Law.

This Joinder Agreement shall be governed by and construed in accordance with the laws of the State of South Carolina, without regard to principles of choice of law.

4. Notice.

Notices under Section 5.1 of the FILOT Agreement shall be sent to:

IN WITNESS WHEREOF, the undersigned has executed this Joinder Agreement to be effective as of the date set forth below.

Date

By: _____
Its: _____

IN WITNESS WHEREOF, the Sponsor consents to the addition of the above-named entity as a Sponsor Affiliate under the FILOT Agreement, effective as of the date set forth above.

BLUE RIDGE SOLAR, LLC

By: _____
Its: _____

IN WITNESS WHEREOF, the County consents to the addition of the above-named entity as a Sponsor Affiliate under the FILOT Agreement, effective as of the date set forth above.

OCONEE COUNTY

By: _____
Its: _____

DRAFT

Ordinance 2020-06 – Exhibit B

STATE OF SOUTH CAROLINA)	
)	AGREEMENT FOR THE DEVELOPMENT
COUNTY OF OCONEE)	OF A JOINT-COUNTY INDUSTRIAL
COUNTY OF PICKENS)	AND BUSINESS PARK

THIS AGREEMENT (the “Agreement”) is made and entered into as of this _____ day of _____, 2020, by and between the County of Pickens, State of South Carolina (“**Pickens County**”) and the County of Oconee, State of South Carolina (“**Oconee County**”) for the purpose of establishing and developing a joint-county industrial and business park.

WITNESSETH:

WHEREAS, Pickens County and Oconee County (individually, a “**County**,” and together, the “**Counties**”) are bodies politic and corporate and political subdivisions of the State of South Carolina (the “**State**”) and are each authorized and empowered by the provisions of Section 13 of Article VIII of the South Carolina Constitution and Section 4-1-170 of the South Carolina Code of Laws of 1976, as amended, (the “**Code of Laws**”) to establish and develop a joint-county industrial and business park with one or more other counties within the geographical boundaries of one or more of such counties in order to promote economic development and provide additional employment opportunities within the State; and

WHEREAS, the Counties are contiguous counties which, pursuant to Ordinance No. _____, enacted by Pickens County Council on _____, 2020, and Ordinance No. _____ enacted by Oconee County Council on _____, 2020, have each determined that, consistent with the foregoing purposes, there should be developed in Pickens County and Oconee County a Joint-County Industrial and Business Park (the “**Park**”), to be located upon property more particularly described in Exhibit A (Oconee) and Exhibit B (Pickens) hereto; and

WHEREAS, as a consequence of the establishment of the Park, Section 13 of Article VIII of the South Carolina Constitution provides that all property having a situs within the Park shall be exempt from all *ad valorem* taxation, but that the owners or lessees of any property situated in the Park shall be required to pay an amount equal to the property taxes or other in-lieu-of payments that would have been due and payable except for the exemption provided therein; and

WHEREAS, the Counties have, as required by Section 4-1-170 of the Code of Laws agreed as to the rights and obligations of each with regard to all expenses and management relating to the Park, the manner by which revenue generated by the Park will be allocated, and the manner in which revenue will be distributed to each of the taxing entities located within the Counties.

NOW, THEREFORE, for and in consideration of the premises and mutual promises contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties do hereby agree as follows:

1. Statutory Authority; Binding Effect. This Agreement is entered into under the authority granted to the Counties pursuant to Section 13 of Article VIII of the South Carolina

Constitution and Section 4-1-170. This Agreement shall serve as the written agreement specified in Section 4-1-170 and sets forth the entire agreement between the Counties and is intended to be binding on the Counties, their successors and assigns.

2. Location of the Park.

(a) As of the original execution and delivery of this Agreement, the Park initially consists of property located only in Oconee County, as more particularly described on Exhibit A (Oconee) attached hereto (the “**Property**”), which is now or will be owned and/or operated by a company known to the Counties at this time, and identified at this time, as Project Aztec (the “**Project**”). It is specifically recognized and agreed that the Park may from time to time consist of non-contiguous properties within each County. The boundaries of the Park may be enlarged or diminished from time to time as authorized by resolutions of the county councils of the Counties provided that in so enlarging or diminishing such boundaries, the Park shall consist of the Property as so enlarged or diminished.

(b) In the event that the Counties determine by duly adopted resolutions of their respective county councils to enlarge or diminish the boundaries of the Park, this Agreement shall be deemed to have been amended as of the date and time at which such resolutions are adopted, and there shall be attached hereto a revised Exhibit A (Oconee) or a revised Exhibit B (Pickens) which shall contain a legal description of the boundaries of the Park within Oconee County or Pickens County, as the case may be, as enlarged or diminished, together with a copy of the resolutions of the Oconee County Council and the Pickens County Council pursuant to which such enlargement or diminution was authorized.

3. Fee in Lieu of Taxes. In accordance with Section 13 of Article VIII of the South Carolina Constitution, any and all real and personal property located in the Park whether or not titled in the name of either County shall be exempt from *ad valorem* taxation; provided, however, the owners or lessees of any property situated in the Park shall hereby be required to pay an amount equal to the *ad valorem* property taxes or other in-lieu-of payments that would have been due and payable if the property were not located within the Park, such in-lieu-of payments to be due and payable at the same time as *ad valorem* taxes are due.

4. Allocation of Expenses. Pickens County and Oconee County shall bear expenses incurred in connection with the Park, including, but not limited to, expenses relating to the planning, site preparation, development, construction, infrastructure, operation, maintenance, advertising and promotion of the Park, or the recruitment of industries, in the following proportions:

If the property is located in the portion of the Park within Pickens County:

- A. Pickens County - 100%
- B. Oconee County - 0%

If the property is located in the portion of the Park within Oconee County:

- A. Pickens County - 0%
- B. Oconee County - 100%

5. Allocation of Revenues. Pickens County and Oconee County shall receive an allocation of all revenues generated by the Park property through payment of fees-in-lieu of *ad valorem* property taxes or from any other source directly related to the Park in the following proportions:

If the property is located in the portion of the Park within Pickens County:

- A. Pickens County - 99%
- B. Oconee County - 1%

If the property is located in the portion of the Park within Oconee County:

- A. Pickens County - 1%
- B. Oconee County - 99%

With respect to such fees generated from properties located in the Pickens County portion of the Park, that portion of such fees allocated to Oconee County shall thereafter be paid by the Treasurer of Pickens County to the Treasurer of Oconee County within fifteen (15) business days following the end of the calendar quarter of receipt for distribution. With respect to such fees generated from properties located in the Oconee County portion of the Park, that portion of such fees allocated to Pickens County shall thereafter be paid by the Treasurer of Oconee County to the Treasurer of Pickens County within fifteen (15) business days following the end of the calendar quarter of receipt for distribution.

6. Issuance of Bonds. The Counties may issue joint development bonds to fund and/or defray the expenses incurred in the development of the Park and shall have the power to enter jointly into leases and other contracts which are necessary or desirable for the development of the Park.

7. Allocation of Revenue Within Each County.

(a) Any and all revenues derived from the Park other than in respect of payment in-lieu-of *ad valorem* property taxes shall be distributed directly to Pickens County and Oconee County according to the proportions established in Paragraph 5, respectively, and shall and may be expended in any manner deemed appropriate by the County Council of each such County.

(b) Any and all revenues generated by the Park with respect to payments in-lieu-of *ad valorem* property taxes shall be distributed to the Counties according to the proportions

established by Paragraph 5, respectively. All such revenue allocable to a County shall be distributed within that County to the entities which levy taxes or have taxes levied on their behalf in such County (herein respectively referred to as the “*Pickens County Taxing Entities*” and the “*Oconee County Taxing Entities*”) in accordance with the one or more ordinances enacted or to be enacted by the County Council of each of the Counties (including the respective ordinances of the Counties which authorized the execution and delivery of this Agreement), and to no others.

8. Fees in Lieu of Ad Valorem Taxes and Special Source Revenue Credits. It is hereby agreed that the entry by Pickens County or Oconee County into any one or more fee in lieu of *ad valorem* tax agreements pursuant to Title 4 or Title 12 of the Code of Laws, or any successor or comparable statutes (“*Negotiated FILOT Agreements*”), or special source revenue credit agreements pursuant to Sections 4-1-170 and 4-1-175 thereof, Section 4-29-68 of the Code of Laws and Article VIII, Section 13 of the South Carolina Constitution, or any successor or comparable statutes or constitutional provisions (“*SSRC Agreements*”), with respect to Park properties located in the portion of the Park within either of the Counties, and the terms of such Negotiated FILOT Agreements and SSRC Agreements, shall be at the sole discretion of the County in which the Park property is located.

9. Assessed Valuation. In accordance with Section 4-1-170 of the Code of Laws, for the purpose of calculating the bonded indebtedness limitation and for the purpose of computing the index of tax paying ability of each County pursuant to Section 59-20-20(3) Code of Laws, allocation of the assessed value of all property located within the Park to each County and to each of the Pickens County Taxing Entities and Oconee County Taxing Entities, respectively, within each County shall be identical to the allocation of revenue distributed to each County in accordance with Paragraphs 5 and 7 above.

10. Applicable Ordinances and Regulations. Any applicable ordinances and regulations of Pickens County including zoning, health and safety, and building code requirements shall apply to the Park properties located in the portion of the Park within Pickens County, unless any such property is within the boundaries of a municipality in which case, the municipality’s applicable ordinances and regulations shall apply. Any applicable ordinances and regulations of Oconee County including zoning, health and safety, and building code requirements shall apply to the Park properties located in the portion of the Park within Oconee County, unless any such property is within the boundaries of a municipality in which case, the municipality’s applicable ordinances and regulations shall apply.

11. Law Enforcement Jurisdiction. Jurisdiction to make arrests and exercise all authority and power within the boundaries of the Park properties located within the portion of the Park in Pickens County is vested with the Sheriff’s Department of Pickens County. Jurisdiction to make arrests and exercise all authority and power within the boundaries of the Park properties located within the portion of the Park in Oconee County is vested with the Sheriff’s Department of Oconee County. If any of the Park properties located in either Pickens County or Oconee County are within the boundaries of a municipality, then jurisdiction to make arrests and exercise law enforcement jurisdiction is vested with the law enforcement officials of the municipality.

12. Governing Law. This Agreement has been entered into in the State of South Carolina and shall be governed by, and construed in accordance with, South Carolina law.

13. Severability. In the event and to the extent (and only to the extent) that any provision of this Agreement, or portion thereof, shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable the remainder of that provision or any other provision or part of a provision of this Agreement, all of which are hereby deemed severable.

14. Counterpart Execution. This Agreement may be executed in multiple counterparts, each of which shall be considered an “original” and all of which, when taken together, shall constitute one and the same document.

15. Term; Termination. This Agreement shall extend for a term through December 31, 20___, or such later date as shall be specified in any amendment hereto. Notwithstanding the foregoing provisions of this Agreement or any other provision in this Agreement to the contrary, this Agreement shall not expire and may not be terminated to the extent Pickens County or Oconee County has outstanding, contractual commitments, covenants, or agreements to any owner or lessee of Park property, including, but not limited to, the Project, as any agreement containing such commitments or covenants may be amended, modified, or supplemented from time to time, or other incentives requiring inclusion of property of such owner or lessee within the boundaries of a joint county industrial or business park created pursuant to Article VIII, Section 13(D) of the South Carolina Constitution and Title 4, Chapter 1 of the Code, unless the county in which such property is located shall first obtain (i) the consent in writing of such owner or lessee and (ii) include the property of such owner or lessee as part of another joint county industrial or business park created pursuant Article VIII, Section 13(D) of the South Carolina Constitution and Title 4, Chapter 1 of the Code, which inclusion is effective as of the termination of this Agreement.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Oconee County and Pickens County have caused this Agreement to be duly executed by their duly authorized officials as of the day and year first above written.

PICKENS COUNTY, SOUTH CAROLINA

By: _____
Roy Costner, Chairman of County Council
Pickens County, South Carolina

(SEAL)

ATTEST:

By: _____
Meagan Bradford, Clerk to Council
Pickens County, South Carolina

OCONEE COUNTY, SOUTH CAROLINA

By: _____
Julian Davis III, Chairman of County
Council
Oconee County, South Carolina

(SEAL)

ATTEST:

By: _____
Katie Smith, Clerk to County Council
Oconee County, South Carolina

EXHIBIT A (OCONEE)

Oconee County Park Properties

Real property described as having tax parcel numbers 332-00-01-009 and 332-00-01-024

EXHIBIT B (PICKENS)

Pickens County Park Properties

None

REAL ESTATE PURCHASE AND SALE AGREEMENT

THIS REAL ESTATE PURCHASE AND SALE AGREEMENT (this “**Agreement**”) is entered into and made effective as of the date this Agreement has been fully executed by the Parties as reflected on the signature page (the “**Effective Date**”), by and between **Oconee County**, a political subdivision of the State of South Carolina (the “**Seller**”) and Silver Creek Intermediate, LLC, a Delaware limited liability company or its affiliate, Blue Ridge Solar, LLC, a South Carolina limited liability company (collectively, the “**Buyer**”).

Seller and Buyer may be individually referred to as a “**Party**” and collectively referred to as the “**Parties**.”

WITNESSETH:

WHEREAS, Seller is, or will be as of Closing, the owner of that certain tract of land containing approximately three hundred and twenty-two (322) acres (subject to a Survey of the property) located at 1220 Highway 59, Fair Play, in Oconee County, South Carolina (the “**State**”), being all or a portion of the property having a parcel number of 332-00-01-009 and being shown on the sketch site plan attached hereto as Exhibit A and incorporated herein by reference (the “**Land**”), together with: (i) all improvements and fixtures located on the Land, including all buildings and other structures on the Land, all parking lots, walkways and other paved areas on the Land, any and all exterior shrubs, trees, plants and landscaping on the Land, as further defined in Paragraph 1 herein (collectively, the “**Improvements**”), excepted from the Improvements to be conveyed are those improvements constituting a portion of that certain sewer system, commonly referred to as the “Sewer South System,” including a pump station and associated sewer transmission lines, structures, pipes, valves, fittings, wires, fixtures, apparatuses, appliances, and any other appurtenances thereto located on the Land, as shown on Exhibit B, attached hereto, including all easement rights related thereto; (ii) all oil, gas, water, mineral rights and water rights, whether or not appurtenant thereto, ownership of which affects the Property; (iii) all easements, rights of way, hereditaments and any and all other rights appurtenant thereto, as further defined in Paragraph 1 herein; and (iv) all general intangibles, contract rights, agreements, entitlements, permits, licenses, warranties, guaranties, indemnities, claims, appurtenances, plans, specifications, certificates of occupancy and all similar rights related to the Land. The Land and Improvements, and such other property and rights described above are hereinafter collectively referred to as the “**Property**”; and

WHEREAS, Buyer desires to purchase the Property from Seller, and Seller desires to sell the Property to Buyer, on the terms and conditions set forth herein.

NOW THEREFORE, the Parties hereby agree as follows:

1. Sale of the Property. Seller agrees to bargain, sell, grant, convey and deliver the Property to Buyer, and Buyer agrees to purchase and accept the Property from Seller, for the price and on the terms and conditions set forth herein. It is intended that the Property include all assets and property rights of Seller of every description associated with the Land, Improvements and other property rights referred to above and within this Paragraph 1, all of which are included within the meaning of “**Property**” as that term is used herein.

2. Price and Payment, Closing, Conditions Precedent, Buyer's Assignment.

2.1. Purchase Price. The total purchase price for the Property is **Six Thousand, Seven Hundred and Twenty, and 00/100 Dollars (\$6,720.00) per acre** or approximately **Two Million, One Hundred and Sixty-Three Thousand, Eight Hundred and Forty, and 00/100 Dollars (\$2,163,840)** in total, payable by Buyer to Seller at the Closing (as hereinafter defined), subject to adjustment as provided below in this Paragraph 2.1, and further subject to the prorations and other credits provided for in this Agreement.

Notwithstanding the foregoing, the Parties acknowledge that the final purchase price shall be set by multiplying the price per acre above by the actual acreage of the Property set forth in the Survey of the Property that Buyer will obtain pursuant to Paragraph 2.4.2 below, which shall be the final agreed upon acreage of the Property (the "**Purchase Price**"). Payment of the Purchase Price shall be by wire transfer, certified or bank cashier's check, attorney's trust account check or other mutually acceptable transfer of immediately available funds into escrow with the Title Company prior to the Closing Date (as defined herein).

2.2. Earnest Money. Buyer will deposit earnest money in an amount equal to Two Hundred Thousand and 00/100 Dollars (\$200,000.00) (the "Earnest Money") into escrow with the Title Company, as hereinafter defined, within fifteen (15) days of the Effective Date. The Earnest Money deposit required by this Section 2.2 may take the form of (i) immediately available funds or (ii) a payment bond, in a form acceptable to, and issued in favor of, Seller, which bond may be drawn down should Seller be entitled to the Earnest Money deposit hereunder or upon Closing (as defined herein). All interest earned on the Earnest Money deposit (if any) shall constitute part of the Earnest Money deposit and shall be payable to the party entitled to receive it under this Agreement. If Closing shall occur, the Earnest Money deposit shall be credited to the Purchase Price.

2.3. Closing. The consummation of the transactions contemplated by this Agreement with respect to the Property (the "**Closing**") shall take place on or before the date that is thirty (30) days after the Inspection Period defined in Paragraph 2.4.1(a), below (the "**Closing Date**"), in the offices of Buyer's title insurance company (the "**Title Company**"), or such other place as is mutually agreeable to Buyer and Seller. **TIME IS OF THE ESSENCE FOR THE DATE OF THE CLOSING.** If Buyer desires to close before such latest closing date, Buyer and Seller hereby agree to close on such earlier date specified by Buyer provided that Buyer shall so notify Seller in writing at least five (5) days prior to the earlier closing date specified by Buyer. Upon Closing, Title Company shall cause the recordation in the official records of Oconee County the Deed (as defined herein) and the Easement Agreement (as defined herein), in that order, and upon such successful recording and the issuance of the Title Policy (as defined herein) to Buyer, release the Purchase Price to the Seller. Upon the full execution of this Agreement, Buyer shall promptly deposit a fully executed copy (or executed counterparts) of this Agreement with Title Company. This instrument shall serve as the instructions to Title Company for the consummation of the transaction contemplated hereby. Seller and Buyer agree to execute such additional and supplementary escrow instructions as may be appropriate to enable Title Company to comply with the terms of this Agreement; provided, however, that in the event of any conflict or inconsistency between the terms and provisions of this Agreement and the terms and provisions of any such additional or supplementary escrow instructions, the terms and provisions of this Agreement shall control, notwithstanding that any such additional or supplemental escrow instructions constitute a later signed writing between the Parties.

2.4. Due Diligence; Title and Survey; Environmental Audit.

2.4.1. Due Diligence.

(a) Buyer shall have one hundred and eighty (180) days following the Effective Date (“**Inspection Period**”) to investigate the Property and all matters deemed relevant by the Buyer to its acquisition, ownership and development of a solar photovoltaic power generating facility and the real property improvements, related technology and infrastructure deemed necessary or convenient by Buyer thereto (collectively, the “**Solar Facility**”) on the Property. During the Inspection Period, Buyer shall have the right to determine whether the Buyer’s proposed purchase and use of the Property for the development of the Solar Facility is economically and otherwise feasible. During such time, Buyer shall also be entitled to: (i) examine title to and the survey of the Property, (ii) conduct such other testing of the Property as Buyer shall deem reasonably necessary, including without limitation, one or more environmental audits and core sampling of Land soil, and (iii) physically inspect and review the Property, which investigation shall be of such scope as Buyer shall determine reasonably necessary. Buyer shall have the option, in its sole discretion, to extend the Inspection Period for up to ninety (90) additional days. If Buyer elects to extend the Inspection Period, Buyer shall deposit an additional Fifty Thousand and 00/100 dollars (\$50,000.00) into escrow, or increase its payment bond by Fifty Thousand and 00/100 dollars (\$50,000.00), which amount shall be treated as Earnest Money.

(b) Buyer shall conduct all such inspections, surveying, and other testing of the Property in a good and workmanlike manner. Buyer shall, at Buyer’s expense, promptly repair any damage to the Property directly caused by Buyer’s or Buyer’s contractor’s entry and on-site inspections, excepting normal wear and tear. Buyer shall indemnify Seller for any damages, claims or liabilities incurred by Seller due to the conduct of Buyer or Buyer’s agents, employees or contractors during the performance of such due diligence activities.

(c) Seller shall in good faith cooperate with Buyer in facilitating Buyer’s investigation of the Property. Seller shall provide Buyer and its agents, employees or consultants with reasonable access to the Property at any time upon at least twenty-four (24) hours’ advanced notice to Seller to inspect each and every part thereof and allow Buyer and its agents or consultants to contact all parties which currently contract with Seller with respect to the Property. Seller shall facilitate reasonable access to any existing documents related to due diligence from previous interested parties.

In addition, to the extent permitted by law, including the terms of contracts with third parties, Seller shall deliver or make available to Buyer as soon as is practicable and not later than thirty (30) days after the Effective Date with respect to the Property all of the following (the “**Due Diligence Items**”):

(i) copies of reports and other due diligence items developed and obtained by Seller in connection with the certification of the Property as part of an industrial park;

(ii) all “Phase I” and other environmental assessment reports for the Property in Seller’s possession (or in the possession of Seller’s attorney, environmental consultant or other agent);

(iii) copies of the following: any leases encumbering the Property; any and all contracts or other documents in Seller’s possession relating to the Property; any construction and development contracts; certificates of occupancy and/or compliance; third-party inspection reports; plans and specifications for the Improvements; and

(iv) a copy of Seller's most recent survey, title insurance policy, title exception documents and attorney's title opinion (if applicable) relating to the Property.

(d) Buyer is authorized on and after the Effective Date to undertake direct discussions and/or negotiations with any governmental entity or other agency, body or organization that has jurisdiction over the Property (including, without limitation, any city, county, state, or federal agency) (collectively, the "**Agencies**") in regards to the Property and Buyer's intended development thereof of a Solar Facility. Seller agrees to reasonably cooperate with Buyer in such discussions and/or negotiations and if required by the Agencies, will execute any written authorizations, applications and other documents which are consistent with the previous sentence of this Paragraph 2.4.1(d) requested by the Agencies. It is understood by the Parties, however, that nothing in this paragraph, or this Agreement as a whole, establishes an agency, partnership, or other similar relationship between the Parties.

(e) Buyer shall have the right to obtain a commitment for an owner's policy of title insurance for the Property prior to the expiration of the one hundred sixtieth (160th) day of the Inspection Period and shall promptly deliver a copy of the same to Seller (the "**Title Commitment**"), together with written notice to Seller of its acceptance of, or any objections which Buyer may have to any matters of title disclosed thereby. Seller shall have a period of fifteen (15) days following receipt of Buyer's title objection notice within which to notify Buyer in writing that Seller shall either: (a) cause such objectionable matters to be satisfied and removed at or prior to the Closing; or (b) decline or refuse to cure the objectionable matters. If Seller fails or refuses to undertake to cure any such objectionable matter within said fifteen (15) day period, then Buyer shall elect to either: (1) terminate this Agreement by giving written notice of such election to Seller, whereupon Buyer shall be entitled to a prompt refund of the Earnest Money, Buyer shall return to Seller all documents and reports furnished to Buyer by Seller and all copies thereof made by Buyer (if any), and Buyer shall additionally provide to Seller copies of all studies or reports obtained by Buyer pertaining to the Property during the course of its investigations and inspections and the Parties shall have no further obligations to each other (except for those obligations which expressly survive the termination of this Agreement); or (2) waive the objections to title and/or survey and proceed with the Closing, in which case such objectionable matters shall be deemed to constitute "**Permitted Exceptions.**" Buyer shall notify Seller of its election pursuant to the immediately preceding sentence within five (5) days after the earlier to occur of the following two events: (A) the receipt by Buyer of Seller's written notice that Seller declines or refuses to satisfy the objectionable matters (or any of them); or (B) the passage of the fifteen (15) day period during which Seller is permitted to respond with regard to objections. Notwithstanding anything to the contrary in this paragraph, Seller shall be required to cure or commit in writing to cure within the fifteen (15) day period set forth above (i) all existing Monetary Liens (as defined in Paragraph 2.4.3(b)) and (ii) any and all encumbrances not permitted herein and created by Seller after the Effective Date, at Seller's sole cost and expense. Seller's failure to cure such defects shall be a default by Seller hereunder. The Parties agree that the so-called "pre-printed" exceptions set forth on Schedule B-2 of the Title Commitment shall not constitute Permitted Exceptions hereunder.

(f) Buyer's obligations under this Agreement are subject to its satisfaction with, before the expiration of the Inspection Period, the Property. If Buyer is dissatisfied with the Property for any reason or no reason whatsoever, then Buyer shall have the right to terminate this Agreement upon written notice to Seller delivered at any time on or prior to the last day of the Inspection Period, in which event the Earnest Money shall be returned to Buyer, this Agreement shall terminate, and the Parties shall have no further liability hereunder (except with respect to those obligations hereunder which survive the termination of this Agreement). A termination under this Section 2.4.1(f) shall be a Permitted Termination (as defined herein).

2.4.2. Survey. Buyer may obtain a survey (the "**Survey**") of the Land to be prepared by a surveyor registered and licensed in the State which shall show such items, including without limitation, the Improvements, and otherwise be in such detail as Buyer shall determine. Buyer shall provide Seller with a

copy of the Survey promptly following Buyer's receipt of such. If the Land is not shown as a separate lot on an accurate, governmentally approved subdivision plat of the Land of public record (a "**Plat**"), the Survey shall be used for the description of the Land set forth in the deed of conveyance and in all other documents related to this transaction which require a legal description. Seller shall be given an opportunity to object to the Survey, and any particulars contained therein, including the total acreage determined thereby, and require reasonable clarification or correction before acceptance and use for purposes of this Agreement, the deed of conveyance, and all other documents related to this transaction which require a legal description.

2.4.3. Title to the Property.

(a) At Closing, Seller shall deliver to Buyer the Deed (as defined in Paragraph 2.5.1), conveying to Buyer good, indefeasible, fee simple, marketable and insurable title to the Property, said title to be insurable both as to fee and marketability at regular rates by the Title Company, subject only to the Permitted Exceptions as set forth in Section 2.4.1(e). The ALTA Owner's Policy of Title Insurance ("**Title Policy**") to be issued at Closing in connection with conveyance of the Property shall (i) provide full coverage against mechanics' or materialmen's liens and have full survey coverage; (ii) not take exception for parties in possession other than Buyer; (iii) not take exception for any taxes or liens other than future taxes which are not yet due and payable as of the Closing date; (iv) not take exception for any "gap" closing, and (v) shall contain such other special endorsements as Buyer or its lender may reasonably require. Seller shall deliver such affidavits and other documentation as may be reasonably necessary to ensure that the Title Company can issue title insurance policies providing the coverages described in (i) through (v) in the previous sentence.

(b) Notwithstanding anything to the contrary contained in this Agreement, Seller agrees to fully pay, satisfy and release at closing any and all liens of an ascertainable monetary amount, including, without limitation, mortgages, deeds of trust and other instruments securing financings, mechanic's liens, judgement liens and liens for delinquent taxes (collectively, "**Monetary Liens**"), but specifically excluding any liens resulting from the actions or omissions of Buyer or Buyer's agents, employees or contractors.

(c) If Buyer has not commenced construction of the Solar Facility by that date which is three (3) years following the Closing Date, Seller shall have the right, at its sole option, to reacquire title to the Property (the "**Reversion Option**") in accordance with the terms set forth in this Section 2.4.3(c). The Reversion Option shall be void and of no further force or effect immediately upon delivery of written notice to Seller on or before the third (3rd) anniversary of the Closing Date that Buyer (or an affiliate or related person, including any successor to Buyer's interest in the Property) has commenced construction of the Solar Facility. Seller may exercise its Reversion Option by providing written notice to Buyer of such exercise after the third (3rd) anniversary of the Closing Date; provided that such notice must be provided on or before the sixtieth (60th) day after the third (3rd) anniversary of the Closing Date or the Reversion Option shall be void and of no further force or effect. Buyer shall have ninety (90) days from its receipt of the Reversion Option exercise notice to vacate the Property. On the ninetieth (90th) day following such receipt, Buyer shall deliver to Seller a quitclaim deed transferring ownership of the Property to Seller in exchange for Seller's delivery to Buyer in immediately available funds of an amount equal to the Purchase Price.

2.4.4. Sewer South System Easement. Seller and Buyer shall negotiate in good faith between the Effective Date and Closing Date on a form of non-exclusive easement agreement granting to Seller and its assigns after Closing access to, and the right to operate and maintain, the improvements constituting the Sewer System South. Such easement shall be in recordable form, and shall provide for coordination between Seller and Buyer of their respective activities on the Land after the Closing Date such that maintenance and operation of the Sewer System South does not interfere with or cause damage to the Solar

Facility or Buyer's installation, construction, operation or maintenance thereof (the "**Easement Agreement**").

2.5. Closing.

2.5.1. Deliveries at Closing. At the Closing, Seller shall deliver to Buyer, duly executed, and as required for recording in the official records of Oconee County, acknowledged by Seller:

(a) A limited warranty deed (the "**Deed**") in substantially the form attached hereto as Exhibit C conveying fee simple title to such of the Property as constitutes real property and is capable of being transferred by deed, free and clear of any lien, encumbrance, or exception other than the Permitted Exceptions;

(b) A bill of sale with usual warranties conveying good title to the Property, if applicable;

(c) A non-foreign status affidavit executed by Seller, if applicable;

(d) Evidence reasonably satisfactory to Buyer and Title Company of the authority of Seller or anyone executing documents on behalf of Seller to consummate the transactions contemplated herein;

(e) A closing statement setting forth the prorations and adjustments required by this Agreement or otherwise agreed to by Buyer and Seller;

(f) A certificate stating that Seller's representations and warranties set forth in Paragraph 3 are true and correct to the best of Seller's knowledge and belief as of the date of Closing;

(g) A certificate containing the information necessary to complete a 1099-S Form, if applicable;

(h) Appropriate lien waivers or other appropriate release or discharge documentation (certified to Buyer and to the Title Company), executed and acknowledged by the appropriate party, as is necessary for Buyer to obtain a title insurance policy insuring the Property without exception (either as a pre-printed exception or for a matter showing on title) for Monetary Liens against the Property;

(i) An affidavit in form reasonably acceptable to the Title Company allowing the title company to remove from Buyer's owner's policy of title insurance to be obtained at Closing any exception for parties in possession of the Property, unrecorded matters, mechanic's or materialman's liens or any exceptions arising from a "gap" closing;

(j) A general assignment agreement assigning to Buyer any intangible property, including, without limitation, zoning approvals, permits, or other development rights with respect to the Property, if applicable;

(k) The Easement Agreement; and

(l) Any other documents reasonably required or customary for closings of the sale of commercial real estate in the State.

2.5.2. Buyer's Deliveries at Closing. At the Closing, Buyer shall deliver to Seller (i) the Easement Agreement, duly executed and acknowledged by Buyer, (ii) the Purchase Price, less credits and

prorations provided for in this Agreement, and (iii) a closing statement duly executed by Buyer, setting forth the prorations and adjustments required by this Agreement or otherwise agreed to by Buyer and Seller.

2.6. Closing Expenses and Costs.

2.6.1. Seller's Costs. Seller shall pay the following:

- (a) Cost of preparation of the Deed;
- (b) The Easement Agreement recording fee; and
- (c) Its proportionate share of the expenses to be prorated as set forth in this Agreement.

2.6.2. Buyer's Costs. Buyer shall pay the following:

- (a) The Deed recording fee;
- (b) The costs of obtaining the survey, title insurance commitment and Title Policy and environmental audit and other due diligence reports;
- (c) Its proportionate share of the expenses to be prorated as set forth in this Agreement;
- (d) All documentary transfer taxes or other fees levied by state or local authorities on the Deed or in connection with the Closing and transfer of title; and
- (e) All deferred or rollback taxes that: (i) are currently due; (ii) will become due as a result of the conveyance of the Property to Buyer; or (iii) will become due upon the change in the use of the Property from its current use to the Buyer's Intended Use.

2.6.3. Other Expenses. Except as otherwise provided herein, each Party hereto agrees to bear its own expenses, including but not limited to, travel, attorneys' and advisors' fees.

2.7. Conditions Precedent to Buyer's Obligation. Buyer's obligation to perform under this Agreement and proceed to Closing is subject to and contingent upon the satisfaction of the following conditions, which shall be determined on or before the expiration of the Inspection Period (excluding the condition contained in section 2.7(c) below). Unless specifically stated otherwise, conditions to obligations hereunder are for the benefit of Buyer and may be waived in writing by Buyer. Buyer hereby agrees to use commercially reasonable efforts to satisfy each of the following conditions; provided, however, if Buyer determines prior to the expiration of the Inspection Period that any of the following conditions cannot be satisfied, then Buyer shall have the right to terminate this Agreement by delivery of written notice to Seller. Should Buyer not deliver written notice of termination on or before the expiration of the Inspection Period, Buyer shall waive any and all conditions precedent as set forth in this section 2.7.

(a) **Buyer's Diligence Satisfaction.** Buyer shall have completed due diligence of the Property which is satisfactory to Buyer;

(b) **Power Purchase Agreement / Interconnection Agreement.** Buyer shall have entered into a power purchase agreement in a form satisfactory to Buyer for the Solar Facility to be located on the Property (including the receipt of economically feasible interconnection study results and an executed Interconnection Agreement reflecting the same with respect to the Solar Facility to be located on the

Property). Buyer shall use commercially reasonable efforts to obtain and maintain such power purchase agreement, interconnection study results and Interconnection Agreement;

(c) Prior to Closing, Seller shall have received a deed from the Oconee Alliance, Inc., the economic development wing of Seller, for 22.631 acres that is a portion of TMS # 332-00-01-009, the recording of which will result in Seller's ownership in fee of the entire Property; and

(d) The Parties shall have agreed on a mutually acceptable form of Easement Agreement.

2.8. Buyer's Right of Assignment. Buyer shall not assign its right, title and interest under this Agreement without Seller's prior written consent, which consent will not be unreasonably withheld or delayed; provided, however, that Buyer's assignment of its right, title or interest under this Agreement to an affiliate, subsidiary, or a qualified intermediary in connection with the effectuation of a tax free exchange, shall not require the consent of Seller so long as Seller is provided with advanced written notice of such assignment. Provided that such assignee assumes all of Buyer's rights, obligations and liabilities under this Agreement, Buyer shall be released and relieved of any duties, obligations or liabilities arising after the date of such assignment.

3. Representations and Warranties of Seller. Seller hereby makes the following representations and warranties to Buyer, all of which shall be true and correct to the best of Seller's knowledge and belief as of the Effective Date and as of the date of Closing:

3.1. No Interest in Property. To the best of Seller's knowledge and belief, Seller has not granted to any person or entity other than Buyer, nor does any person or entity other than Buyer and Seller have, any right, title or interest in or to the Property or any portion thereof. Seller has not entered into any leases, service contracts or rental agreements with respect to any of the Property except as disclosed in writing to Buyer.

3.2. Suits, Actions, Etc. To the best of Seller's knowledge and belief, there are no suits, actions or arbitrations, or legal, administrative, or other proceedings or governmental investigations, pending or threatened, which relate to the Property or to its prior operation, which affect the Property, which would limit Buyer's, its successors' or assigns' use and enjoyment of the Property, which would be binding upon Buyer or its successors or assigns or which would limit or restrict Seller's right or ability to enter into this Agreement and consummate the transactions described herein.

3.3. No Conflict. This Agreement has been duly and properly executed on behalf of Seller, and, to the best of Seller's knowledge and belief, neither the execution and delivery of this Agreement nor the consummation of the transactions contemplated hereby will result in a default (or an event that, with notice or the passage of time or both, would constitute a default) under, a violation or breach of, a conflict with, a right of termination of, or an acceleration of indebtedness under or performance required by, any note, indenture, license, lease, franchise, mortgage, deed of trust or other instrument or agreement to which Seller is a party or by which Seller or Seller's property, including without limitation any of the Property, is bound.

3.4 Bankruptcy. Seller has not made a general assignment for the benefit of creditors, filed any voluntary petition in bankruptcy or suffered the filing of an involuntary petition by Seller's creditors, suffered the appointment of a receiver to take possession of any of Seller's assets, suffered the attachment or other judicial seizure of any of Seller's assets, admitted in writing its inability to pay its debts as they come due or made an offer of settlement, extension or composition to its creditors generally.

3.5. Seller Authorization. Seller has full power and authority to execute and deliver this Agreement. Upon obtaining all necessary approvals of County Council under State law, Seller may consummate the transaction contemplated hereby. Seller's performance of this Agreement has been duly authorized by all requisite action on the part of Seller.

3.6. Accuracy of Representations and Warranties. Seller will not cause or permit any action to be taken which would cause any of Seller's representations or warranties to be materially untrue as of the Closing. Seller agrees to promptly notify Buyer in writing of any event or condition which occurs prior to Closing hereunder, which causes a change in the facts related to, or the truth of any of Seller's representations.

3.7 AS IS SALE. OTHER THAN THE SPECIFIC REPRESENTATIONS AND WARRANTIES HEREIN, SELLER MAKES NO REPRESENTATIONS, WARRANTIES, OR PROMISES REGARDING THE PROPERTY, INCLUDING, BUT NOT LIMITED TO REPRESENTATIONS, WARRANTIES OR PROMISES AS TO THE PHYSICAL OR ENVIRONMENTAL CONDITION, LAYOUT, FOOTAGE, ZONING, UTILITIES, PRESENCE OF HAZARDOUS MATERIALS, OR ANY OTHER MATTER OR THING AFFECTING OR RELATING TO THE PROPERTY OR ITS SALE TO BUYER. BUYER AGREES THAT NO SUCH REPRESENTATIONS, WARRANTIES OR PROMISES HAVE BEEN MADE AND AGREES TO TAKE THE PROPERTY "**AS IS WHERE IS.**" BUYER REPRESENTS TO SELLER THAT BUYER HAS CONDUCTED, OR WILL CONDUCT PRIOR TO CLOSING, SUCH INVESTIGATIONS OF THE PROPERTY AS ARE DESIRED BY BUYER, INCLUDING BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AND WILL RELY SOLELY UPON SAME AND NOT UPON ANY INFORMATION PROVIDED BY OR ON BEHALF OF SELLER OR ITS AGENTS OR EMPLOYEES WITH RESPECT THERETO, OTHER THAN SUCH REPRESENTATIONS, WARRANTIES AND COVENANTS OF SELLER AS ARE EXPRESSLY SET FORTH IN THIS AGREEMENT. THIS PROVISION SHALL SURVIVE CLOSING.

4. Representations and Warranties of Buyer. Buyer hereby makes the following representations and warranties to Seller, all of which shall be true and correct as of the Effective Date and as of the date of the Closing:

4.1. Buyer Authorizations. Buyer is a limited liability company, duly organized and validly existing in the State of its organization or incorporation. Buyer has full power and authority to execute and deliver this Agreement and the documents contemplated hereby and to consummate the transaction contemplated hereby. Buyer's performance of this Agreement and the transaction contemplated hereby have been duly authorized by all requisite action on the part of Buyer and the individuals executing this Agreement and the documents contemplated hereby on behalf of Buyer have full power and authority to legally bind Buyer.

4.2. No Conflict. This Agreement has been duly and properly executed on behalf of Buyer, and neither the execution and delivery of this Agreement nor the consummation of the transactions contemplated hereby will result in a default (or an event that, with notice or the passage of time or both, would constitute a default) under, a violation or breach of, a conflict with, a right of termination of, or an acceleration of indebtedness under or performance required by, any note, indenture, license, lease, franchise, mortgage, deed of trust or other instrument or agreement to which Buyer is a party or by which Buyer is bound.

5. Covenants and Interim Responsibilities of Seller. Seller agrees that during the period between the Effective Date and the date of Closing:

(a) Seller will manage or cause to be managed the Property under policies and procedures substantially similar to those existing immediately prior to the date hereof;

(b) To the extent permitted by law, Seller shall promptly (i) deliver to Buyer copies of all written notices of violations of law, or municipal ordinances, orders, designations or requirements whatsoever noted in or issued by any federal, state, municipal or other governmental department, agency or bureau or any other governmental authority having jurisdiction over the Property and promptly notify Buyer of all judgments, claims and litigation affecting Seller or any part of the Property, and (ii) notify Buyer of the institution of any litigation, arbitration, administrative hearing before any court or governmental agency concerning or affecting the Property and of any such proceedings which are to Seller's knowledge threatened after the date hereof;

(c) Seller shall not further encumber the Property or any part thereof, or convey, lease or transfer any interest therein (or permit the encumbrance, conveyance, lease or transfer thereof) without Buyer's prior written consent, which consent will not be unreasonably withheld, conditioned or delayed; and

(d) Seller shall not execute or make any agreement or other arrangement which may bind or obligate the Property (or any real property interest affected by the Property), Buyer or Buyer's successors and assigns without Buyer's prior written consent, which consent will not be unreasonably withheld, conditioned or delayed; and

6. Brokerage Commissions. Buyer represents and warrants to Seller that Buyer has not engaged any broker or brokerage company in connection with the Buyer's proposed purchase of the Property. Seller represents and warrants to Buyer that Seller has not engaged any broker or brokerage company in connection with the Buyer's proposed purchase of the Property. Buyer shall pay any commissions due to Buyer's agent if any, and Seller shall pay any commissions due to Seller's agent if any. In the event of any claims for brokers', agents' or finders' fees or commissions by any person or entity against Buyer in connection with the negotiation, execution or consummation of this Agreement, Buyer shall indemnify, hold harmless and defend Seller from and against such claim, including without limitation reasonable attorneys' fees and costs.

7. Prorations. Ad valorem taxes (if any), utility charges and other income and expenses relating to the Property shall be prorated as of the date of Closing in the manner customary under the laws of the State, based upon actual days involved. To the extent that the actual amounts of such charges, expenses, and income referred to in this paragraph are unavailable at the date of Closing, the closing statement(s) shall be based upon estimated amounts, and a readjustment of these items shall be made upon the request by either Party to this Agreement within thirty (30) days after the date of Closing (or such longer time if reasonably necessary to determine the actual amounts).

8. Possession. Seller shall deliver full possession of the Property to Buyer at Closing, subject only to the Permitted Exceptions.

9. Risk of Loss. All risk of loss with respect to the Property shall remain with Seller until the Closing occurs. Seller agrees to give Buyer prompt notice of any fire or other casualty affecting the Property between the date hereof and the date of Closing. If, prior to the date of Closing, there shall occur damage to the Property caused by fire or other casualty, then Buyer may at its option terminate this Agreement by notice to Seller within twenty (20) business days after Buyer has received the notice referred to above or at the Closing, whichever is earlier, and such termination shall be deemed a Permitted Termination under this Agreement. If Buyer does not elect to terminate this Agreement, then the Closing

shall take place as provided herein, Seller shall assign to Buyer all rights to insurance proceeds and claims available as a result of such destruction or damage, Seller shall pay to Buyer at Closing the applicable deductible amount under Seller's insurance policies, and Buyer shall purchase the Property subject to such destruction or damage.

10. Condemnation. In the event that condemnation or eminent domain proceedings affecting all or any part of the Property are threatened or initiated prior to the date of Closing, Seller shall promptly provide notice of the same to Buyer. Buyer may, at its option, (a) terminate this Agreement by notifying Seller in writing within twenty (20) business days after Buyer first is advised of such proceedings, and such termination shall be deemed a Permitted Termination under this Agreement; or (b) elect to consummate the transaction provided for herein, in which event Seller shall, at the Closing, assign to Buyer all of its right, title and interest in and to any award or other benefits made or to be made in connection with such condemnation or eminent domain proceeding. In the event Buyer elects to consummate the transactions provided for herein, Buyer shall be entitled to participate with Seller in all negotiations and dealings with the condemning authority in respect of such matter; provided, however, that Buyer shall have the right to finally approve any agreement with the condemning authority.

11. Termination, Default and Remedies.

11.1. Permitted Termination. If this Agreement is terminated by Buyer pursuant to a right given it to do so hereunder (herein referred to as a "**Permitted Termination**"), this Agreement shall thereafter be null and void.

11.2. Default by Seller.

(a) Seller shall be in default hereunder if any of Seller's warranties or representations set forth herein are untrue or inaccurate in any material respect when made or at the Closing; or if Seller shall fail or refuse to meet, comply with or perform any covenant, agreement, or obligation within the time limits and in the manner required in this Agreement.

(b) In the event of a default by Seller hereunder for any reason other than a default by Buyer hereunder and Seller shall not have cured such default within seven (7) days after notice of such default from Buyer, Buyer may, at Buyer's sole option, do any of the following:

(i) terminate this Agreement by written notice delivered to Seller at or prior to the Closing and upon receipt of such notice, this Agreement shall terminate and thereafter become null and void;

(ii) enforce specific performance of this Agreement against Seller; or

(iii) be entitled to thereafter exercise any and all rights and remedies available to Buyer at law and in equity.

11.3. Default by Buyer.

(a) Buyer shall be in default hereunder if any of Buyer's warranties or representations set forth herein are untrue or inaccurate in any material respect when made or at the Closing; or if Buyer shall fail or refuse to meet, comply with or perform any covenant, agreement, or obligation within the time limits and in the manner required in this Agreement.

(b) In the event of a default by Buyer hereunder for any reason other than a default by Seller hereunder and Buyer shall not have cured such default within seven (7) days after notice of such default from Seller, Seller may, at Seller's sole option, do any of the following:

(i) terminate this Agreement by written notice delivered to Buyer at or prior to the Closing and upon receipt of such notice, this Agreement shall terminate and thereafter become null and void; or

(ii) be entitled to thereafter exercise any and all rights and remedies available to Seller at law and in equity, **excepting specific performance.**

12. Miscellaneous.

12.1. Notices. All notices, demands, requests, consents, approvals or other communications (the "**Notices**") required or permitted to be given by this Agreement shall be in writing and shall be either personally delivered, or sent via fax or email, or by Federal Express or other regularly scheduled overnight courier or sent by United States mail, registered or certified with return receipt requested, properly addressed and with the full postage prepaid. Said Notices shall be deemed received and effective as of the time and date on which such Notice is postmarked (or, in the case of fax or email, as of the time and date transmitted and confirmed by the sender's fax machine or email server). A copy of all Notices delivered pursuant to this Agreement shall simultaneously be sent to the Title Company.

Said Notices shall be sent to the Parties hereto at the following addresses, unless otherwise notified in writing:

To Seller: Oconee County, South Carolina
415 South Pine Street
Walhalla SC 29691
Attn: County Administrator

To Buyer: Pine Gate Real Estate, LLC
1111 Hawthorne Lane, Suite 201
Charlotte, NC 28205
Attention: Legal Department

To Title Company:

12.3. Entire Agreement; Amendment. This Agreement, together with all exhibits hereto and documents referred to herein, if any, constitutes the entire understanding among the Parties hereto, and supersedes any and all prior agreements, arrangements and understandings among the Parties hereto. This Agreement may not be amended, modified, changed or supplemented, nor may any obligations hereunder be waived, except by a writing signed by both Parties or as otherwise permitted herein.

12.4. Choice of Law; Jurisdiction; Venue; Waiver of Trial by Jury.

(a) This Agreement and each and every related document is to be governed by, and construed in accordance with, the laws of the State of South Carolina.

(b) The Parties hereby agree that the courts of the State of South Carolina shall have sole and exclusive jurisdiction over any matter arising from the interpretation, purpose, effect, or operation of this Agreement, regardless of the residence or location, now or in the future, of any Party hereto.

(c) The Parties consent to venue in Oconee County, South Carolina, and waive any rights they may have to assert jurisdiction or venue in any other court, administrative forum, or other adjudicative body.

(d) The Parties, and their successors and assigns, hereby expressly waive their respective rights to a jury trial for any and all claims or causes of action based upon or arising out of this Agreement or any document referenced in or made part of this Agreement. The scope, directly or indirectly, of this waiver is intended to be all encompassing for any and all disputes that may occur between the Parties hereto. The Parties warrant and represent that each has reviewed this waiver with their respective legal counsel and that each voluntarily waives their respective right to a jury trial. This waiver is irrevocable and may only be modified by a written instrument executed by the Parties hereto.

12.5. Successors. Except as otherwise provided herein, the provisions and covenants contained herein shall inure to and be binding upon the heirs, representatives, successors and permitted assigns of the Parties hereto.

12.6. Waiver. No claim of waiver, consent, or acquiescence with respect to any provision of this Agreement shall be made against any Party hereto except on the basis of a written instrument executed by or on behalf of such Party.

12.7. Further Actions. Buyer and Seller agree to execute such additional documents, and take such further actions, as may reasonably be required to carry out the provisions and intent of this Agreement, and every agreement or document relating hereto, or entered into in connection herewith.

12.8. Method of Execution; Counterparts. Seller and Buyer may deliver executed signature pages to this Agreement by facsimile transmission or PDF via email to the other Party, which facsimile or PDF copy shall be deemed to be an original executed signature page. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which taken together shall constitute but one and the same instrument.

12.9. Survival. The representations, warranties and agreements set forth in this Agreement shall survive the Closing, and shall not be merged into the Deed or instruments of conveyance or any of the other documents or instruments executed or delivered at or after the time of Closing pursuant to or by any reason of this Agreement.

12.10. Rule of Construction. Seller and Buyer have experience with the subject matter of this Agreement, have been represented by counsel and have each fully participated in the negotiation and drafting of this Agreement. Accordingly, this Agreement shall be construed without regard to the rule that ambiguities in a document are to be construed against the drafter.

12.11. Timing. For purposes of this Agreement, any deadline falling on a day other than a business day shall be automatically extended to the next business day. For the purposes of this Agreement, the term “**business day**” means any day other than Saturday, Sunday, any federal legal holiday, or any day on which banking institutions in the county in which the Property is located, are obligated or authorized by law to close for the normal conduct of banking business.

[SIGNATURES ON FOLLOWING PAGE]

[SIGNATURE PAGE TO PURCHASE AND SALE AGREEMENT]

IN WITNESS WHEREOF each of the undersigned have caused this Agreement to be executed under seal on its behalf by its officers or agents thereunto duly authorized effective as of the later of the dates indicated below.

SELLER:

Oconee County, a political subdivision of the State of South Carolina

By: _____(SEAL)

Name: _____

Date: _____

DRAFT

[SIGNATURE PAGE TO PURCHASE AND SALE AGREEMENT]

BUYER:

Silver Creek Intermediate, LLC, a Delaware limited liability company

By: _____

Name: _____

Its: Authorized Person

Date: _____

Blue Ridge Solar, LLC, a North Carolina limited liability company

By: _____

Name: _____

Its: Authorized Person

Date: _____

EXHIBIT A



DRAFT

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
RESOLUTION 2020-03**

**A RESOLUTION DECLARING OCONEE COUNTY, SOUTH
CAROLINA A CONSTITUTIONAL RIGHTS PROTECTED
COUNTY.**

WHEREAS, the United States Constitution explicitly states: “the Constitution, and the Laws of the United States which shall be made in Pursuance thereof; and all Treaties made, or which shall be made, under the Authority of the United States, shall be the supreme Law of the Land.” **U.S. Const. art. VI, cl. 2**; and

WHEREAS, the United States Constitution also establishes that “A well regulated Militia, being necessary to the security of a free State, the right of the people to keep and bear Arms, shall not be infringed.” **U.S. Const. amend. II**; and

WHEREAS, likewise, the South Carolina Constitution provides that “A well regulated militia being necessary to the security of a free State, the right of the people to keep and bear arms shall not be infringed.” **S.C. Const. art. I, § 20**; and

WHEREAS, the citizens of Oconee County have long-supported the rights of the individual, particularly as those rights exist under the Constitutions of South Carolina and of the United States, including the Second Amendment; and

WHEREAS, the Oconee County Council (the “Council”) is concerned about the passage of any legislation or regulation which could be interpreted as unlawfully infringing on the rights of the citizens of Oconee County to keep and bear arms; and

WHEREAS, the Council expresses its deep commitment to the rights of all citizens of Oconee County to keep and bear arms in a manner consistent with the constitutional safeguards noted above; and

WHEREAS, the Council wishes to publicly express its opposition to any law or regulation that would unconstitutionally restrict the rights of the citizens of Oconee County to keep and bear arms, consistent with the Second Amendment of the United States Constitution and the South Carolina Constitution; and

WHEREAS, the Council expresses its intent to stand as a Constitutional Rights Protected County for Second Amendment rights and to lawfully oppose any efforts to unconstitutionally restrict such rights, and to use such legal means at its disposal to protect the rights of its citizens to keep and bear arms.

NOW, THEREFORE, be it resolved by the Oconee County Council, that Oconee County shall, within its powers, duties, and responsibilities, respect, protect, and defend the Second Amendment rights of the citizens of Oconee County to lawfully keep and bear arms, and that it

will oppose, within the limits of the Constitutions of the United States and the State of South Carolina, and all applicable and appropriate decisional and statutory law, any efforts to unconstitutionally restrict such rights; and

The Oconee County Council hereby declares Oconee County, South Carolina as a “Constitutional Rights Protected County.”

RESOLVED this ____ day of _____, 2020, in meeting duly assembled.

ATTEST:

Katie Smith
Clerk to Oconee County Council

Julian Davis, III
Chair, Oconee County Council

PROCUREMENT - AGENDA ITEM SUMMARY

OCONEE COUNTY, SC

COUNCIL MEETING DATE: March 3, 2020

ITEM TITLE:

Procurement #: RFP 19-03 **Title: Design Build Services for Westminster Magistrates Office** **Department(s): Magistrate** **Amount: \$15,000.00**

FINANCIAL IMPACT:

Procurement was approved by Council in Fiscal Year 2019-2020 budget process.
Budget: 15,000.00 Project Cost: 15,000.00
(Phase One \$10,000.00 Phase Two \$5,000.00)

Finance Approval: Ladale V Price
Balance: 0

BACKGROUND DESCRIPTION:

Request for Proposals 19-03 requested qualified firms to provide Design Build Services for Westminster Magistrates Office. RFP 19-03 was issued on January 16, 2020, and sent to sixteen (16) firms. Four (4) proposals were received on February 11, 2020. An Evaluation Committee consisting of Eddie Wald, Maintenance Mechanic, Jason Neal, Assistant Director of Facilities Maintenance, Lake Julian, Director of Facilities Maintenance, Phil Shirley, Director of Parks, Recreation and Tourism, and Will Derrick, Chief Magistrate, reviewed and scored the proposals and are recommending Trehel Corporation of Clemson, SC for this award:

Design-Build is a method of project delivery in which *one* entity (Design-Builder) forges a *single* contract with the Owner to provide for Architectural Engineering design services AND construction services.

This design build project consists of four (4) phases:

- Phase One: Schematic Phase
- Phase Two: Design Development
- Phase Three: Construction Documents
- Phase Four: Construction Phase

Trehel Corporation has proposed \$10,000.00 for Phase One (1) and \$5,000.00 for Phase Two (2). The construction cost cannot be provided until Phase one (1) and two (2) are complete. Staff will return to request Council approval for Phase three (3) and four (4) upon completion of the first two (2) phases. Staff projects this to be June or July 2020.

ATTACHMENT(S):

1. RFP 19-03 Summary Score Sheet
2. RFP 19-03 Tab Sheet

STAFF RECOMMENDATION:

It is the staff's recommendation that Council approve the Award of RFP 19-03, Design Build Services for Westminster Magistrates Office to Trehel Corporation of Clemson, SC, in the amount of \$15,000.00 for Phase One and Two.

Submitted or Prepared By: Tronda C. Popham
Tronda C. Popham, Procurement Director

Approved for Submittal to Council: Amanda F. Brock
Amanda F. Brock, 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.

Bidders	Hogan Const.	J. Davis, Inc.	Marsh Bell Const.	Trehel
Address	Piedmont, SC	Westminster, SC	Easley, SC	Clemson, SC
Bonding Capacity	200,000,000	25,000,000.00 Single 50,000,000.00 Aggregate	7,000,000.00 Single 15,000,000.00 Aggregate	150,000,000.00
Architect, if listed	SGA - Narmour Wright Design	DP3 Architects	McMillan, Pazdan, Smith	Signature Architects
(1) Original, (6) Copies	Yes	Yes	Yes	Yes
Signed Pg. 15 "Understands Gen. Info & Inst." Form	Yes	Yes	Yes	Yes
Signed Exhibit B (Pg. 17) "Assurance, Compliance, Non-Collusion" Form, Notarized	Yes	Yes	Yes	Yes
Signed Exhibit C - (Pg 18) "Drug Free Workplace" Form	Yes	Yes	Yes	Yes
Signed Exhibit E - (Pg 20) "Non-Resident Taxpayer Affidavit" (if out of state vendor)	N/A	N/A	N/A	N/A
Section 4 Proposal Form - (Pg 25-27) Signed	Yes	Yes	No	Yes
Schedule A - Qualifications	Yes	Yes	Yes	Yes
Schedule B - Bonding Capability	Yes	Yes	Yes	Yes
Schedule C - Experience & References	Yes	Yes	Yes	Yes
Schedule D - Scope of Services	Yes	Yes	Yes	Yes
Schedule E - Proposed Schedule	Yes	Yes	Yes	Yes
Schedule F- Subcontractor Information	Yes	Yes	Yes	Yes
Schedule G - Compensation	Yes	Yes	Yes	Yes
Schedule H - Insurance	Yes	Yes	Yes	Yes
Section 5 - (Pg 36-40) Completed, Signed & Notorized	Yes	Yes	Yes	Yes
Agrees to Contract Statement (pg 42)	Yes	Yes	No	Yes
Compensation per Design Build Phase				
Phase One - Schematic	\$15,000	\$7,500.00	\$10,790.00	\$10,000
Phase Two - Design Development	\$31,000	\$54,500.00	\$19,590.00	\$5,000
Phase Three - Construction Documents	\$12,000	\$16,500.00	\$39,870.00	5% of total Cost
Phase Four - Construction	5%	10% of total Cost	3% of Profit*	10% of total Cost

PROPOSALS SUBMITTED FOR RFP 19-03				
Summary Score Sheet				
Bidder	Hogan Construction	J. Davis	Marsh Bell Construction	Trehel
Location	Piedmont, SC	Westminster, SC	Easley, SC	Clemson, SC
Total Score	2088.33	2031.67	1880.00	2206.67
RANKING	2	3	4	1
Average Score (500 is perfect score)	417.67	406.33	376.00	441.33
Average RANKING	2	3	4	1



Boards & Commissions

Boards & Commissions	State / OC Code Reference	Reps [DX-At Large-Ex Office]	Co-Terminus	Term Limits	4 Year Term	Meeting Date to Appoint	John Elliott	Wayne McCall	Paul Cain	Julian Davis	Glenn Hart				
							2019-2022	2017-2020	2019-2022	2017-2020	2017-2020	2019-2022	2017-2020	2019-2022	
							District I	District II	District III	District IV	District V	At Large	At Large	Ex-Officio	
Aeronautics Commission	2-262	5 - 2	YES	n/a	YES	Jan - March	Randy Renz [3]	David Bryant [1]	Auby Perry [3]	Marion Lyles [1]	Ronald Chiles [2]	A. Brightwell [2]	Michael Gray [<1]		
Ag. Advisory Board	2016-17	5 - 2 - 1	YES	n/a	YES	Jan - March	Kim Alexander [1]	Doug Hollifield [<1]	Sandra Gray [2]	Ed Land [<1]	Vickie Willoughby [<1]	Debbie Sewell [2]	Rex Blanton [1]	Terrie Roach [1]	
Arts & Historical Commission	2-321	5 - 2	YES	2X	YES	Jan - March	Aubrey Miller [1]	Libby Imbody [1]	Thomas Jones [<1]	Tony Adams [1]	VACANT	Daniel Dreher [1]	Suzette Cross [1]		
Board of Zoning Appeals	38-6-1	5 - 2	YES	2X	YES	Jan - March	Jim Codner [2]	Gwen Fowler [1]	Bill Gilster [2]	Marty McKee [<2]	VACANT	John Eagar [1]	Charles Morgan [<1]		
Building Codes Appeal Board		0-7	YES	2X	YES	Jan - March	Matt Rochester [2] Kenneth Owen [1]; Kevin Knight [1]; John Sandifer [1] Joshua Lusk [1]; Osceola Gilbert [1] ; VACANT								
Conservation Bank Board	2-381	Appointed by Category Preferred		2X	YES	Jan - March	Laura Havran [1]	Andrew Smith [1]	D. Ryan Keese [1]	Marvin Prater [2]	Frank Ables [1]	Emily Hitchcock [1]	Frances Rundlett [1]		
Destination Oconee Action Committee															
PRT Commission [members up for reappointment due to initial stagger]	6-4-25 2-381	Appointed by Industry		2X	YES	Jan - March	Shane Smith [1]; Andrew Conkey [1]; Kevin Evans [2]			Trey Barnett [1], Riley Johnson [1], Gregory Coutu [1]			Alex Butterbaugh [1]		
Scenic Highway Committee	26-151	0 - 2	YES	2X	YES	Jan - March								Scott Lusk [1]	Stanley Powell [1]
Library Board	4-9-35 / 18-1	0 - 9	YES	2X	YES	Jan - March	Clifton Powell [<1, 1/7/2020]; Diane Smathers [1, 1/19]; Katherine Smith [1, 1/19]			B. Brackett [1/17][1]; A. Griffin [1/17][1]; K. Holleman [1/17][2]; L. Martin [1/17][2]; A. Suddeth [1/17][2]; C. Morrison [1/17][1]					
Planning Commission	6-29-310 32-4	5 - 2	YES	N/A	YES	Jan - March	Mike Smith [1]	Andrew Gramling [1]	Alex Vassey [2]	Frankie Pearson [1]	Stacy Lyles [1]	Gwen McPhail [2]	Mike Johnson [2]		
Anderson-Oconee Behavioral Health Services Commission	2-291	0 - 7	YES	2X	3 yr	N/A	Steve Jenkins [1], Harold Alley [1], Louie Holleman [1], Wanda Long [1], Priscilla Taylor [1], Joan Black [1], Jere DuBois [1] BHS contacts Council w/ recommendations when seats open								
Capital Project Advisory Committee (end 1.17)															
Oconee Business Education Partnership	N/A	N/A	NO	N/A	NO	January	Mr. Julian Davis, District IV								
Oconee Economic Alliance	N/A	N/A	NO	N/A	NO	January	Mr. Paul Cain, Council; Ms. Amanda Brock, County Administrator; Mr. Sammy Dickson								
Ten At The Top [TATT]				NO	NO	January	Mr. Dave Eldridge								
ACOG BOD				N/A	NO	January	Council Rep: Mr. John Elliott [yearly]; 2 yr terms Citizen Rep: Mr. Julian Davis, Minority Rep: Marta Wahlen								
Worklink Board						N/A	Worklink contacts Council w/ recommendations when seats open [Current: B. Dobbins]								

[#] - denotes term. [<2] denotes a member who has served one term and less than one half of an additional term making them eligible for one additional appointment.

[SHADING = reappointment requested - questionnaire on file]

Denotes individual who DOES NOT WISH TO BE REAPPOINTED

Bold Italics TEXT denotes member ineligible for reappointment - having served or will complete serving max # of terms at the end of their current term.

Oconee County Council

Oconee County
Administrative Offices
415 South Pine Street
Walhalla, SC 29691

Phone: 864-718-1023
Fax: 864 718-1024

E-mail:
ksmith@oconeesc.com

John Elliott
Chair Pro Tem
District I

Wayne McCall
District II

Paul A. Cain
Vice Chair
District III

Julian Davis, III
Chairman
District IV

J. Glenn Hart
District V



The Oconee County Council will meet in 2020 on the first and third Tuesday of each month with the following exceptions:

- April, July, August, & November meetings, which will be **only** on the third Tuesday of each of the four months.

All Council meetings, unless otherwise noted, are held in Council Chambers, Oconee County Administrative Offices, 415 South Pine Street, Walhalla, South Carolina.

Oconee County Council will also hold a Planning Retreat from 9:00 a.m. to 12:00 p.m. on Tuesday, February 11, 2020 in Council Chambers to establish short and long term goals.

Oconee County Council will also meet on Tuesday, January 5, 2021 in Council Chambers at which point they will establish their 2021 Council and Committee meeting schedules.

Oconee County Council will also hold a Budget workshop on Tuesday, March 10, 2020 in Council Chambers.

Additional Council meetings, workshops, and/or committee meetings may be added throughout the year as needed.

Oconee County Council Committees will meet in 2020 prior to County Council meetings on the following dates/times in Council Chambers located at 415 South Pine Street, Walhalla, South Carolina unless otherwise advertised.

The Law Enforcement, Public Safety, Health, & Welfare Committee at 4 p.m. on the following dates: February 4, March 17, July 21, & October 6, 2020.

The Transportation Committee at 4:30 p.m. on the following dates: February 18, May 19, August 18, & October 20, 2020.

The Real Estate, Facilities, & Land Management Committee at 4 p.m. on March 17 and 4:30 p.m. on the following dates: June 16, September 15, & November 17, 2020.

The Budget, Finance, & Administration Committee at 4:30 p.m. on the following dates: March 10 [Budget Workshop], April 21, May 5, May 19, & June 2, 2020.

The Planning & Economic Development Committee at 4:30 p.m. on the following dates: March 3, June 2, September 1, & November 17, 2020.

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■ LEGAL NOTICES

LEGALS

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PUBLISHER'S AFFIDAVIT

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE**

OCONEE COUNTY COUNCIL

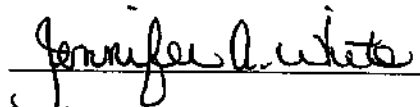
IN RE: NOTICE OF MEETING SCHEDULE AND EXCEPTIONS FOR 2020

BEFORE ME the undersigned, a Notary Public for the State and County above named, This day personally came before me, Hal Welch, who being first duly sworn according to law, says that he is the General Manager of **THE JOURNAL**, a newspaper published Tuesday through Saturday in Seneca, SC and distributed in **Oconee County, Pickens County** and the Pendleton area of **Anderson County** and the notice (of which the annexed is a true copy) was inserted in said papers on 01/10/2020 and the rate charged therefore is not in excess of the regular rates charged private individuals for similar insertions.

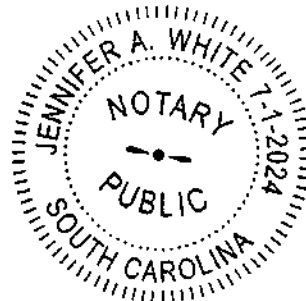


Hal Welch
General Manager

Subscribed and sworn to before me this
01/10/2020



Jennifer A. White
Notary Public
State of South Carolina
My Commission Expires July 1, 2024



Engines inboard twin GM 1325 (V-Drive) Hrs., 1325 & 1322 (Low Hours), Generator Hr. 792 (Low Hours), Speed capable of 40 Knots. Specifications: Overall length with bow pulpit 35' 4", Beam 11' 5", Draft 27". Weight 10,000 lbs, fuel cap. 180 gal., water cap .40 gal, 2 sleeping areas (private), dining area, cooking (refrigerator, stove & microwave) Bathroom (shower & head), AC & heat **Too many items to list here.** Total specifications and all items included with boat sale are detailed in package. If interested Call Al @ 843-290-9812 for full set of pictures and comprehensive list of all boat information which we will mail to you. Boat currently docked at Lake Hartwell, GA. Marina. You can stay at Marina if desired. Full boat services are available. Boat is ready to go! Trailer not included.

Case Number: 2020ES3700034
Personal Representative:
 Wesley Irvin Hendricks
Address:
 106 North Glassy Mountain Rd.
 Pickens, SC 29671

Estate: Leon E. Baumgarner
 AKA Leon Edward Baumgarner
Date of Death: 01/03/2020
Case Number: 2020ES3700034
Personal Representative:
 Ricky Baumgarner
Address: 167 Heritage Dr.
 Walhalla, SC 29691
Co-Personal Representative:
 Wini Del Winkler
Address: 101 Sunset Dr.
 West Union, SC 29696

Estate: Thomas J. Bibb
 AKA Thomas Joe Bibb
 AKA Thomas Bibb
Date of Death: 01/07/2020
Case Number: 2020ES3700037
Personal Representative:
 Scott A. Bibb
Address: 304 Horseshoe Dr.
 Seneca, SC 29678

Estate: Donna Cheryl Cleveland
 AKA Cheryl Cleveland
Date of Death: 11/19/2019
Case Number: 2020ES3700038
Personal Representative:
 Tonja Rolann Al-Najjar
Address: 440 Dickard Rd
 Seneca, SC 29672

Estate: Horace W. Craig
 AKA Horace Wesley Craig
Date of Death: 01/06/2020
Case Number: 2020ES3700040
Personal Representative:
 Elizabeth L. Craig
Address: PO Box 357
 Walhalla, SC 29691

NOTICE TO CREDITORS OF ESTATES

ALL PERSONS HAVING claims against the following estates MUST file their claims on FORM #371ES with the Probate Court of OCONEE County, the address of which is 415 SOUTH PINE STREET ROOM 202 WALHALLA, SC 29691, within eight (8) months after the date of the first publication of this Notice to Creditors or within one (1) year from date of death, whichever is earlier (SCPC 62-3-801, et seq.), or such persons shall be forever barred as to their claims. All claims are required to be presented in written statements on the prescribed form (FORM #371ES) indicating the name and address of the claimant, the basis of the claim, the amount claimed, the date when the claim will become due, the nature of any uncertainty as to the claim, and a description of any security as

LEGAL NOTICES

LEGALS

NOTICE OF PUBLIC HEARING

There will be a public hearing at 6pm, Tuesday, March 3, 2020 in Oconee County Council Chambers located at 415 South Pine Street, Walhalla, SC 29691 for the following ordinance:

STATE OF SOUTH CAROLINA
 OCONEE COUNTY
 Ordinance 2020-05

AN ORDINANCE ADOPTING THE OCONEE COUNTY "2020 COMPREHENSIVE PLAN."

NOTICE TO CREDITORS OF ESTATES

ALL PERSONS HAVING claims against the following estates MUST file their claims on FORM #371ES with the Probate Court of OCONEE County, the address of which is 415 SOUTH PINE STREET ROOM 202 WALHALLA, SC 29691, within eight (8) months after the date of the first publication of this Notice to Creditors or within one (1) year from date of death, whichever is earlier (SCPC 62-3-801, et seq.), or such persons shall be forever barred as to their claims. All claims are required to be presented in written statements on

Construction & Roof

- Painting
- Roofing
- Vinyl Siding
- Power Washing
- Deck & Dock Restor
- Gutter & Roof Clean
- Soffit Cleaning
- Windows

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 cesars.progcs@gmail.com

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 Cleaning, INC.**



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557-038

DRAIN CLEANI

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**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE**

OCONEE COUNTY COUNCIL

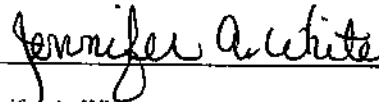
IN RE: NOTICE OF PUBLIC HEARING/ORD 2020-05

BEFORE ME the undersigned, a Notary Public for the State and County above named, This day personally came before me, Hal Welch, who being first duly sworn according to law, says that he is the General Manager of **THE JOURNAL**, a newspaper published Tuesday through Saturday in Seneca, SC and distributed in **Oconee County, Pickens County** and the Pendleton area of **Anderson County** and the notice (of which the annexed is a true copy) was inserted in said papers on 01/22/2020 and the rate charged therefore is not in excess of the regular rates charged private individuals for similar insertions.

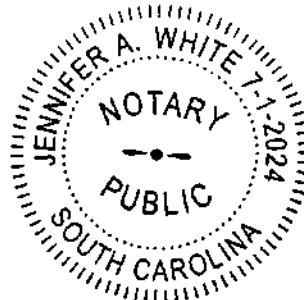


Hal Welch
General Manager

Subscribed and sworn to before me this
01/22/2020



Jennifer A. White
Notary Public
State of South Carolina
My Commission Expires July 1, 2024



BOATS & ACCESSORIES

17ft Grumman Lightweight Aluminum Canoe with many accessories. \$300
Call 719-337-5316



1992 Searay Sundancer
330-Cabin, \$28,000.

Engines inboard twin GM 454'S (V-Drive) Hrs., 1325 & 1322 (Low Hours), Generator Hr. 792 (Low Hours), Speed capable of 40 Knots. Specifications: Overall length with bow pulpit 35' 4", Beam 11' 5", Draft 27". Weight 10,000 lbs, fuel cap. 180 gal., water cap. 40 gal, 2 sleeping areas (private), dining area, cooking (refrigerator, stove & microwave) Bathroom (shower & head), AC & heat **Too many items to list here.** Total specifications and all items included with boat sale are detailed in package. If interested **Call Al @ 843-290-9812** for full set of pictures and comprehensive list of all boat information which we will mail to you. Boat currently docked at Lake Hartwell, GA. Marina. You can stay at Marina if desired. Full boat services are available. Boat is ready to go! Trailer not included.

LEGAL NOTICES

LEGALS

NOTICE OF APPLICATION

ES, EXISTING EASEMENTS, EASEMENTS AND RESTRICTIONS OF RECORD, AND OTHER SENIOR ENCUMBRANCES.

In the event an agent of Plaintiff does not appear at the time of sale, the within property shall be withdrawn from sale and sold at the next available sales date upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or such terms as may be set forth in a supplemental order.

Ms. Beverly Whitfield
as Clerk of Court
for OCONEE County

Bell Carrington Price & Gregg, LLC
339 Heyward Street
Columbia, SC 29201
803-509-5078 / File # 19-42285
Attorney for Plaintiff

NOTICE OF PUBLIC HEARING

There will be a public hearing at 6pm, Tuesday, March 3, 2020 in Oconee County Council Chambers located at 415 South Pine Street, Walhalla, SC 29691 for the following ordinance:

STATE OF SOUTH CAROLINA
OCONEE COUNTY
Ordinance 2020-06

AN ORDINANCE AUTHORIZING: (1) THE EXECUTION AND DELIVERY OF A FEE AGREEMENT BY AND BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND PROJECT AZTEC, PROVIDING FOR A PAYMENT OF A FEE IN LIEU OF TAXES; (2) THE ISSUANCE OF SPECIAL SOURCE REVENUE CREDITS; (3) THE ISSUANCE AND DELIVERY OF A MULTI-COUNTY INDUSTRIAL PARK AGREEMENT WITH PICKENS COUNTY; (4) THE CONVEYANCE OF CERTAIN REAL PROPERTY; AND OTHER MATTERS RELATED THERETO.

REQUEST FOR PROPOSALS

Oconee County will accept sealed proposals for RFP 19-06, Inmate Food Services for the Oconee County Detention Center, until March 17, 2020, at 2:00pm, EST.

Specifications may be obtained

"We don't perform magic.
We just provide quality service."

864-356-2394

- Price starting as low as \$35
- Per standard room min. of 2 rooms
- Over 35 years of experience
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Vent Cleaning

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**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE**

OCONEE COUNTY COUNCIL

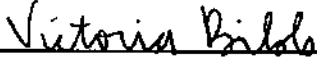
IN RE: Notice of Public Hearing Ordinance 2020-06

BEFORE ME the undersigned, a Notary Public for the State and County above named, This day personally came before me, Hal Welch, who being first duly sworn according to law, says that he is the General Manager of THE JOURNAL, a newspaper published Tuesday through Saturday in Seneca, SC and distributed in Oconee County, Pickens County and the Pendleton area of Anderson County and the notice (of which the annexed is a true copy) was inserted in said papers on 02/15/2020 and the rate charged therefore is not in excess of the regular rates charged private individuals for similar insertions.

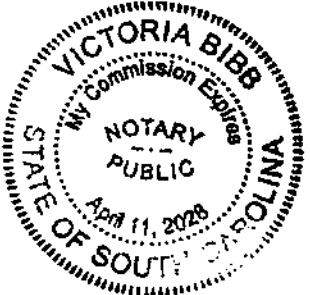


Hal Welch
General Manager

Subscribed and sworn to before me this
02/15/2020



Victoria Bibb
Notary Public
State of South Carolina
My Commission Expires April 11, 2028





Public Comment SIGN IN SHEET 6:00 PM

March 3, 2020

The Public Comment Sessions at this meeting is limited to a total of 40 minutes, 4 minutes per person. Please be advised that citizens not utilizing their full four [4] minutes may not "donate" their remaining time to another speaker.

PLEASE PRINT

	FULL NAME	PURPOSE OF COMMENT
1	Melinda Jenkins	Commercial driveway on Cragmore
2	Tom Markovich	Planning
3	GARNETT	
4		
5		
6		
7		
8		
9		
10		
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Everyone speaking before Council will be required to do so in a civil manner. Council will not tolerate personal attacks on individual council members, county staff or any person or group. Racial slurs will not be permitted. Council's number one priority is to conduct business for the citizens of this county. All citizens who wish to address Council and all Boards and Commission appointed by Council should do so in an appropriate manner.



**PUBLIC HEARING
SIGN IN SHEET
OCONEE COUNTY COUNCIL MEETING
DATE: March 3, 2020 6:00 p.m.**

Ordinance 2020-05 "AN ORDINANCE ADOPTING THE OCONEE COUNTY "2020 COMPREHENSIVE PLAN."

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

Everyone speaking before Council will be required to do so in a civil manner.

Council will not tolerate personal attacks on individual council members, county staff or any person or group. Racial slurs will not be permitted. Council's number one priority is to conduct business for the citizens of this county. All citizens who wish to address Council and all Boards and Commission appointed by Council should do so in an appropriate manner.

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

1.	STEVEN Christensen, M.D.
2.	Debbie Sewell - Agriculture Ad Board - Comp. Plan
3.	Tom Markovich - Declined to speak
4.	Mike SMITH
5.	Frankie PARSON
6.	Rex Blanton
7.	Gum SCHROONOVER
8.	BARNETT
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**PUBLIC HEARING
SIGN IN SHEET
OCONEE COUNTY COUNCIL MEETING
DATE: March 3, 2020 6:00 p.m.**

Ordinance 2020-06 "AN ORDINANCE AUTHORIZING: (1) THE EXECUTION AND DELIVERY OF A FEE AGREEMENT BY AND BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND PROJECT AZTEC, PROVIDING FOR A PAYMENT OF A FEE IN LIEU OF TAXES; (2) THE ISSUANCE OF SPECIAL SOURCE REVENUE CREDITS; (3) THE ISSUANCE AND DELIVERY OF A MULTI-COUNTY INDUSTRIAL PARK AGREEMENT WITH PICKENS COUNTY; (4) THE CONVEYANCE OF CERTAIN REAL PROPERTY; AND OTHER MATTERS RELATED THERETO."

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

Everyone speaking before Council will be required to do so in a civil manner.

Council will not tolerate personal attacks on individual council members, county staff or any person or group. Racial slurs will not be permitted. Council's number one priority is to conduct business for the citizens of this county. All citizens who wish to address Council and all Boards and Commission appointed by Council should do so in an appropriate manner.

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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

1.	Tony Adams
2.	Patty and Dan Warner - not present
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Lead in to Public Comment

Friends of Lake Keowee Society (FOLKS) was recently asked to review the 2030 Oconee County Comprehensive Plan. Recently, we have also been asked to be an advisory member for the 2030 Pickens's County Comprehensive Plan. I mention the Pickens's County Plan because it might be an effective and cost saving partnership for Oconee County—since both counties share the watershed. As the President of FOLKS, I have reviewed the 2030 Oconee County Comprehensive Plan and the following are my comments.

To begin, FOLKS was established in 1993 by people who saw a need to have one group of private citizens that shared a common interest in the preservation of the unique qualities of Lake Keowee and its watershed. FOLKS is a 501C3 with volunteers dedicated to protecting the Lake Keowee Watershed through Advocacy, Conservation and Education. We currently have over 900 members, with more than 80 percent of those members living in Oconee County. The success of the 2030 Oconee County Comprehensive plan is vitally import to all our members and to all that live, work and play in this watershed.

For more than 25 Years FOLKS has undertaken Lake Sweeps and Island Cleanups for every inch of the 300-plus miles of Lake Keowee's shoreline. FOLKS was recognized by the Environmental Protection Agency and SCDHEC for the work done in the Cane Creek and Little Cane Creek area to improve water quality there. FOLKS' volunteers also continue to monitor water quality at over 40 other sites on Lake Keowee. FOLKS routinely submits on and is awarded Habitat Enhancement Program (HEP) grants, which include rip rapping of islands to stabilize their shorelines, protecting Great Blue Heron nesting sites, installing signage on islands to assist with navigation, and installing fish attractors to enhance the lack of fish habitat in the lake. FOLKS was one of the stakeholders that participated in the Keowee-Toxaway Relicensing and it was through that effort that FOLKS was instrumental in the establishment of and the funding of the Lake Keowee Source Water Protection Team (LKSWPT). So you can understand how committed FOLKS is to the Lake Keowee watershed.

The part of the 2030 Oconee Comprehensive Plan that FOLKS is best suited to comment on and work with Oconee County on is with Section 6 - The Natural Resources section of the plan. We are committed to continue our water quality monitoring efforts in Oconee County and in particular the Cane Creek and Little Cane Creek areas. The lake, mountains and natural beauty need to be protected for generations to come. The drinking water supply needs to be monitored and protected for all its citizens that rely on it for their source of fresh, clean, and safe drinking water. FOLKS would like to partner with Oconee County to ensure buffers are sufficient around the lake to help maintain water quality and prevent soil erosion.

In section 6 of the plan there are several goals, 6.3 and 6.4 specifically, that FOLKS is willing to continue to provide input, support, and water quality monitoring. Many of these initiatives were detailed in the *2018 Cane Creek and Little Cane Creek Watershed Management Plan to Address E. Coli Impairment, Oconee County, SC* which was presented to the South Carolina Department of Health and Environmental Control (SCDHEC) by FOLKS and Clemson University Center for Watershed Excellence. ~~Support for that report was provided by the SCDHEC 319(h) Program, administered by the Bureau of Water. The report details numerous Better Management Practices (BMPs) to protect the watershed, it prioritizes projects that could minimize fecal pollution risk to the watershed, and provides Best Education Practices (BEPs) to involve more citizen science monitoring programs such as Adopt-A-Stream. Both the BMP and BEP initiatives in that 2018 report will be supported by FOLKS.~~

In closing, FOLKS does support the work that has been done thus far for the 2030 Oconee Comprehensive Plan and FOLKS will offer whatever assistance the county needs to move to the critical implementation and monitoring phases. The 2030 Oconee Comprehensive Plan is an ambitious plan and FOLKS, as well as other groups, ~~that~~ are eager and willing to help.

Dale Wilde - President, Friends of Lake Keowee Society

2020 Strategic Planning Report

2020 Strategic Planning Report



For tomorrow
belongs to the
people who
prepare for it
today

- African Proverb

A Brief History of Oconee County

Oconee County, located in the northwest corner of South Carolina on the edge of the Blue Ridge Mountains, takes its name from a Cherokee word meaning “land beside the water”. The County was formed in 1868 when the State legislature divided Pickens District into Pickens and Oconee Counties.

Native Americans lived here for thousands of years, and this area was home to the Cherokee. Their villages were located near water, good hunting grounds and tillable land. Dwellings in the Cherokee villages were houses not unlike the rustic homes of early European settlers. They farmed hundreds of acres of corn in the rich land along the rivers and maintained peach and apple orchards. During Colonial time the Cherokee were allies and trading partners with the British. They had an extensive trading network including a trading path that extended from Charleston to the Mississippi River and intersected other paths at the Cherokee “lower town” of Keowee. The main path also went through Oconee Town and crossed Oconee Mountain (formerly known as Station Mountain). The British built Fort Prince George across the Keowee River from Keowee Town to protect the Cherokee and the important trade paths.

It was the Cherokee’s choice to side with the British during the Revolutionary War, which led to the destruction of their Lower Towns and the loss of most of their tribal land in the Upstate in the Treaty of DeWitt’s Corner in 1777. They sold the remainder of their tribal land in South Carolina in the Treaty of 1816, but were not forced to leave and many of their descendants live here today. The Cherokee cultural legacy has become an integral part of our County’s heritage.

Following the Revolutionary War, veterans and settlers from other parts of the State began moving in, including a small group of Germans under the leadership of General John A. Wagener and the German Colonization Society of Charleston, South Carolina, who founded and settled the town of Walhalla in 1850. Today, Walhalla serves as the County seat.

A number of Irishmen came to Stumphouse Mountain in the mid-1850’s to build the Blue Ridge Railroad that was chartered to connect Charleston with the Midwest. Economic reasons and the Civil War caused the project to fail to meet completion. Stumphouse Tunnel is today a tourist attraction on the National Register of Historic Places.

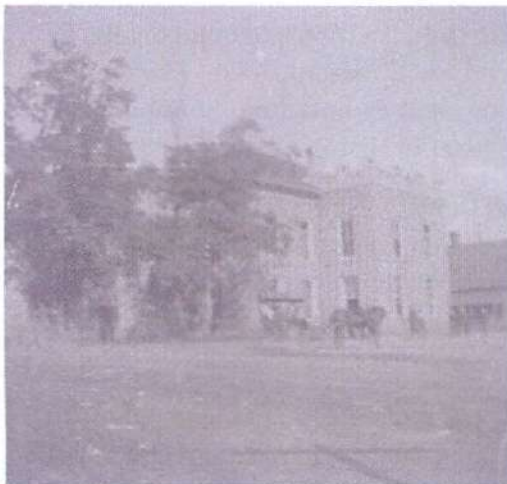
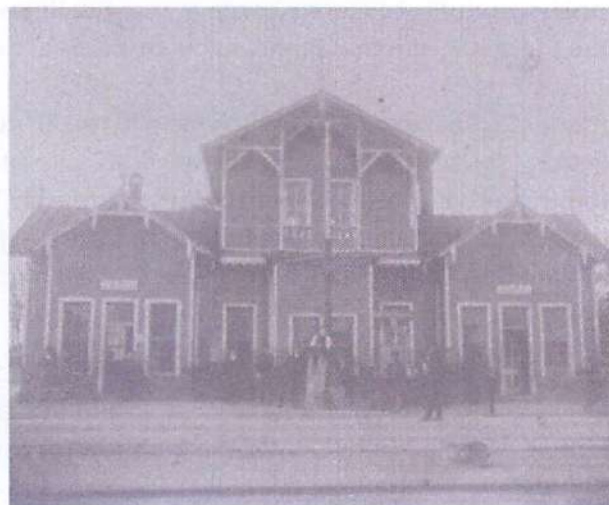
After the Civil War, the Richmond and Air Line Railroad (now the Southern Railroad) was built through Oconee County, and the present towns of Seneca and Westminster came into being. Large textile mills were built in the Upstate in the 1890’s, with Newry in southeast Oconee County remaining as one of the earliest, least-altered textile villages in South Carolina.

As Oconee County welcomed in the new century, textile manufacturing expanded, lumber mills prospered, and agricultural enterprises, such as dairy farms and commercial apple orchards, contributed to the County’s economy. By 1960, the County’s economy was becoming more diverse with the opening of the Torrington Company, set to manufacture

precision needles, and the plans of Duke Energy to construct electrical energy projects in the County that would ultimately create Lakes Keowee and Jocassee, as well as a nuclear energy facility.

Oconee County continues to be a strong contender in the national and global marketplace. Today, the County's economic diversity can be attributed to a number of high-tech manufacturers that employ a well trained work force able to meet the needs of business and industry. Tourism now plays a vital role in the County's economy, as tourists visit many local and state parks, historical sites, and take part in recreation that includes hiking, waterfall viewing, rafting, and other nature-based activities.

Quality of life in Oconee County is excellent, as measured based on the social and economic environment provided by our freedoms, happiness, material well-being, environmental health, and community life factors. The citizens of Oconee County are committed to fostering economic growth while protecting the natural beauty of the County.



Top Left to Right: White Waterfalls, The Old Seneca Depot; Bottom Left to Right: The Old Jail and Kenneth Mill; Provided by Oconee History Museum

Oconee County

Community Profile

Established - 1868

County Seat - City of Walhalla

Form of Government - Council, Administrator

Climate

Average January Low	29.8 F
Average July High	89.1 F
Average Annual Rainfall	56.00"
Average Annual Snowfall	2.20"

Population by Municipality (2016)

Salem	149
Seneca	8,228
Walhalla	4,263
West Union	305
Westminster	2,482

Population Trends and Projections

2000	66,215
2010	74,342
2015	76,600
2020	78,900
2025	84,000
2030	91,000
2035	95,000

Components of Population Change

	<u>2000-2009</u>	<u>2010-2018</u>
Births	7,501	6,920
Deaths	6,455	7,851
Net Migration	4,633	4,633

Median Age (2017)

United States	38.2 years
South Carolina	39.1 years
Oconee County	44.7 years

Population Density

Population Density per Square Mile	118.6
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Age Composition (2017)

<u>Age</u>	<u>Percent</u>
Under 5 Years	5.30%
5 to 9 Years	5.60%
10 to 14 Years	5.90%
15 to 19 Years	5.60%
20 to 24 Years	5.90%
25 to 34 Years	11.10%
35 to 44 Years	10.70%
45 to 54 Years	12.90%
55 to 59 Years	7.10%
60 to 64 Years	8.00%
65 to 74 Years	13.30%
75 to 84 Years	6.40%
85 Years & Older	1.70%

Gender Composition (2017)

Males	38,403	49%
Females	39,971	51%

Elections

Registered Voters	49,509
Number of Voters-Last General Election	27,860
Percentage Voting	56.27%
Voter Precincts	31
Number of Representatives-State	2
Number of Senators-State	2

Housing Characteristics (2017)

Total Housing Units	39,753
Total Homeownership rate	72.9%
Median Value of Owner-Occupied	153,300
Persons per Household	2.4
Median Household Income	\$43,973

Overview of Oconee County and Our Government

Oconee County

- **Oconee's Seal** symbolizes Oconee's rich Native American history. "Oconee" (Ae-quo-nee) is an ancient Cherokee word meaning "land beside the water." The design of the seal reflects the Native American symbols for "land" and "water." The green, upper part of the design is the symbol for mountain while the blue, lower part of the design is the symbol for water – representative of the five main rivers of Oconee: Chattooga, Chauga, Tugaloo, Keowee and Seneca. The blood-red ring around the design in the traditional Cherokee "circle of life" connecting all living things.



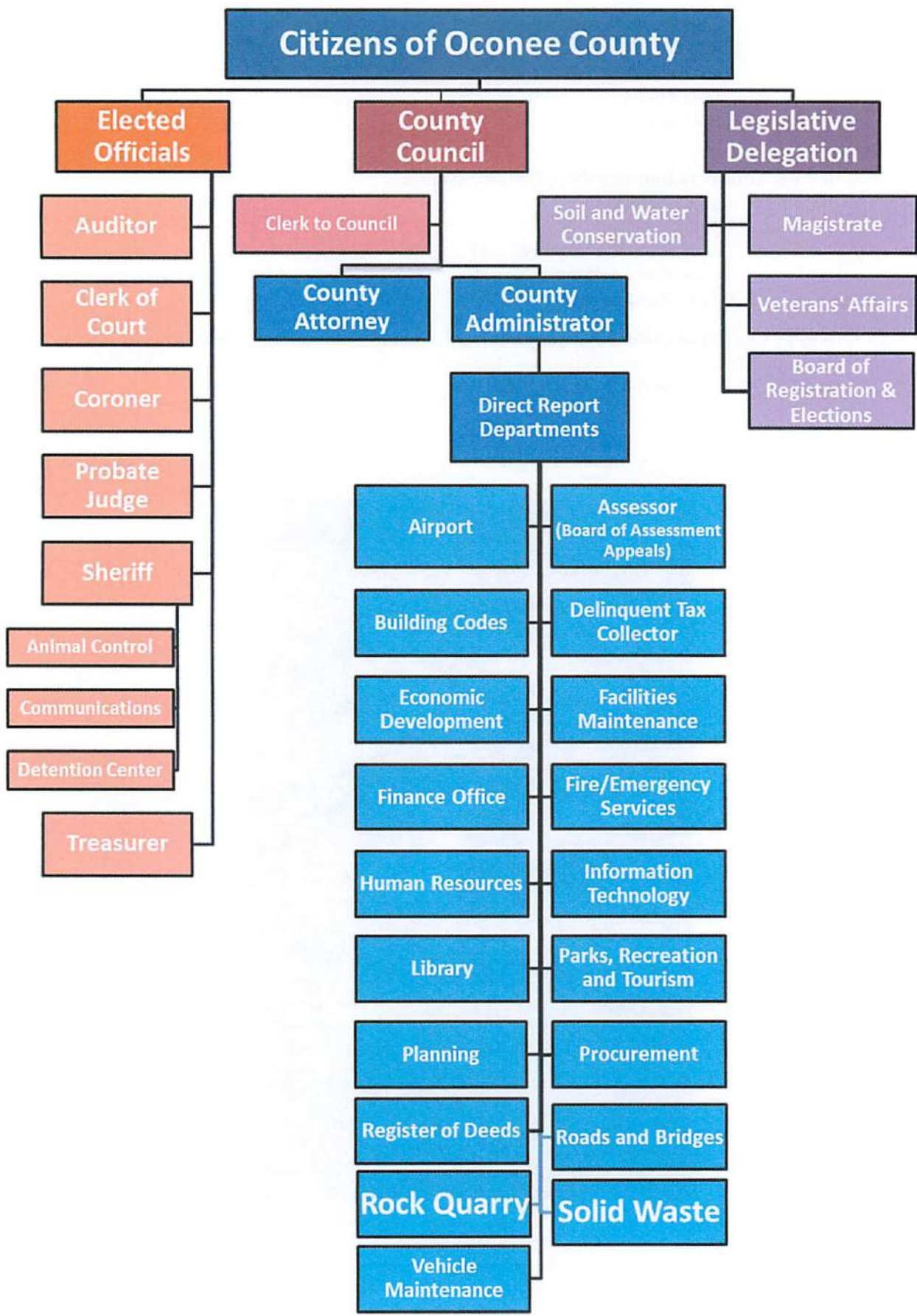
- Called "**The Golden Corner**", Oconee County is located in an area known as the "Upstate of South Carolina."
- **The land area** of Oconee County is 625.41 square miles.
- **The geography** plays host to significant environmental resources:
 - Sumter National Forest
 - Ellicott Rock Wilderness Area
 - Jocassee Gorge Wilderness Area
 - Campgrounds
 - State and County Parks:
 - Chau Ram County Park
 - High Falls County Park
 - South Cove County Park
 - Devils Fork State Park
 - Lake Hartwell State Park
 - Oconee State Park
 - Oconee Station State Park
 - Coneross Campground
 - Oconee Point
 - Stumphouse Tunnel /Issaqueena Falls Park
 - Rivers:
 - Chauga River
 - Chattooga River
 - Whitewater River
 - Little River

- Major Lakes:
 - Lake Jocassee
 - Lake Keowee
 - Lake Hartwell

- **Oconee County is home** to five (5) municipalities:
 - Town of Salem
 - City of Seneca
 - City of Walhalla (County Seat)
 - Town of West Union
 - City of Westminster

- **Oconee County adjoins 10 other counties in 3 states:** Anderson and Pickens in South Carolina; Jackson, Transylvania and Macon in North Carolina; and Rabun, Habersham, Stephens, Franklin and Hart in Georgia.





Form of Government:

- The Council – Administrator form of professional government was approved by voter referendum in November, 2003. Oconee County was formerly under the Council – Elected Supervisor form of government.

County Council:

- Five (5) officials are elected from single-member districts for staggered four-year terms.
- Oconee County's Council Members:

District I	Mr. John Elliott
District II	Mr. Wayne McCall
District III	Mr. Paul A. Cain, Esq.
District IV	Mr. Julian Davis III
District V	Mr. James Glenn Hart

Other County Elected Officials:

- Clerk of Court, Beverly Whitfield
- Coroner, Karl E. Addis
- County Auditor, Christy Hubbard
- County Treasurer, Greg Nowell
- Probate Judge, Kenneth E. Johns, Jr.
- Sheriff, Michael Crenshaw
- Solicitor, David Wagner

Oconee County Legislative Delegation:

State Senator, South Carolina District #1
The Honorable Thomas C. Alexander

State Representative, South Carolina District #1
The Honorable William R. Whitmire

State Representative, South Carolina District #2
The Honorable William R. (Bill) Sandifer, III

United States Congressman:

South Carolina's 3rd Congressional District
The Honorable Jeff Duncan

United States Senators:

The Honorable Lindsey O. Graham
The Honorable Timothy E. (Tim) Scott

Services to Citizens

Oconee County provides a broad spectrum and scope of services to include:

- **Community & Citizen Services** – Oconee Regional Airport; Assessor; Auditor; Building Codes; Delinquent Tax Office; Legislative Delegation; four Oconee County Library Branches; Parks, Recreation and Tourism; Planning and Zoning; Register of Deeds; Rock Quarry; Voter Services through Registration and Elections; Treasurer’s Office; and Veterans Affairs
- **Judicial Services** – Clerk of Court; Solicitor; three Magistrate Courts; and Probate Court
- **Law Enforcement and Public Safety** – Oconee County Sheriff’s Office – Detention Center; Animal Control; Animal Shelter; Coroner; Emergency Services Division; and Rural Fire
- **Public Works and Facility Services** – Building and Facilities Maintenance; Roads and Bridges; Solid Waste; and Vehicle Maintenance
- **Administrative Services** – Economic Development; Finance; Human Resources; Information Technology; and Procurement

Oconee County’s success is due to EACH and EVERY department’s commitment, dedication and diligence.

Strategic Planning

For the past several years, County Council and Administration have held a Strategic Planning Retreat to review the previous year's accomplishments, establish goals for the upcoming year, and prioritize longer term goals in preparation for the future.

The Oconee County Strategic Planning Retreat was held on Tuesday, February 11, 2020. During the retreat, Finance Director, Ladale Price, presented the Annual Budget Update, followed by the 2019 Year in Review, presented by County Administrator, Amanda Brock.

The 2019 Year in Review provided updates on completed and ongoing County projects, including improvements at the Oconee Regional Airport, Seneca Library, Chau Ram, High Falls and South Cove County Parks, and the Rock Quarry.

In 2019, Several major economic development announcements included a total of approximately \$37.7 million of new capital investments and the creation of 147 new jobs in Oconee County. Economic development of the County industrial parks continued, including road and water and sewer infrastructure improvements at the Seneca Rail Site and road improvements at the Oconee Industry & Technology Park.

County Council discussed strategic goals for each district and Oconee County as a whole. This discussion revealed a primary focus on improving the quality of life for the citizens, residents and visitors in Oconee County. Strategic planning initiatives were ranked based on Council member comments and further discussion.

Below is the list of goals established during the 2020 Strategic Planning Retreat:

Tier I

Phase II Sewer South to I-85 Exits 1,2 & 4	Airport Improvements
Bountyland Traffic Study	Solid Waste / Recycling
Bountyland Fire Substation	Litter Education and Remediation

Tier II

Utica Revitalization	Affordable Healthcare
Corridor Plans	

Tier III

Establishment of Greenways	Annual Staff Investment
Industrial Property Westminster Area	Fair Play School
OEA Office Relocation	Fair Play Fire Department
Technology Incubator	High Falls Expansion / PRT
Increase Fund Balance	Additional Sheriff Office Personnel

With direction and guidance from County Council, Administration and Oconee County staff will work diligently over the next fiscal year to accomplish the strategic goals and exceed the expectations of Council and our citizens. The following sections provide a comprehensive reflection on what we, as a County, will strive to do to address the strategic goals as outlined by Council.

Tier I Strategic Initiatives

Tier I initiatives were identified by three or more Council members as priorities during the Strategic Planning Retreat. These projects will receive primary funding consideration over the next 1 - 3 fiscal years.

Phase II Sewer South Expansion to Exits 1, 2 & 4: In 2019, Oconee County entered into an Intergovernmental Agreement with Oconee Joint Regional Sewer Authority for the extension of the Sewer South System to I-85 Exits 1 & 2. Oconee County will continue to work with OJRSA, monitor progress and research funding opportunities for the continued expansion of the sewer system to I-85 Exit 4.

Bountyland Traffic Study: Administration and staff will initiate necessary studies to identify areas of Bountyland which have consistent traffic congestion and determine the best course of action, if any, to improve traffic flow.

Bountyland Fire Substation: Oconee County earmarked approximately \$400,000 for the establishment of a Bountyland Fire Substation and purchased 1.9 acres of undeveloped property on South Cove Road. Concerns were raised regarding traffic congestion going to and from the proposed site. County Council and Administration will continue to discuss potential locations for the substation and conduct the necessary studies to bring this plan to fruition.

Airport Improvements: In 2019, the County worked closely with the Federal Aviation Administration and South Carolina Aeronautics Commission for the purchase of land adjacent to the airport, terminal apron expansion design services, and engineering services for the relocation Mt. Nebo Church Road. The County proceeded with crack sealing and pavement remarking on runway 7/25 and the taxiway. County Council would like to continue with projects according to the Oconee County Regional Airport Capital Improvement Plan. In Fiscal Year 2021-2022, the County airport intends to focus on runway pavement and airfield lighting rehabilitation, provided that funding from outside agencies is available to offset the costs. Airport improvements are crucial to accommodate increased traffic and larger aircraft.

Solid Waste / Recycling: Oconee County Administration presented the Solid Waste Disposal Evaluation to Council on November 19, 2019. The study evaluated incineration, conversion and handling methods for municipal solid waste. County Council directed the Administrator and staff to receive pricing for a glass crusher plant and further investigate incineration technologies and class three waste processing facilities. Oconee County continues to search for additional solid waste and recycling opportunities and intends to designate funding for these purposes in the upcoming fiscal year.

Litter Control, Education and Awareness: County Council recognizes the importance of litter control and instructed staff to look at increased penalties and alternative handling methods for recycling. Oconee County will continue to educate residents and raise awareness within schools and local communities. County Council requested Administration and staff look at the possibility of expanding the local litter task force. The Oconee County Sheriff's Office will continue to advocate to local restaurants to add trash receptacles along drive-thru routes and utilize inmate labor to pick up and dispose of litter.

Tier II Strategic Initiatives

Tier II initiatives were listed by two Council members as priorities during the Strategic Planning Retreat. Many of these projects are ongoing or currently underway and will remain on the priority list until they reach a measurable level of completion.

Utica Revitalization: Oconee County will continue to look for opportunities to remove derelict structures in the Utica community and work with state and federal agencies for opportunity zone / revitalization funding opportunities. Oconee County will look at potential incentives which may be used to encourage developers to focus within the opportunity zone.

Corridor Plans: In 2019, Oconee County engaged Alta Planning + Design to look in to creating a corridor plan for Highway 123 between the City of Seneca and the Oconee County border with Pickens County. County Council would like to take this project further by creating a county-wide corridor plan which focuses on areas of business development and increased traffic.

Healthcare: County Council believes all citizens and residents in Oconee County have the right to affordable healthcare and access to medical assistance. Council requested Administration and staff look into opportunities for the development of a healthcare facility in Oconee County.

Tier III Strategic Initiatives

Tier I initiatives were identified as a priority by one Council member and may be specific to a district. These projects are typically short-term and voted on by County Council as funding opportunities become available.

Oconee County will continue to invest in economic development and parks, recreation and tourism. The demolition of the Fair Play school would remove a blight in the Fair Play area and pave the way for increased fire services.

County Council would like to discuss an annual investment into the staff of Oconee County. The allotted percentage would primarily cover cost of living increases experienced by the staff and bring salaries up to be more competitive with similar positions in outside agencies. Council also directed Administration and staff to develop a plan for increased personnel at the Oconee County Sheriff's Office.

Summary

In closing, I would personally like to thank the Oconee County Council, elected officials and Oconee County employees for the job they do for this County, our citizens and our visitors. As is obvious in this report, we have come a long way in accomplishing the goals set forth by Council. This can be attributed to the commitment we've made.

Administration, while focused on Council's prioritized goals outlined above, remains diligent in its efforts to maintain optimum efficiency and improve service throughout the entire organization.

Over the last year, we've had a lot of "irons in the fire." I'm extremely proud of and amazed at what the Oconee Team has been able to accomplish. I recognize we still face significant challenges, as every organization does, but seeing how far we have come only solidifies my belief that this County can and will continue its success.

While Administration is the management arm of County government, it takes every person in the organization to make the County operate efficiently and successfully. Every member of the Oconee Team plays a vital role in the services we provide, and our successes are a result of the diligent and efficient work performed by every member of Team Oconee.

To our Council, I am grateful for the insight and vision each of you has, and for the leadership you provide. The goals and objectives you have set define the priority of this Council: a better way of life for all Oconeeans.

While facing the challenges of the day-to-day, we have managed to keep an eye on the future, and have continued to utilize every asset to the best of our ability to continue on this path of success. I am extremely proud of what this organization has achieved, and I know we can keep this momentum going.

I am proud of what we have done.

I am committed to what we are doing.

I am incredibly excited about where we are going.

Amanda F. Brock
Administrator
Submitted on March 3, 2020



Appalachian Council of Governments Services to Oconee County, 2019

Return on Investment

Oconee County's annual investment in the Appalachian COG is \$ 38,993. The return on that investment to Oconee County in 2019 was \$ 7,513,801, representing a Return on Investment ratio of \$ 192 to \$ 1.

Components of Funding through ACOG to Oconee County

\$	4,673,000	Federal and State Direct Grants ¹
	1,850,000	Transportation Improvement Program ²
	510,121	Services to Seniors ³
	370,680	Workforce Development ⁴
	110,000	Transit ⁵
<hr/>		
\$	7,513,801	Total

Notes

1. - Oconee County Joint Sewer Authority, Fair play Sewer Project. \$ 3,700,000 Economic Development Administration, \$ 935,566 SC Rural Infrastructure Authority.
 - Seneca Building Demolition Project. \$ 500,000 Community Development Block Grant
2. - JP Stevens Road, Cherry Road / Martin Creek Road Intersection Improvement (near The Pier development and Lake Hartwell). \$500,000 for preliminary engineering in 2019. Total project cost \$ 1,750,000 through 2024.
 - SC 24 / SC 182 Intersection Improvement (rural intersection in Oakway area). \$350,000 for right of way in 2019. Total project cost \$ 2,650,000 through 2021.
 - SC 59 at SC 182/SC 243 Intersection Improvement (in Fair Play). \$ 1,000,000 for preliminary engineering in 2019. Total project cost \$ 4,500,000 through 2022.
3. Funds provide meals (31,387 served), shelter, medical services, home health care, home care, and transportation. This reduces the demand on County resources for addressing the needs of a growing and increasingly significant segment of the population.
4. Funds provide training for workers needing skills to adapt to changing technological needs, training for displaced workers, resources for incumbent worker and apprenticeship training, as well as training for out of school youth.
5. - ADA compliant van for the Oconee County Disabilities and Special Needs Board. \$ 55,000
 - ADA compliant can for Senior Solutions. \$ 55,000

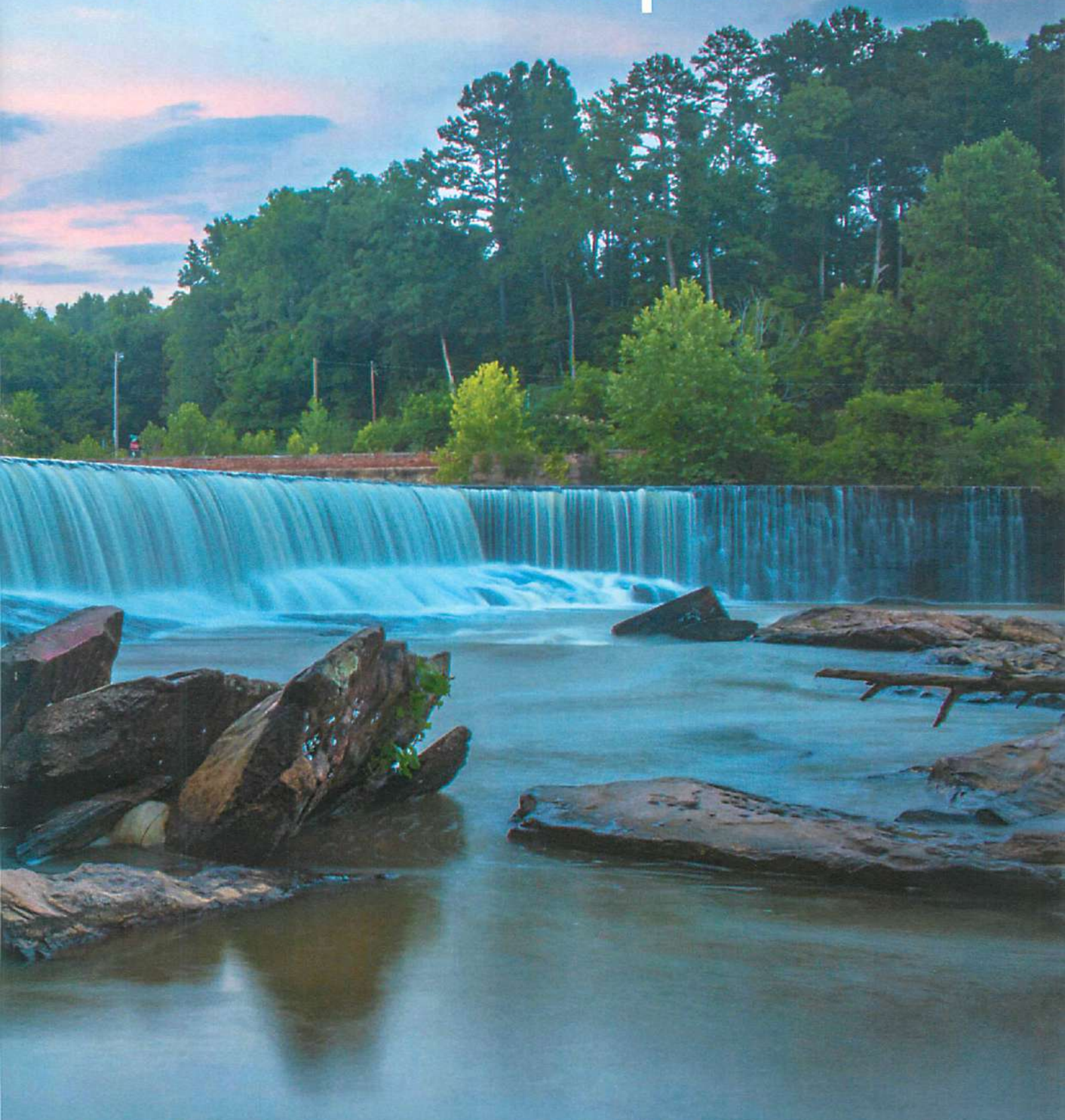
Additional Services to Oconee County in 2019

- **Grants administration.** Continued the administration of the following grants;
 - Walhalla Water Interconnection - \$118,400 SC Rural Infrastructure Authority Grant
 - West Union Schroeder Street/Burns Mill Road Area Water System Improvement Project - \$ 400,000 Community Development Block Grant
- **InfoMentum.** This is a geographic and statistical data management system that is utilized by the Oconee Economic Alliance and the Upstate Alliance to provide information required by industrial and business prospects who are considering investment decisions in the County.
- **Upstate Alliance Property Navigator.** This web-based tool increases the on-line visibility of Oconee County, providing innovative interactive analysis tools and delivering more current, complete, and easily retrieved information. Companies and site location consultants considering the area will have greater access to more in-depth information, giving Oconee County a competitive advantage for economic development.
- **Senior Services benefits counseling.** Provide information on resources available to seniors.
- **Senior Services Long Term Care Facility Ombudsman Services**
- **Regional Comprehensive Economic Development Strategy update.** This ensures that projects in Oconee County remain eligible to receive federal Economic Development Administration and Appalachian Regional Commission grant funds.
- **Board and commission training.** ACOG provides a state mandated planning education program for board members and compliance staff for municipalities throughout the County.
- **Staff training.** ACOG provides supervisory and customer service training to employees from the County, municipalities across the County, and special purpose districts.
- **Local government support.** ACOG provides general governmental and planning assistance to Oconee County, as well as the municipalities of Salem, Seneca, Walhalla, Westminster, and West Union.
- **Responded to 112 requests for information about Oconee County.** These requests come from all over the world. Many are from firms considering investments in the County.

Coming Up In 2020

- Update of Rural Transportation System Improvement Program. Since 1998, this program has provided \$ 33.1 million for road improvement projects in Oconee County.
 - Continuation of JP Stevens Road, Cherry Road / Martin Creek Road Intersection Improvement. Total project allocation \$ 1,750,000
 - Continuation of SC 59/SC 182/SC 243 Intersection Realignment in Fair Play. Total project allocation \$ 2,650,000.
 - Continuation of West Oak Highway/Oakway Road/Oak Creek Road Intersection Improvement project. Total project allocation \$ 4,500,000.
- Continuation of grant programs. Over the past five years, ACOG has helped local governments in the County secure \$ 7.2 million in federal grant funds.
- Expansion of the small business lending program to provide additional resources for existing and new businesses.
- Enhancement of the InfoMentum support tool for economic development.
- On-going services to local governments.
- On-going state mandated planning education.

Appalachian Council of Governments 2019 Annual Report



Serving the Counties of Upstate South Carolina
Anderson | Cherokee | Greenville | Oconee | Pickens | Spartanburg





Our

purpose is to enhance the lives of people living in the six-county South Carolina Appalachian Region. Since our establishment in 1965, we have maintained a commitment to provide quality services to local governments and special purpose districts in Anderson, Cherokee, Greenville, Oconee, Pickens, and Spartanburg County.

The heart of the organization is its team of board members and staff who are trusted, committed, multi-disciplined, analytical, and solutions oriented individuals who love the Appalachian Region they serve. We build and foster regional relationships, provide solutions for communities, and fill gaps in staff and administrative resources. The team serves as a regional facilitator, bringing diverse stakeholders to the table to address the most important issues facing the region, delivering holistic and collaborative planning, and facilitation for a wide range of constituents.

In 2019, the Appalachian Council of Governments improved the lives of the region's citizens through economic and community development, transportation, infrastructure development, resource management, senior advocacy, and workforce development. Our programs for the elderly, such as home-delivered meals, congregate dining, transportation, and counseling, benefit seniors across our region every day. Our focus on work skills development ensures people in our region keep up with the ever changing skill sets required by business and industry. Our focus on economic development through our InfoMentum economic development support system, assistance with grant funding for infrastructure, workforce development programs, and transportation planning, ensures our region is equipped to compete in a global economy.

While our programs are broad and widely varied, they all come back to serving the people of the Upstate. Whether it is general administration, assistance with grants, planning, or economic development support, we want to be a key resource for getting the job done.

We are pleased to provide this Annual Report for the Appalachian Council of Governments, covering our activities and accomplishments in 2019. I hope that you find it informative and thank you for supporting our region.

Respectfully,

Joe Dill, Chair
Board of Directors

"The most enjoyable part of the [Volunteer Ombudsman] program is simply bringing a little companionship and happiness to the resident. Since I visit a memory care facility, the relationships are a bit different from other types of long term care residents. The humanity that I see beneath the memory struggles is truly inspiring. The stories of these men and women are amazing."

—Stewart, Volunteer Ombudsman

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About ACOG

The Appalachian Council of Governments (ACOG) is a voluntary organization of local governments in Anderson, Cherokee, Greenville, Oconee, Pickens, and Spartanburg Counties of Upstate South Carolina. The organization began in 1965 as the Appalachian Advisory Commission, a 12-member board created to advise the Governor on the use of Appalachian Regional Commission funds. In 1971, the Council of Governments system emerged. The organization became the Appalachian Council of Governments with a 44-member Board of Directors to set policy for the organization.

In the years since 1971, ACOG has evolved into a multifaceted service organization for local governments, providing public administration, planning, information systems and technology, grants, workforce development, and services for the elderly population. The ACOG works in close collaboration with our community partners toward building a competitive economy and promoting healthy, livable communities that preserve our residents' quality of life.

Funding for ACOG's programs and services comes from a variety of sources, including grants from federal and state agencies, as well as dues from member local governments. Major federal funding sources include the Appalachian Regional Commission, Economic Development Administration, US Department of Housing and Urban Development, Workforce Innovation and Opportunity Act (WIOA), and Older Americans Act. In 2019, approximately 75% of ACOG revenue came from federal sources, allowing us to provide many services at no charge. We encourage all community partners in our region to utilize this funding.

54

Years

6

Counties

42

Municipalities

7

Program Areas

42

Employees

Who We Serve

Anderson

Anderson
Belton
Honea Path
Iva
Pelzer
Pendleton
Starr
West Pelzer
Williamston

Cherokee

Blacksburg
Gaffney

Greenville

Fountain Inn
Greenville
Greer
Mauldin
Simpsonville
Travelers Rest

Oconee

Salem
Seneca
Walhalla
West Union
Westminster

Pickens

Central
Clemson
Easley
Liberty
Norris
Pickens
Six Mile

Spartanburg

Campobello
Central Pacolet
Chesnee
Cowpens
Duncan
Greer
Inman
Landrum
Lyman
Pacolet
Reidville
Spartanburg
Wellford
Woodruff

ACOG Board of Directors

Joe Dill | Greenville County | 2018-2020 Board Chair

Representative Mike Forrester | Spartanburg County | Vice Board Chair

Mayor Henry Jolly | Cherokee County | Board Secretary

Dennis Claramunt | Anderson County

Mayor Mack Durham | Anderson County

Ray Graham | Anderson County

Ted Mattison | Anderson County

Mayor Terence Roberts | Anderson County

Jeff Roberts | Anderson

Representative Anne Thayer | Anderson County

Cindy Wilson | Anderson County

David Cauthen | Cherokee County

Lyman Dawkins, III | Cherokee County

Ed Elliott | Cherokee County

Representative Dennis Moss | Cherokee County

Mayor Brandy Amidon | Greenville County

Representative Mike Burns | Greenville County

Reverend Grady Butler | Greenville County

Ennis Fant, Sr. | Greenville County

Lillian Brock Flemming | Greenville County

George Fletcher | Greenville County

Don Godbey | Greenville County

Butch Kirven | Greenville County

Willis Meadows | Greenville County

Senator Thomas Alexander | Oconee County

Julian Davis, III | Oconee County

John Elliott | Oconee County

Dana Moore | Oconee County

Marta Whalen | Oconee County

Mayor Larry Bagwell | Pickens County

Representative Neal Collins | Pickens County

Roy Costner | Pickens County

Ensley Feemster | Pickens County

Mayor Fletcher Perry | Pickens County

Margaret Thompson | Pickens County

Mayor Larry Chappell | Spartanburg County

Michael Fowler | Spartanburg County

Jane Hall | Spartanburg County

Manning Lynch | Spartanburg County

Jack Mabry | Spartanburg County

Roger Nutt | Spartanburg

Mildred Tillerson | Spartanburg County

Mayor Junie White | Spartanburg County

Francis Crowder | Regional

Ernest Riley | Regional

List is representative of the ACOG Board Members as of December 2019

WorkLink

The WorkLink Workforce Development Board (WDB) links employers and employees in Anderson, Oconee, and Pickens Counties. The volunteer board of directors ensures that the local workforce development system is market-driven and responsible in meeting the employment and training needs of businesses and job seekers. The board implements the Workforce Innovation and Opportunity Act (WIOA) of 2014 in partnership with local service providers through a comprehensive SC Works system that provides access points for employment and training services.

WorkLink funds programs for adults, dislocated workers, and youth ages 17 to 24, along with supporting employers and businesses through the On-the-Job Training and Incumbent-Worker Training programs. In 2019, WorkLink partnered with SCDEW and other partner agencies in their three-county service region to offer a variety of hiring events, workshops and job fairs, as well as the Business & Industry Showcase, to connect companies with job seekers and ensure those jobseekers have the skills needed to find employment.

- **7,918** unique customers accessed job search services
- **19,131** customers visited SC Works Centers in Anderson, Clemson, Easley, and Seneca
- **467** job seekers served through **60** hiring events
- **713** job seekers found employment
- **581** dislocated workers assisted through **14** rapid response events
- **429** workshops held including soft skills and other group activities
- **4,500** eighth-graders attended the Anderson/Oconee/Pickens Business & Industry Showcase through assistance with transportation funding provided by WorkLink.
- **\$358,395** invested in Incumbent Worker Training to support skill upgrades for existing industry and their employees.



Anderson-Oconee-Pickens Business Industry Showcase

The mission of the Business Industry Showcase is to partner Business & industry with local schools to inspire and develop tomorrow's workforce by exposing students to career opportunities in the tri-county area.

The Showcase is designed to help the young people in our counties understand the decisions that they need to make now in order to thrive in their future careers. During this event, students have an opportunity to interact with company representatives from a wide variety of industries to learn more about the pathway they need to take to gain the skills and knowledge needed for specific career clusters.

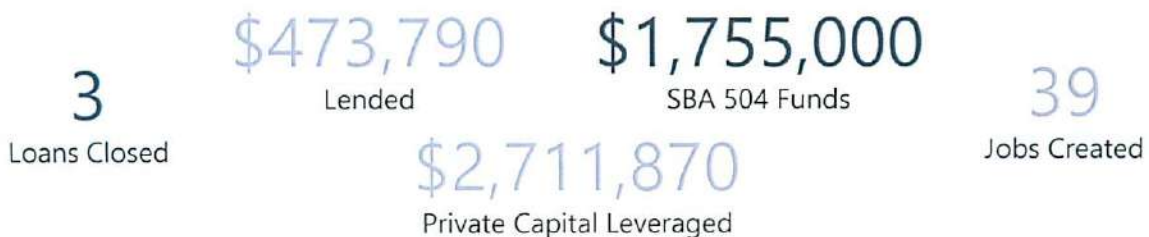
This event is also an excellent opportunity to showcase just a small taste of the amazing things our local industries and businesses are doing. The students and teachers who participate in the Showcase are always amazed by the number of high-demand and high-paying opportunities available in their own backyard.



Appalachian Development Corporation

The Appalachian Development Corporation (ADC) is a non-profit economic development lending corporation offering multiple financing options that can be structured to meet client needs through "gap-financing" loans. The ADC works in conjunction with local lending institutions to provide a structure that works by including long-term, fixed-rate funding sources that lower the overall debt service requirements and allows for the maximum leverage of the applicant's resources. The funding comes primarily from public dollars, thus the ADC's purpose is to create jobs for our area.

Among the ADC programs is the Appalachian Loan Fund (ALF). The ALF is a loan pool capitalized by grants from the Appalachian Regional Commission and the State of South Carolina. The ALF is a locally controlled source of low-cost, long-term, fixed-rate financing for businesses whose projects will result in the creation of permanent full time jobs and leverage private sector investment.



Economic Development



The Economic Development Program works to create a regional environment that is conducive to economic and community growth. The program's primary role is support of regional economic development efforts through its delivery of the national-award-winning InfoMentum suite of GIS-based economic information services. Staff also assist local communities in the areas of research and localized economic development plans that help improve the local business environment and quality of life for business owners and residents.

InfoMentum

Whether promoting a site, a building, or an entire community, economic developers and strategic planners require timely, accurate, and geography-specific information in a quick and easily accessible format. InfoMentum enables investors to generate radius or drive time reports, area demographic and market profiles, and agency-branded maps. An agency-branded property search tool is also available to embed into each county's economic development website. The GIS-based mapping and data tools of ACOG's InfoMentum Online program give investing organizations a competitive advantage for supporting capital investment, job creation, and overall community enhancement. Through the InfoMentum Online application, users were able to interact with data, generate analytic reports, create data layers, and generate custom maps utilizing Esri Business Analyst and ArcGIS Online.

313

Data Layers Created

112

Custom Maps Created

735

Data Interactions Executed

2,653

Reports Generated

Fact Finder Is Now Data Center

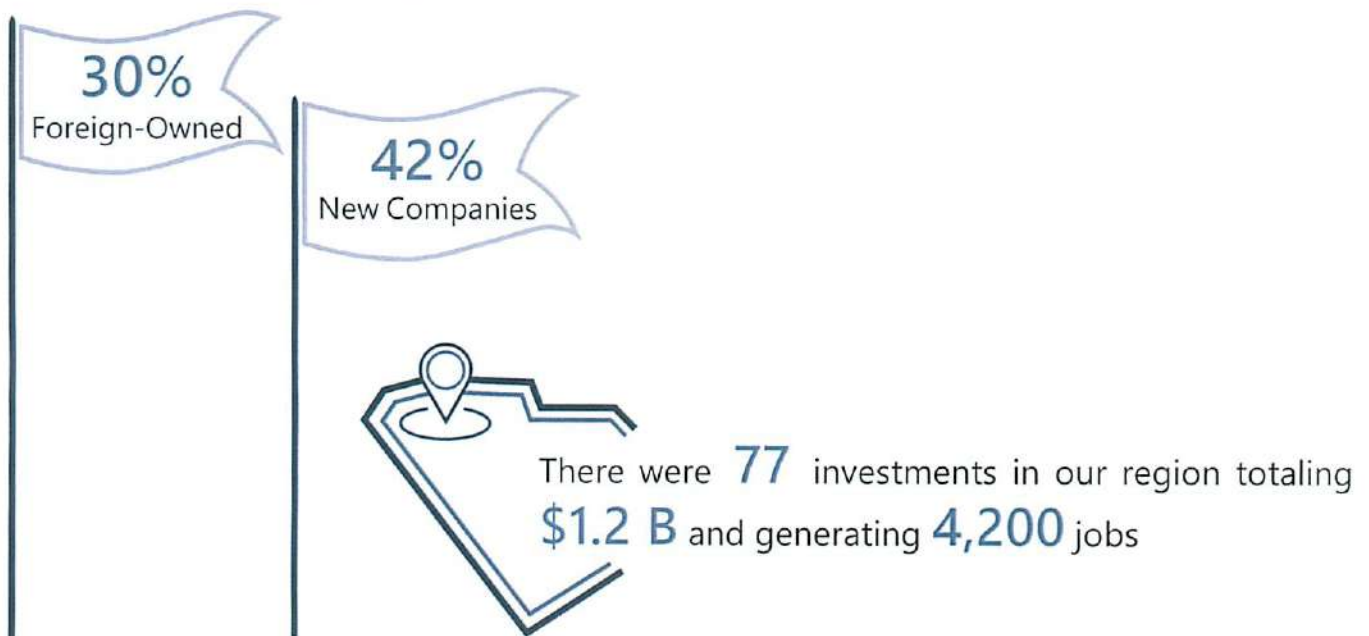
In March of this year, InfoMentum added a new application to its suite of services. Built on the Tableau platform, the new Data Center application has transformed the static excel tables of Fact Finder into interactive charts, graphs, and maps. The application has data on a range of topics including population, labor market, housing, education, income, business & industry, infrastructure, banking & finance, and quality of life. The application allows users to actively select filters to curate the data to their needs and to hover over data points to learn more information. Beyond this, Data Center allows users to download a single chart or the full dataset as an image, HTML table, CSV file, PDF, PowerPoint, or Tableau Workbook. It also gives users the option to share the visualizations by link or to embed it in their own websites. The visualizations are available from our website: www.scacog.org/Statistics--Population

Learn More about the Region

Our Fact Sheets are published each year for the region's six counties and 42 municipalities, as well as one for the ACOG Region as a whole. These documents utilize a series of tables, charts, and illustrations to show the socioeconomic characteristics of the subject geography. The Economic Development Program also maintains Fact Sheets for an expanded geographic area to assist the Upstate SC Alliance in promoting the 10-county Upstate Region. In total, 80 Fact Sheets were updated in 2019 utilizing data from ESRI Business Analyst and government sources, such as the Census Bureau, Bureau of Labor Statistics, and the South Carolina Department of Revenue. These sheets are available in PDF format and may be accessed at www.scacog.org/InfoMentum-Fact-Sheets



2019 Capital Investments in the Region



2019 Capital Investments by County

Anderson

Announcements | 9
Investment | \$72.2 M
Jobs | 204

Cherokee

Announcements | 5
Investment | \$248 M
Jobs | 393

Greenville

Announcements | 30
Investment | \$401.9 M
Jobs | 2,178

Oconee

Announcements | 3
Investment | \$37.7 M
Jobs | 147

Pickens

Announcements | 5
Investment | \$53.5 M
Jobs | 467

Spartanburg

Announcements | 27
Investment | \$354.1 M
Jobs | 811

Grants

The primary function of the Grants Services Program is to assist local governments in identifying, securing, and administering funds for a wide range of community and economic development activities. These include water and sewer facilities, road improvements, community and senior centers, downtown and neighborhood revitalization projects, and streetscaping.

Services include determining community needs, project identification and development, application development, and project management. The following are some of the funding sources available:

Appalachian Regional Commission

ARC's mission is to innovate, partner and invest to build capacity and strengthen economic growth in Appalachia through:

- Economic Opportunities
- Ready Workforce
- Critical Infrastructure
- Natural and Cultural Assets
- Leadership and Community Capacity

SC Rural Infrastructure Authority

RIA programs and assistance are designed to meet one or more of the following objectives:

- Increase community sustainability by helping to maintain reliable and affordable infrastructure
- Improve the quality of life by addressing public health, environmental and regulatory concerns
- Create opportunities for economic impact by building the infrastructure capacity to support economic development

Community Development Block Grant

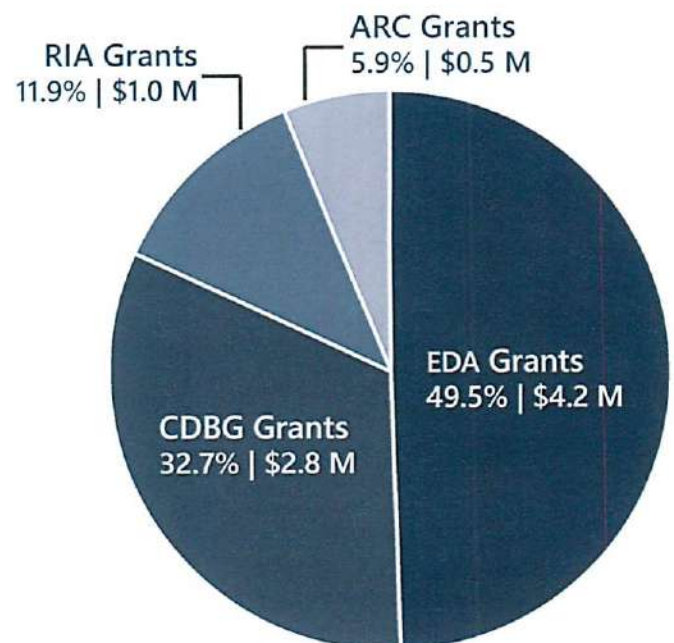
The South Carolina Community Development Block Grant Program is designed to provide assistance in improving economic opportunities and meeting community revitalization needs, particularly for persons of low and moderate income through:

- Community Infrastructure
- Community Enrichment
- Neighborhood Revitalization

Economic Development Administration

EDA invests in infrastructure, capacity building and business development that attract private capital investments and high quality jobs through:

- Recovery and Resilience
- Critical Infrastructure
- Workforce Development and Manufacturing
- Exports and Foreign Domestic Investment





2019 In Review

24 Grant projects facilitated

26,587 Sq Ft of building renovations

3 Miles of water line infrastructure added

36,104 Residents benefiting

2 Miles of new trails and sidewalks built

163 Jobs created

2,191 Students and workers trained and educated

9.5 Miles of sewer line infrastructure added

15,136 Annual visitors are expected from the improvements



Ready Workforce

This year, ACOG facilitated **\$978,000**

in grants to increase the education, knowledge, and skills of residents in the region to work and succeed.



Critical Infrastructure

This year, ACOG facilitated **\$11.5 Million**

in grants to improve and develop critical water and wastewater infrastructure in the region.



Natural & Cultural Assets

This year, ACOG facilitated **\$2.3 Million**

in grants to leverage the economic potential of the region's natural and cultural heritage.



Economic Opportunity

This year, ACOG facilitated **\$980,500**

in grants to maximize economic opportunities in the region through infrastructure improvements.



Community Enrichment

This year, ACOG facilitated **\$1.4 Million**

in grants to build a better future for communities in our region through neighborhood revitalization and brownfield clean ups.



Total

This year, ACOG facilitated **\$17.2 Million**

in grants to improve the region's economy and the quality of life of its residents.



Government Services

The Government Services Program offers expertise in human resources, communications, finance, and government administration to serve the needs of our partner municipalities, counties, and special purpose districts in the six-county region of the Upstate. An Appalachian Regional Commission (ARC) grant supports the Government Services Program activities. This allows our member communities to benefit from our cost effective services and technical assistance without incurring the on-going costs required for additional in-house personnel.

The program's goal is to provide a source of experienced personnel to meet the evolving needs of communities in a broad range of service areas. Staff offers a suite of training services for employees and management teams, from supervisor and manager training classes to board/council retreats and strategic planning sessions. Assistance with financial management services for long-range planning, interim administration services, and mentoring for senior staff is also available.

In 2019 the Government Services Program:

- Facilitated planning retreats and goal setting sessions for **5 communities**
- Conducted **3 seven-week courses** covering a supervisory and management training program with **54 total attendees** from around the region
- Worked with local communities to provide an orientation for **18 newly elected officials** covering information and materials pertaining to the role of a local government elected official
- Provided **Interim City Administrator** services for City of Inman and facilitated the administrator search
- Provided training on topics such as annexation, leadership, and sexual harassment to **9 local governments** including Worklink, APWA, and the Local Government Leadership Institute
- Provided budgeting assistance to **3 municipalities** including budget development, formatting, and capital budgeting
- Assisted many jurisdictions with **updating and developing ordinances** in numerous areas
- Hosted **3 Municipal Elected Officials Institute sessions** for upstate elected officials on behalf of the Municipal Association of South Carolina
- Assisted **4 communities with staffing searches** including directly facilitating the recruitment, background checks, and interview processes for administrators and department heads
- Provided **technical assistance to local governments and special purpose districts** in the areas of personnel, utilities, compensation and classification research, finance and budgeting, and other local government issues

Planning Services

The Planning Services Program works with communities to enhance local and regional efforts to promote community development and improve quality of life. The role of the program is broad, ranging from transportation and regional sewer coordination to local planning efforts and planning administrative services. The program focuses on assisting communities by developing goals and identifying actions to help achieve their vision.

In 2019, the Planning Services Program assisted municipalities in the region with updates to their comprehensive plans and zoning ordinances, developed new land development regulations, and provided Zoning Administration. In addition, the Planning Services Program provides program administration services to the Anderson HOME Consortium including development of the Annual Action Plan, CAPER, and oversight of the rehabilitation of 13 homes for low and moderate income families in Anderson County.

Through the coordination of the 208 Regional Water Quality Management Plan, the program oversaw 214 Section 208 Conformance Reviews for sewer projects in the region, as well as provided technical assistance and facilitation of discussions on issues in the Tyger, Enoree, and Saluda River Basins.

Transportation

The Planning Services Program also manages the Appalachian Long Range Transportation Plan and the Rural Transportation Improvement Program, coordinating the implementation of the projects identified in these documents with SCDOT. This year, approximately \$8.9 million of funding was provided to projects in Anderson, Cherokee, Oconee, Pickens, and Spartanburg Counties for right-of-way, engineering, and construction of access roads and intersection improvements.

The program also assisted human service transit providers with grants for funding the purchase of vehicles for transit needs. Of the applications received, five were granted funding totaling \$275,000.





Senior Advocacy

The Appalachian Council of Governments (ACOG) serves as the Area Agency on Aging (AAA) for the six-county Appalachian Region. The AAA provides information and assistance to older adults, persons with disabilities and caregivers. We also operate the Regional Long Term Care Ombudsman Program, the Regional Family Caregiver Program, and the State Health Insurance Program.

Services

Family Caregiver Support Program

The Family Caregiver Support Program provides information, referral, and assistance for services needed, options counseling, support groups, and limited short-term financial help for respite care and supplemental supplies. The Family Caregiver Support Program helps those who are responsible for persons age 60 or older who cannot perform essential tasks without aid, those with Alzheimer's, or those raising a child (0-18). In 2019, the program provided \$776,554 in supplies, in-home respite, educational tutoring, clothes, shoes, and school supplies to 850 families.

Home Care Program

Our Home Care Program works with 8 vendors to provide approved seniors with potential caregivers. In-Home Care services are provided to persons 60 or older to help them stay in their homes longer. Our goal is to ensure you live in a clean, safe, and healthy environment. These services range from bathing and dressing to light housekeeping such as laundry or dishes. In 2019, the Home Care Program provided 20,328 hours of in-home help to 308 seniors in our region.

Information & Referral

In 2019, our Information & Referral Assistance specialists assisted 14,968 seniors and caregivers in our region by answering their questions and concerns. Our Information & Referral Program conducts in-home assessments of persons 60 or older to connect them with needed services and assistance programs. This year, our four assessors assessed over 3,900 seniors in our region.

State Health Insurance Program

The State Health Insurance Program (SHIP) provides up-to-date information on Medicare, supplements, and health insurance to older adults, caregivers, and disabled adults.

Our Certified Insurance Counselors provided on-site awareness, education, and enrollment assistance to more than 4,300 Medicare beneficiaries in 2019. SHIP also led 56 outreach events providing more than 5,300 attendees with the information they need to make informed decisions. Additionally, 1,700 Farmers' Market vouchers were distributed to seniors in the region totaling \$42,500 for fresh, local produce.

Nutrition Program

The Nutrition Program receives federal funds through the Older Americans Act, in addition to state and local funds to provide meal services to adults 60 and over and their spouses of any age. Isolation is one of the top issues older adults in our region experience. To combat isolation, our 27 local congregate meal sites provide more than just a meal. Congregate sites provide exercise, art classes, games, activities, and host speakers for educational programming on topics impacting the aging population, their families and caregivers. Eating meals at congregate dining facilities, even if just once a week, greatly reduces the sense of isolation many elderly residents in our communities experience.

The Nutrition Program oversaw the opening of 6 new congregate dining sites in 2019. In total, our congregate dining sites served 102,000 meals to 2,695 seniors in our region. Our program also coordinated the delivery of 167,245 hot, frozen, and shelf-stable meals to the homes of 3,700 seniors.

Ombudsman Program

The Long Term Care Ombudsman Program provides complaint resolution for residents of long-term care facilities. This year, the program consulted with over 2,000 people, providing information to seniors, family members, caregivers, and facilities in the region. The Ombudsman Staff investigated over 700 cases concerning abuse, neglect, exploitation, or other quality of care issues on behalf of residents living in long term care facilities. The most common complaint in nursing homes was physical abuse, in community residential care facilities it was medication management, and in disability and special needs facilities it was dignity and respect.

In 2019, our Ombudsmen staff led 149 trainings and 12 community education events on topics such as the Long Term Care Ombudsman Program, recognizing and reporting abuse, neglect, and exploitation, resident's rights, dealing with difficult behavior, communication, and dementia dialogue. These trainings and community education events are crucial to building awareness in the region.

More than 60% of the residents living in long term care facilities in South Carolina have no visitors. The lack of social contact and a support system often results in depression and an overall decline in health. Our 30 Volunteer Ombudsmen went on 612 "friendly" visits, to 34 facilities in our region. Our volunteers greatly reduce the sense of isolation many long-term care residents experience. Our volunteers alone, visited with over 4,000 long-term care residents in our region.



Seniors from the Landrum Community Center, a congregate dining facility, visited an apple orchard in October for an out-of-facility activity.



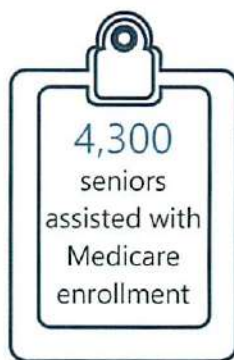
Seniors, family members, and caregivers from across the region celebrate World Elder Abuse Awareness Day (June 15th) at the Lyman Event Center at Pacific Place.

State Health Insurance Program

54 outreach events provided more than 5,300 attendees with the information they need to make informed decisions



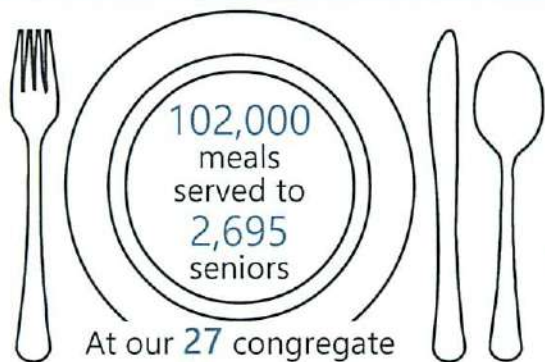
1,700 Farmers' Market vouchers distributed to seniors in the region totaling \$42,500 for fresh, local produce



Family Caregiver Support Program



Nutrition Program

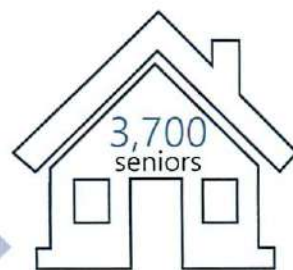


At our 27 congregate dining sites

&



to the homes of



The Appalachian Region is home to an estimated 311,000 people 60 years or older, more than any other COG in the state. In fact, our region accounts for 25% of the total South Carolina senior population.

Over the next five years, the population of the region is expected to grow by 6% while our senior population, alone, is expected to grow by 16%.

Funding for Aging Services in 2019 was \$5,110,501 allowing us to provide services to 35,270 seniors.

Ombudsman Program

Consulted with over 2,000

seniors, family members, caregivers, and facilities in the region

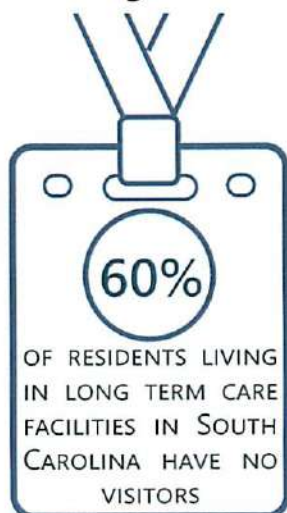
711

Cases investigated

concerning quality of care issues on behalf of residents living in long term care facilities

Additionally, our Ombudsmen staff led 149 trainings and 12 community education events that are crucial to building regional awareness

Volunteer Ombudsman Program



Our 30 Volunteer Ombudsmen visited with 4,072 long-term care residents in 34 of our region's facilities

14,968 phone calls to seniors and caregivers, answering their questions and connecting them with needed services.



Information & Referral

Home Care Program



20,328 hours of in-home help to 308 seniors

Senior Angel Tree Project

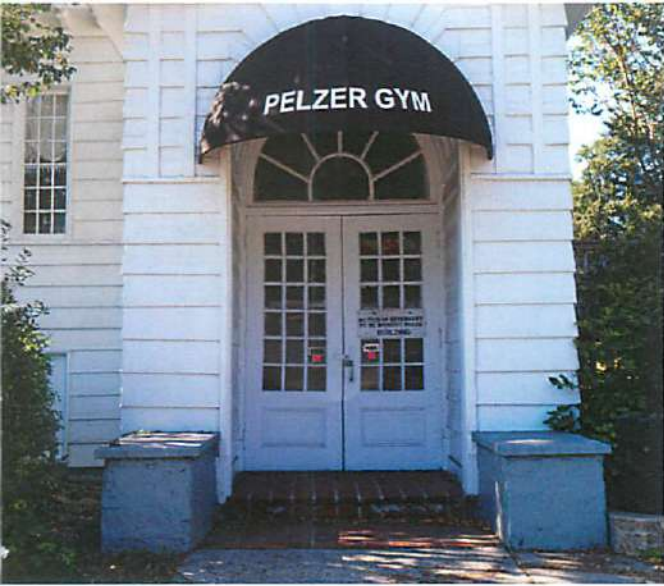
Each year the Appalachian Council of Governments' Long Term Care Ombudsman Program organizes the Senior Angel Tree Project. ACOG selects a senior facility from our region and has the residents fill out a "wish list" of items that will make their holiday special. This year's Angel Tree Project benefited 46 residents at two facilities in Inman, South Carolina. This facility accepts Medicaid residents and many do not have family or friends to visit them.

Those who donate to the program can adopt a senior and purchase the items on the residents' wish list or give a monetary donation. The Ombudsman Program collects the donations in hopes of providing each resident with the items from their wish list, as well as toiletry items, socks, hats, gloves, snack foods and activity books.

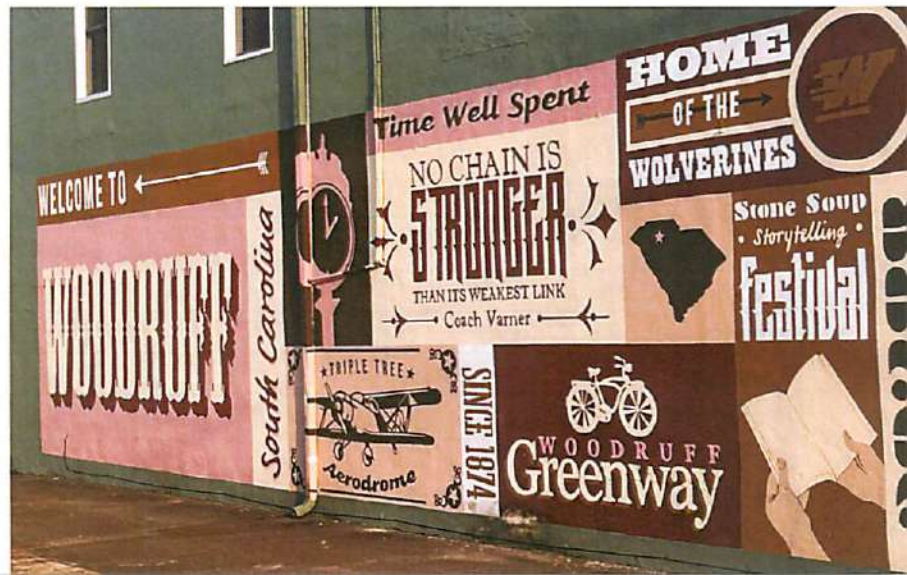
This year, ACOG staff members, ACOG Board of Directors, RAAC Board of Directors, and community members adopted all 46 residents and provided monetary donations. It was great to see the local community joining in to give back to the seniors in need. Thanks to everyone's continued support, we were able to provide each resident with the items on their wish list, as well as a blanket, toiletries, socks, hat, gloves, snack foods, and activity book.







The Appalachian Region





ACOG Region

The region is nestled in the lush foothills of the Blue Ridge Mountains in the northwest corner of South Carolina. It is home to an estimated 1.3 million people in six counties: Anderson, Cherokee, Greenville, Oconee, Pickens, and Spartanburg. The region's location along the Interstate 85 corridor places it two hours between the largest business centers of the Southeast: Atlanta and Charlotte. The Appalachian Region is highly connected, offering new and existing businesses a network of highways and rail lines, proximity to major U.S. airports, access to Inland Port Greer and proximity to the Port of Charleston. This makes it a logistically cost effective location for regional, national, and international companies in industries such as advanced materials, aerospace, automotive, bioscience, and energy.



ACOG Region Demographics

	2010	2019	2024
Total Population	1,171,497	1,289,447	1,369,070
Total Households	457,029	500,855	531,141
Total Families	312,287	336,696	354,837
Average HH Size	2.50	2.51	2.51

ACOG Region Population by Age

	2010	2019	2024
Under 5	6.5%	5.9%	5.8%
5 to 9	6.5%	6.2%	6.0%
10 to 14	6.6%	6.2%	6.3%
15 to 24	14.2%	12.9%	12.6%
25 to 34	12.3%	13.0%	12.0%
35 to 44	13.4%	12.3%	12.8%
45 to 54	14.4%	12.9%	12.2%
55 to 64	12.3%	13.4%	13.0%
65+	13.8%	17.3%	19.3%
Median Age	37.9	39.6	40.6

38.2% of the 2019 ACOG region population is prime working age

ACOG Region Median Household Income

	2019	2024
ACOG Region	\$51,901	\$58,127
South Carolina	\$51,389	\$57,210
United States	\$60,548	\$69,180

ACOG Region Per Capita Income

	2019	2024
ACOG Region	\$28,133	\$32,162
South Carolina	\$28,244	\$32,417
United States	\$33,028	\$37,585

High School
Diploma or Higher



Bachelor's
Degree or Higher



County Demographics

Anderson County

	2010	2019	2024
Total Population	187,126	205,882	216,212
Total Households	73,829	80,668	84,531
Total Families	51,922	55,941	58,344
Average HH Size	2.50	2.52	2.52

Cherokee County

	2010	2019	2024
Total Population	55,342	58,189	59,416
Total Households	21,519	22,331	22,778
Total Families	14,941	15,284	15,517
Average HH Size	2.54	2.55	2.55

Greenville County

	2010	2019	2024
Total Population	451,225	520,932	560,313
Total Households	176,531	204,104	219,570
Total Families	119,362	135,923	145,471
Average HH Size	2.49	2.50	2.50

Oconee County

	2010	2019	2024
Total Population	74,273	79,435	82,466
Total Households	30,676	32,854	34,129
Total Families	21,118	22,284	23,036
Average HH Size	2.40	2.39	2.39

Pickens County

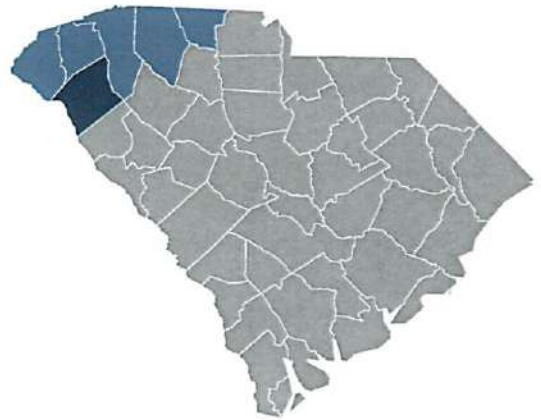
	2010	2019	2024
Total Population	119,224	128,097	133,156
Total Households	45,228	48,608	50,573
Total Families	29,540	31,234	33,325
Average HH Size	2.48	2.49	2.49

Spartanburg County

	2010	2019	2024
Total Population	284,307	320,379	339,835
Total Households	109,246	122,705	130,084
Total Families	75,404	83,471	88,057
Average HH Size	2.53	2.54	2.55

Anderson County

Anderson County lies along I-85 in the northwestern portion of South Carolina, equidistant to Atlanta, GA and Charlotte, NC. The area, with one of the lowest costs of living in the United States, is a thriving industrial, commercial, and tourist center. With more than 15 universities and colleges within 50 miles of Anderson, there are many great higher education options for students. With all of these, Anderson County has the integrated resources available to help train and develop a highly skilled workforce with the prestigious education and training programs of institutions including Anderson University, Clemson University, and Tri-County Technical College. Anderson County is also home to 55,950 acre Lake Hartwell, a U.S. Army Corps of Engineers lake with nearly 1,000 miles of shoreline for residential and recreational use. Its communities have a small town feel that make people want to stay. From a temperate southern climate and Lake Hartwell, to leading universities and a variety of arts programs, Anderson County offers an unmatched combination of quality of life features that makes for an ideal location for all of its citizens.



WorkLink: Connecting People and Jobs

Early in 2019, Mr. Oscar Sanchez came to SC Works WorkLink knowing he needed to do something different with his life. He had over ten years' experience working various types of jobs: apprenticing as an Auto Mechanic, masonry, maintenance and repairs, and even office clerk work. He was currently working for an auto towing service, but none of those jobs were a fit for him. He wanted something better, a stable career and a higher wage to help support himself and his son. He settled on Truck Driving as his career goal, but he didn't have the funds to pay for it. He also knew finding a better job would be difficult without a high school diploma and having something in his background.

Oscar contacted SC Works, and through their Information Session, learned about the employment services they offered, including scholarships available through the WIOA Program. This confirmed his decision to pursue his GED and a Class A Commercial Driver's License through classes at Tri-County Technical College. His WIOA Career Coach helped him complete all the necessary steps to enroll into the WIOA Program, and as a result was able to take advantage of scholarship funding to cover the cost of his classes.

Within a month of enrolling in WIOA, Oscar completed his GED training. He took all four sections of the GED test on April 10, 2019, and passed them all. Then, in May 2019, Oscar started CDL training at Tri-County Technical College. He completed it on July 2 and got his CDL that same day. Oscar gained employment at Gaines Mechanical on August 26, 2019 as a Driver/Laborer working full-time, earning \$17.00 an hour. He is very appreciative of the assistance he received from SC Works. SC Works, Adult Education, Tri-County Technical College, and the WIOA program made a big difference in his life.



2019 Return on Investment | Anderson County

Community Development Block Grants	\$602,500
Services to Seniors	\$690,091
Transportation Improvement Program	\$970,000
Workforce Development	\$917,225
Total Funding into Anderson County	\$3,179,816
Annual County Contribution to ACOG	\$93,885
Return on County Investment (per dollar)	\$33.87

Cherokee County

The county was named for the Cherokees who once made it their home. It was formed in 1897, and the county seat is Gaffney. Iron mining was such an important activity in this region before the Civil War, it is sometimes called the Old Iron District. Today, Cherokee County enjoys a thriving and profitable local economy and an abundance of natural and manufactured resources. Cherokee County sits in a prime location just off I-85 between Charlotte, NC and Greenville/Spartanburg, SC. Charlotte's Douglas International Airport and the Greenville-Spartanburg International Airport are both within 45 miles and the mainline of Norfolk Southern Railroad runs through Cherokee County. The Port of Charleston is easily accessible via major highways. Cherokee County offers an unbeatable combination of such factors as an abundant and educated work force with customized training by South Carolina Special Schools, a diversified industrial base, a high standard of living and quality of life, pro-business local governments, and easy access to transportation routes.





Communities Overcoming Administrative Challenges

Communities throughout the Upstate have a wide range of administrative staffing needs. From large cities with hundreds of employees, to small towns with a clerk and mayor that do it all, successful administration often hinges on access to guidance in areas like human resources, finance, and planning. Many of these communities recognize the need for expertise on specific issues while also realizing it doesn't warrant hiring additional staff. In these situations, the Appalachian Council of Governments (ACOG) staff is able to step in to consult and provide expertise to meet these challenges. Two prime examples from 2019 are the City of Gaffney and Town of Blacksburg.

While the City of Gaffney is well staffed and organized, they approached ACOG staff for assistance in revamping their performance evaluation process. ACOG staff met with the administrator and department heads to develop new procedures and evaluation forms. ACOG staff also provided guidance to department heads on how to implement the process.

When the Town of Blacksburg's administrator pursued a new role in early 2019 and the town promoted from within to fill the position. While the new administrator understood the strengths and needs of the community, they were taking on roles where they had no previous experience. ACOG staff served as a mentor over the last year providing guidance on everything from budgeting to personnel issues, which eased the transition to new leadership.

Communities face administrative challenges on a regular basis. ACOG can partner with local communities to guide staff as they navigate through specific problems and challenges. In addition, we provide trainings to managers and supervisors in our region to stay informed on the best way to tackle these issues and build on their skillset.

2019 Return on Investment | Cherokee County

Services to Seniors	\$520,970
Transit Services	\$55,000
Transportation Improvement Program	\$750,000
Total Funding into Cherokee County	\$1,325,970
Annual County Contribution to ACOG	\$29,055
Return on County Investment (per dollar)	\$45.64

Greenville County

Encouraged by abundant streams and rivers, textile manufacturers began operating in Upstate South Carolina in the 1820s. From those early days, Greenville County has gradually transformed from the textile capital of the world into a headquarters, technology, and advanced manufacturing center. In addition, the engineering industry has found success here. As South Carolina's most populous county, Greenville is situated in the northwestern corner of the state and is part of one of the nation's fastest growing areas, "The I-85 Corridor." Greenville is located on I-85 between Atlanta, GA and Charlotte, NC. The Atlantic Ocean and Port of Charleston are 200 miles to the southeast down I-26, and the Blue Ridge Mountains are just 15 minutes away. The Greenville-Spartanburg International Airport has been cited by Condé Nast Traveler as one of the most user friendly airports. Greenville County has a unique blend of southern traditions and international influences, gentle rolling hills, and beautiful majestic mountains—just the right mix for a great place to live, work, and visit.



Simpsonville Receives Grant To Renovate Art Center

ACOG partnered with the City of Simpsonville to secure a \$500,000 Appalachian Regional Commission Grant that contributed to Phase 1 of the Simpsonville Arts Center renovations. Located in the old Simpsonville Elementary School, the Arts Center has long served the community as both school and community center. After many years of service, renovations are vital for the Center to continue to serve the community and reach its full potential for Simpsonville.

The ARC grant is a part of the Phase 1 project cost of \$2.4 million. The renovations planned will include sliding panels over the auditorium’s windows, new seats and lighting, as well as a new lobby with a ticket window and concessions booth. The building will also get all new exterior windows and a new HVAC system as part of the first phase of the renovation project.

This project will enable the City of Simpsonville to expand their community education programs, increase arts and cultural activities, and host city functions at the center. There is also a plan for the Mill Town Players, a Pelzer based community theatre group, to put on a full season of shows year-round. The Arts Center is a key piece of Simpsonville’s downtown master plan and will help connect points of interest and create a more vibrant downtown with the hope it will attract more visitors and spur economic development downtown.



Photos courtesy of the City of Simpsonville

2019 Return on Investment | Greenville County

Appalachian Regional Commission	\$500,000
Small Business and Entrepreneurial Loan Program	\$473,790
Private Capital Leveraged from Loans	\$2,711,871
Services to Seniors	\$1,934,518
Total Funding into Greenville County	\$5,620,179
Annual County Contribution to ACOG	\$180,306
Return on County Investment (per dollar)	\$31.17

Oconee County

The county was formed in 1868, and the county seat is Walhalla. This area was home to the Cherokees, who gave up their lands in treaties signed in 1777 and 1816. After the American Revolution, settlers from other parts of the state began moving in, including Germans from Charleston who founded Walhalla in 1850. Oconee County is in the foothills of the beautiful Appalachian Mountains and encompasses rivers, lakes, and forests. As one of South Carolina's most scenic and economically stimulating counties, Oconee County is situated in the northwestern corner of the state and is part of one of the nation's fastest growing areas, the I-85 Corridor. With a diversified economic base, Oconee offers a wide variety of occupational and recreational opportunities. The towns of Oconee County are also located on the South Carolina National Heritage Corridor, which extends from the Upstate to Charleston.

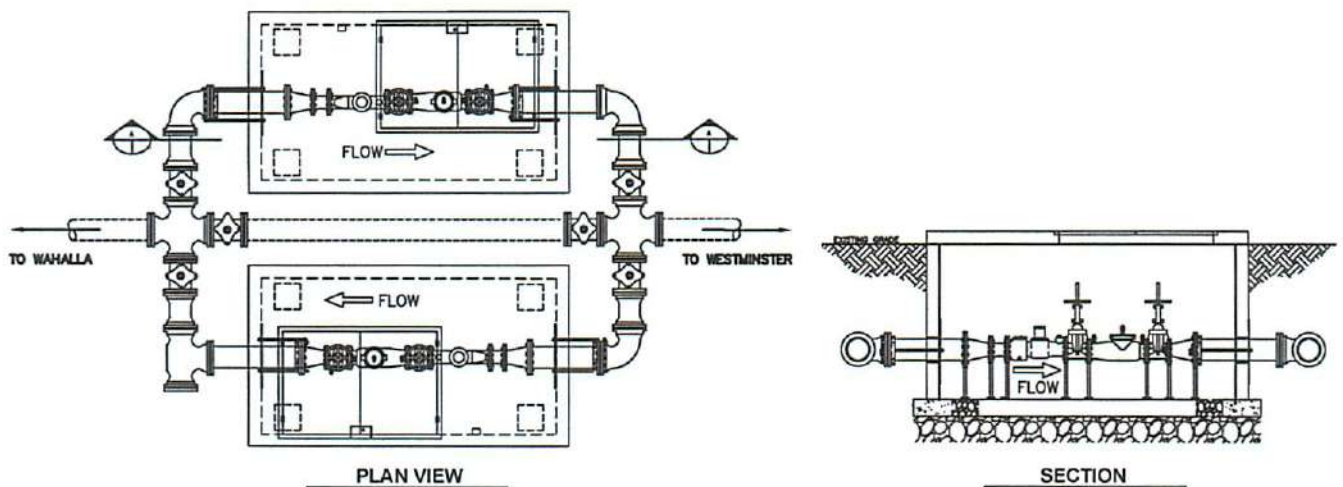


Local Governments Collaborate to Improve Utilities

The City of Walhalla, with assistance from ACOG, received a \$473,000 Economic Development Administration Grant and an \$118,400 SC Rural Infrastructure Authority Grant, to improve water system infrastructure for the Cities of Walhalla and Westminster as well as for the Oconee Industrial and Technology Park (OITP). Walhalla’s water system had limited storage capacity which created potential for undependable pressure levels and flow volumes during peak need times at the OITP. In turn, creating potential for business disruptions and insufficient flows for combating fires. These funds will allow the Cities of Walhalla and Westminster to install 2,500 feet of 12-inch water mains supplying the OITP and surrounding area to alleviate the potential risk from limited capacity.

In addition, the new connection will help both cities, including the tenants at the OITP, to receive the benefit of an additional 500,000 gallons of storage that can be utilized during periods of high demand. The interconnection project helps ensure there will be no future disruption in supply for the OITP while also providing Walhalla and Westminster with additional storage that will help efforts to grow and develop.

The partnership between communities is a prime example of how you can address challenges for multiple stakeholders when you are able to work together. The partnership with ACOG was an additional benefit as it helped to secure almost 90% of the funding needed to implement this project. Enhancing the marketability of the OITP, improving Walhalla and Westminster’s water system, and limiting cost to all partners is a model for how to create win-win projects when communities work together.



2019 Return on Investment | Oconee County

Community Development Block Grants	\$500,000
Economic Development Administration Grants	\$4,173,000
Services to Seniors	\$510,121
Transit Services	\$110,000
Transportation Improvement Program	\$1,850,000
Workforce Development	\$370,680
Total Funding into Oconee County	\$7,513,801
Annual County Contribution to ACOG	\$38,993
Return on County Investment (per dollar)	\$192.70

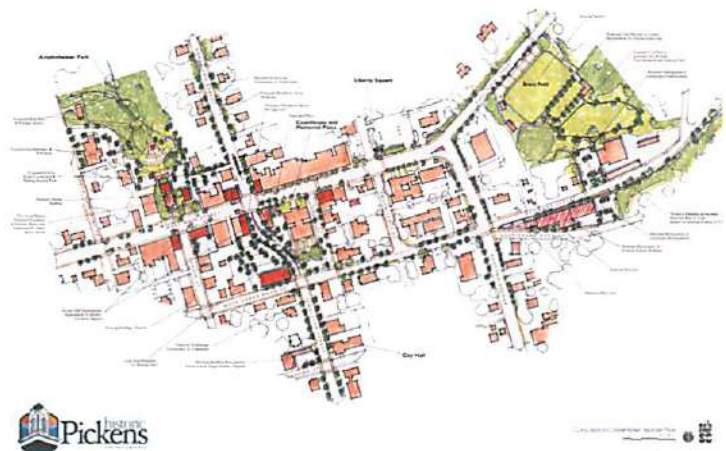
Pickens County

Pickens County is an area rich in history, beauty, and vision for the future. Pickens is part of one of the nation's fastest growing regions, the I-85 Corridor yet maintains a small town atmosphere, while located only 30 minutes from Greenville and two hours from Atlanta, GA and Charlotte, NC. The bordering Blue Ridge region provide a beautiful backdrop for natural attractions such as Lakes Jocassee and Keowee, Table Rock State Park, scenic Highway 11, and the SC Botanical Garden. Pickens County is also home to Clemson University, Southern Wesleyan University, and Tri-County Technical College, offering Pickens County companies a competitive advantage. Leaders from the education, business, and industrial communities work together to ensure Pickens County students possess the training and education they need when they enter the workforce. From consistently high academic achievement in schools, access to state-of-the-art medical care, consistently low crime rate, to a variety of recreational and cultural amenities, the quality of life in Pickens County, South Carolina is second to none.



ACOG-Pickens Partnership Leads Way To Revitalization

Like many communities over the past two decades, Pickens saw a decline of its industrial base that was once the mainstay of the community. As leaders recognized the need to reinvent themselves and improve economic opportunities, city and community leaders worked together to develop programs and ordinances focused on business and community development. Part of Pickens' efforts were the establishment of overlay districts, design guidelines, and various ordinances to help preserve the character of downtown and improve the gateway corridors leading into the community.



Initially the transition to these new regulations were a challenge for everyone involved; staff, council members, and business owners (new and old). The goal was to stimulate private investments in improvements that enhance the appearance of buildings and properties and eliminate blight from key areas in the community. However, the new efforts were leading to more problems than they were solving as the City did not have anyone on staff qualified to administer the new ordinances and boards.

The City recognized the need for better staffing while also realizing there was not enough work for a full time person. At that point, Pickens reached out to the ACOG planning staff to step in and help. ACOG has served as the zoning administrator and staff to their planning boards for 10 years now. The partnership with ACOG has helped the City improve communication with the development community, streamline the application process, and provide the City's boards and commissions with professional planning guidance.

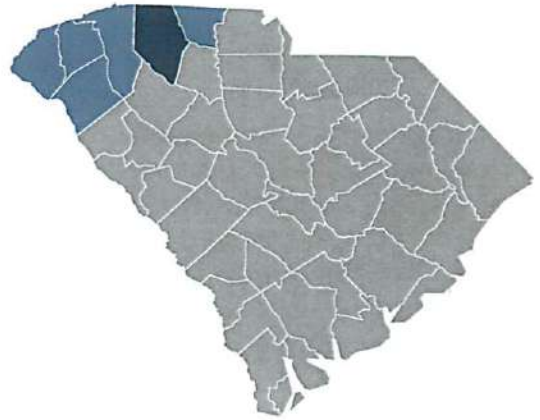
Although there were many challenges during the process, the new development approach and implementation of these strategies and ordinances has led to positive changes in the City. The downtown has been cleaned up and is booming with new and improved businesses and upgrades to the gateways into the City have created a more inviting entrance for visitors. The results of the City's efforts have been a steady increase in visitors, retail sales, and community pride that sets the path for better things to come for Pickens.

2019 Return on Investment | Pickens County

Community Development Block Grants	\$750,000
Rural Infrastructure Authority Grants	\$500,000
Services to Seniors	\$688,300
Transit Services	\$55,000
Transportation Improvement Program	\$4,500,000
Workforce Development	\$684,105
Total Funding into Pickens County	\$7,177,405
Annual County Contribution to ACOG	\$61,631
Return on County Investment (per dollar)	\$116.46

Spartanburg County

Formed in 1785, Spartanburg County and its county seat were named for the Spartan Regiment, a local militia unit that fought in the Revolutionary War. The county has grown from a frontier trading post and later a major textile center to a more diversified manufacturing center. Spartanburg County also is an international business center with the highest per capita foreign investment and more than 110 international firms, including BMW Manufacturing Corporation. Spartanburg County offers businesses an excellent transportation system, including highways, rail and truck lines, Greenville-Spartanburg International Airport, and proximity to the Port of Charleston. Spartanburg's location at the crossroads of two major interstate highways, I-85 and I-26, put it at the top of the list for business and personal relocation.





ACOG & Fifty Upstate Expand Services for Seniors

The Appalachian Council of Governments (ACOG), in their role as the Area Agency on Aging (AAA), works with local communities and senior organizations to plan for services and develop programs to meet the needs of citizens age 60 and over. Over the last two years, ACOG has worked with Spartanburg County to expand services for seniors by increasing the number of centers throughout the County. Funding provided through the AAA has helped the County partner with the non-profit organization, Fifty Upstate, to open 8 centers in Spartanburg County with the Landrum Aging Well Center the latest to open in August of 2019.

ACOG worked with the County, Fifty Upstate, and the City of Landrum in securing use of the Landrum Depot as a senior center site for residents in the northwest portion of the County. The center is a congregate dining site where seniors are served fresh meals and provided engaging activities such as exercise, art classes, games, activities, and host speakers for educational programming on topics impacting the aging population, their families and caregivers. For many seniors, visits to these centers is the only time they interact with others. Access to centers helps combat isolation which is a common issue older adults in our region experience that often results in depression and an overall decline in health.

Eating meals at congregate dining facilities, even if just once a week, greatly reduces the sense of isolation many elderly residents in our community experience. The network of senior congregate dining sites at centers across the county with locations in Boiling Springs, Chesnee, Cowpens, Landrum, Lyman, Pacolet, Spartanburg, and Woodruff has greatly enhanced the services available to seniors. Participation at centers around the County has increased by 33% from 2018. Over the course of 2019, 24,000 hot meals were served to seniors at the 8 centers and an additional 17,500 hot, frozen, and shelf-stable meals were delivered to homebound seniors.

The partnership between the County, Fifty Upstate, ACOG and the eight communities has made it possible to reach more seniors by leveraging available funding to expand programs and services. This has been successful in bringing the community together to reduce isolation and loneliness for seniors by keeping them active and engaged in their community.

2019 Return on Investment | Spartanburg County

Community Development Block Grants	\$1,400,000
Rural Infrastructure Authority Grants	\$500,000
Services to Seniors	\$766,500
Transit Services	\$55,000
Transportation Improvement Program	\$800,000
Total Funding into Spartanburg County	\$3,521,500
Annual County Contribution to ACOG	\$135,830
Return on County Investment (per dollar)	\$25.93




APPALACHIAN
COUNCIL OF GOVERNMENTS

www.scacog.org

The People Of Oconee County, SC

Petition To Prevent Federal Infringement on Our Second Amendment Rights

We, the citizens of Oconee County, South Carolina, petition the Oconee County Council, County Sheriff, and any other party which has power to enact a resolution that will prevent Federal Infringement on the Right to Keep and Bear Arms, Nullifying all Federal Acts in Violation of The Second Amendment To The Constitution Of The United States Of America.

Name (Signature)

County of Residence

M.A. Fickman

Oconee Co.

Chris R. Welford

Oconee, SC

[Signature]

Oconee, SC

[Signature]

Oconee, SC

[Signature]

Oconee, SC

[Signature]

Oconee, SC

[Signature]

Oconee, S.C

[Signature]

Oconee, SC

[Signature]

Oconee, SC


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Name (Signature)

County of Residence

Aaron Smith


Oconee SC

Marvin Cobb

Oconee SC

Aundrey Smith

Oconee, SC

Teresa Smith

Oconee, SC

David Pen

Oconee, SC



Oconee, SC



Oconee SC



Oconee SC

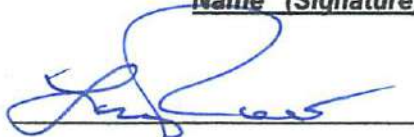




Oconee S.C.

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<u>Name (Signature)</u>	<u>County of Residence</u>
	Oconee
Joseph J. Raetz	Oconee
Richard M. Lese	Oconee
L.M. Slope Jr	Oconee
Mich. G. Keith	Oconee
Marilyn Cooper	Oconee
	Oconee
	Oconee
John Smith	Oconee

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Name (Signature)

County of Residence

Tyler Ratcliff

Oconee

Louis Briguglio

Oconee

~~John~~ John

Oconee

[Signature]

Oconee

[Signature]

Oconee

[Signature]

Oconee

Eric Suttles

Oconee

[Signature]

Oconee

Phil E. Almond

Oconee

2/18/20
932

The People Of Oconee County, SC

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- | ① | <u>Name (Signature)</u> | <u>County of Residence</u> |
|---|-------------------------|----------------------------|
| ② | <u>Jim Bud Loggins</u> | <u>Oconee</u> |
| ③ | <u>Diane Loggins</u> | <u>Oconee</u> |
| ④ | <u>Allen Richards</u> | <u>Oconee</u> |
| ⑤ | <u>Sonny Deleson</u> | <u>Oconee</u> |
| ⑥ | <u>McCutty Daffney</u> | <u>Oconee</u> |
| ⑦ | <u>Robert Wood</u> | <u>Oconee</u> |
| ⑧ | <u>Rocor Stephens</u> | <u>Oconee</u> |
| ⑨ | <u>Albin</u> | <u>Oconee</u> |
| ⑩ | <u>Jimmy Stone</u> | <u>Oconee</u> |
| ⑪ | <u>Dr. M. Holbeck</u> | <u>Oconee</u> |
| ⑫ | <u>Justin Jones</u> | <u>Oconee</u> |

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Name (Signature)

County of Residence

<u>Xavier Settemyrce</u>	<u>Oconee</u>
<u>Al M. E.</u>	<u>Oconee</u>
<u>Jimmy E. Sandifer</u>	<u>Oconee</u>
<u>Rayford G. Swafford</u>	<u>Oconee</u>
<u>Brady Crocker</u>	<u>Oconee</u>
<u>Louise Swafford</u>	<u>Oconee</u>
<u>W. Purdy</u>	<u>Oconee</u>
<u>Zachary Purdy</u>	<u>Oconee</u>
<u>Bryan Lighter</u>	<u>Oconee</u>

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Name (Signature)

County of Residence

Harold D. Smith

Oconee

Alan D. Smith

Oconee

Froy Zhang

Oconee

Chad Queen

Oconee

[Signature]

Oconee

Michael Babb

Oconee

Jennifer Severance

Oconee

Eric Case

Oconee

Braun

Oconee

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<u>Name (Signature)</u>	<u>County of Residence</u>
<u>Phil C. Blackwell</u>	<u>Oconee</u>
<u>Casper Jenkins</u>	<u>Oconee</u>
<u>[Signature]</u>	<u>Oconee</u>
<u>Burt M. Blackwell</u>	<u>Oconee</u>
<u>Jimmy [Signature]</u>	<u>Oconee</u>
<u>Ray M. Adams</u>	<u>Oconee</u>
<u>James [Signature]</u>	<u>Oconee</u>
<u>[Signature]</u>	<u>Oconee</u>
<u>Kathy [Signature]</u>	<u>Oconee</u>

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Name (Signature)

County of Residence

Michael Hendrix

Anderson

Shay Chopping

Westminster

Jash Chopping

Westminster

Troy ROGERS

Westminster

Alk MA

Seneca

Cody Thomas

Westminster

Jerry McGee

Oconee - Seneca

Eric Eddy

Westminster

James Nelson

Oconee
Oconee

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Name (Signature)

County of Residence

Teresa Smith

Oconee

Austin J Lawless

Oconee

Jeff Byr

Oconee

John B. Smith

Oconee

Ryan Smith

Oconee

Kellie Smith

Oconee

William Hobbs

Oconee

Mike Kamm

Oconee

Mike Blalock

Oconee

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Name (Signature)

County of Residence

<u>[Signature]</u>	<u>Oconee</u>
<u>Bobby Workell</u>	<u>Oconee</u>
<u>TRAVIS Smith</u>	<u>OCONEE</u>
<u>Ted Greer</u>	<u>Oconee</u>
<u>Ronald A. Morgan</u>	<u>OCONEE</u>
<u>Carl R. Workell</u>	<u>Oconee</u>
<u>Stan Workell</u>	<u>OCONEE</u>
<u>Keith F. Gual</u>	<u>Oconee</u>
<u>James Depp</u>	<u>Oconee</u>

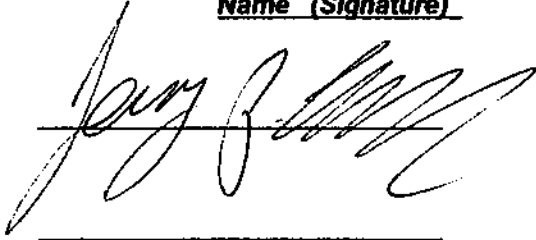
The People Of Oconee County, SC

Petition To Prevent Federal Infringement on Our Second Amendment Rights

We, the citizens of Oconee County, South Carolina, petition the Oconee County Council, County Sheriff, and any other party which has power to enact a resolution that will prevent Federal Infringement on the Right to Keep and Bear Arms, Nullifying all Federal Acts in Violation of The Second Amendment To The Constitution Of The United States Of America.

Name (Signature)

County of Residence

A handwritten signature in black ink, appearing to read "James J. [unclear]", written over a horizontal line.

The People of Oconee County, SC

Petition To Prevent Federal Infringement on Our Second Amendment Rights

We, the citizens of Oconee County, South Carolina, petition the Oconee County Council, County Sheriff, and any other party which has power to enact a resolution that will prevent Federal Infringement on the Right to Keep and Bear Arms, Nullifying all Federal Acts in Violation of The Second Amendment To The Constitution Of The United States Of America.

Name (Signature)

County of Residence

Emma Black

Oconee

^{Patrick Moore}
Patrick Moore

Oconee

Dalton Proctor

Oconee

Nancy Weese

Oconee

Jay B...

OCONEE

Steve Coy

Oconee

Q M Wood

Oconee



This petition has collected
890 signatures
using the online tools at [ipetitions.com](https://www.ipetitions.com)

Printed on 2020-03-02

Petition to Prevent Federal Infringement for Oconee County SC

About this petition

We, the citizens of Oconee County, South Carolina, petition the Oconee County Council, County Sheriff, and any other party which has power to enact a resolution that will prevent Federal Infringement on the Right to Keep and Bear Arms, Nullifying all Federal Acts in Violation of The Second Amendment To The Constitution Of The United States Of America.

Signatures

1. Name: BRIAN MCCALL on 2020-02-18 13:32:18
Comments:

2. Name: Ronnie Cobb on 2020-02-18 13:34:19
Comments: 2nd Amendment Proud.

3. Name: Cody C Collopy on 2020-02-18 13:35:16
Comments:

4. Name: Justin Miller on 2020-02-18 13:36:26
Comments: "All laws which are repugnant to the Constitution are null and void." (Marbury vs. Madison, 1803.)

5. Name: Jeff Rankin on 2020-02-18 13:36:53
Comments:

6. Name: Chet Holloway Holloway on 2020-02-18 13:37:13
Comments:

7. Name: Trey Saunders on 2020-02-18 13:39:12
Comments:

8. Name: Freda BUSHBA on 2020-02-18 13:39:12
Comments:

9. Name: Debbie Rice on 2020-02-18 13:40:17
Comments: My safety and security is more important than the government's willingness to infringe on my constitutional rights

10. Name: Ashley Hall on 2020-02-18 13:40:59
Comments:

11. Name: David James on 2020-02-18 13:41:29
Comments:

12. Name: Kristy A Smith on 2020-02-18 13:43:50
Comments:

13. Name: Jonathan Cheek on 2020-02-18 13:44:49
Comments:

14. Name: Dwight Addis on 2020-02-18 13:45:16
Comments:

15. Name: Jeff Stubblefield on 2020-02-18 13:45:23
Comments:

16. Name: Jeremy smith on 2020-02-18 13:45:50
Comments:

17. Name: Wanda Roach on 2020-02-18 13:46:22
Comments:

18. Name: Jack A Donald on 2020-02-18 13:47:48
Comments:

19. Name: Phillip Price on 2020-02-18 13:48:06
Comments:

20. Name: Jeffrey Dillard on 2020-02-18 13:48:40
Comments:

21. Name: Steven Davis on 2020-02-18 13:49:46
Comments:

22. Name: Timothy R Broome on 2020-02-18 13:49:59
Comments:

23. Name: Adam Nichols on 2020-02-18 13:52:01
Comments:

24. Name: Adam Bramlett on 2020-02-18 13:52:45
Comments:

25. Name: Joann Cantrell on 2020-02-18 13:55:22
Comments:

26. Name: Susan Queen on 2020-02-18 13:55:53
Comments:

27. Name: Bobby Wilbanks on 2020-02-18 13:56:30
Comments:

28. Name: William Burns on 2020-02-18 13:56:52
Comments:
-
29. Name: Daniel Crowe on 2020-02-18 13:56:58
Comments:
-
30. Name: Greg L Kelley on 2020-02-18 13:57:24
Comments: Thanks wee need this.
-
31. Name: Susan Bright on 2020-02-18 13:58:11
Comments:
-
32. Name: Marty Clark on 2020-02-18 13:58:49
Comments: Save our Guns
-
33. Name: Athenia J Crowe on 2020-02-18 13:59:01
Comments:
-
34. Name: Fred Lyon on 2020-02-18 13:59:59
Comments:
-
35. Name: Tillman Ferrell on 2020-02-18 14:00:21
Comments:
-
36. Name: Gary Burbage on 2020-02-18 14:03:40
Comments: Taking away our guns is illegal and will not happen. Its in our constitution
amd the constitution can not bw changed americans will not stand for it.
-
37. Name: Danny bronson on 2020-02-18 14:04:21
Comments:
-
38. Name: Donnie B Nicholson on 2020-02-18 14:04:35
Comments:
-
39. Name: Andrea Fuller on 2020-02-18 14:05:08
Comments:
-
40. Name: April Finley on 2020-02-18 14:05:29
Comments:
-
41. Name: Thomas Scott busha on 2020-02-18 14:06:20
Comments:

42. Name: Justin Hines on 2020-02-18 14:08:33
Comments:

43. Name: Austin Cater on 2020-02-18 14:15:00
Comments:

44. Name: drayton mcclain on 2020-02-18 14:15:56
Comments:

45. Name: Tracy sanders on 2020-02-18 14:16:37
Comments:

46. Name: Brian smith on 2020-02-18 14:22:01
Comments:

47. Name: Doyle Hoover on 2020-02-18 14:22:45
Comments:

48. Name: Warren Galbreath on 2020-02-18 14:23:20
Comments:

49. Name: Larry Broome on 2020-02-18 14:23:55
Comments:

50. Name: Brandon Bryson on 2020-02-18 14:29:37
Comments:

51. Name: Michael Panter on 2020-02-18 14:32:58
Comments:

52. Name: Barry Cain on 2020-02-18 14:36:55
Comments:

53. Name: John M Leech on 2020-02-18 14:38:12
Comments:

54. Name: Ricky head on 2020-02-18 14:41:27
Comments:

55. Name: Karen coldiron on 2020-02-18 14:41:42
Comments:

-
56. Name: Marty Reid on 2020-02-18 14:41:55
Comments:
-
57. Name: Charles Weaver on 2020-02-18 14:42:14
Comments: Uphold the constitution!
-
58. Name: Gabe Hamm on 2020-02-18 14:45:02
Comments:
-
59. Name: Terry J Mullikin on 2020-02-18 14:53:38
Comments: Signed!
-
60. Name: Michelle Skislak on 2020-02-18 15:01:10
Comments:
-
61. Name: Cindi Meredith on 2020-02-18 15:07:02
Comments:
-
62. Name: Angie Wheeler on 2020-02-18 15:07:46
Comments:
-
63. Name: Wanda Hayes on 2020-02-18 15:08:08
Comments:
-
64. Name: judy on 2020-02-18 15:15:33
Comments:
-
65. Name: Curtis Rudisail on 2020-02-18 15:16:08
Comments: Make SC a Sanctuary State to protect our rights.
-
66. Name: Woody Sanders on 2020-02-18 15:16:20
Comments: uphold the constitution
-
67. Name: matt weaver on 2020-02-18 15:17:40
Comments:
-
68. Name: Tarra Holloway on 2020-02-18 15:18:25
Comments:
-
69. Name: Michael Wirtz on 2020-02-18 15:19:12
Comments:

-
70. Name: Michelle Wirtz on 2020-02-18 15:20:16
Comments:
-
71. Name: William Owens on 2020-02-18 15:26:51
Comments:
-
72. Name: Todd Barnett on 2020-02-18 15:26:59
Comments:
-
73. Name: Alfred Nix III on 2020-02-18 15:29:16
Comments:
-
74. Name: Trace Nix on 2020-02-18 15:30:37
Comments:
-
75. Name: Justin Wood on 2020-02-18 15:32:57
Comments:
-
76. Name: Christopher Edney on 2020-02-18 15:36:57
Comments:
-
77. Name: Thomas McCall on 2020-02-18 15:38:09
Comments:
-
78. Name: Jason Taylor on 2020-02-18 15:40:18
Comments:
-
79. Name: Adam Smith on 2020-02-18 15:47:09
Comments:
-
80. Name: Samuel Kimbrell on 2020-02-18 15:49:44
Comments:
-
81. Name: Diana Loggins on 2020-02-18 15:56:15
Comments:
-
82. Name: Josh on 2020-02-18 15:59:27
Comments:
-
83. Name: Elizabeth on 2020-02-18 16:01:28
Comments:

-
84. Name: David Pearson on 2020-02-18 16:06:58
Comments:
-
85. Name: Trevor Ables on 2020-02-18 16:09:57
Comments:
-
86. Name: Tina Leech on 2020-02-18 16:18:36
Comments:
-
87. Name: Terry s Crawford on 2020-02-18 16:21:48
Comments:
-
88. Name: James Blackwell on 2020-02-18 16:22:58
Comments: Please take this into consideration. This is one of the only means, that we the law abiding people, of our great state have. Thanks for your time.
-
89. Name: David Olsen on 2020-02-18 16:24:31
Comments:
-
90. Name: Mike Cawthon on 2020-02-18 16:27:03
Comments:
-
91. Name: Jason Adams on 2020-02-18 16:27:43
Comments:
-
92. Name: Lynn Alexander on 2020-02-18 16:29:46
Comments:
-
93. Name: Ross Miller on 2020-02-18 16:29:50
Comments: Our right to bear arms will not be infringed here in oconee.
-
94. Name: Neal HUDGINS on 2020-02-18 16:31:21
Comments:
-
95. Name: Chris Hyde on 2020-02-18 16:37:03
Comments:
-
96. Name: Brian Capps on 2020-02-18 16:38:18
Comments:
-
97. Name: Vickie Ketterman on 2020-02-18 16:39:44

Comments:

-
98. Name: Jessica Kimbrell on 2020-02-18 16:46:12
Comments:
-
99. Name: Zachary Cannon on 2020-02-18 16:46:33
Comments:
-
100. Name: Charles Steiner on 2020-02-18 16:56:23
Comments:
-
101. Name: Carl Spearman on 2020-02-18 16:57:02
Comments:
-
102. Name: Phyllis Panter on 2020-02-18 16:58:21
Comments:
-
103. Name: James Lewis on 2020-02-18 16:58:26
Comments:
-
104. Name: Tim nelson jr on 2020-02-18 17:00:51
Comments:
-
105. Name: Justin Turner on 2020-02-18 17:02:48
Comments:
-
106. Name: Jamie Collins on 2020-02-18 17:06:31
Comments: I am signing to support the establishment of local support for the full scope of the 2nd Amendment to the US Constitution.
-
107. Name: Jerry Williams on 2020-02-18 17:07:07
Comments:
-
108. Name: David O on 2020-02-18 17:24:05
Comments:
-
109. Name: Andrew Watkins on 2020-02-18 17:24:21
Comments:
-
110. Name: Roger Hunt on 2020-02-18 17:42:41
Comments: crying shame it's coming to this
-

111. Name: Karen Sharpe on 2020-02-18 17:51:20
Comments:
-
112. Name: Bryant Sharpe on 2020-02-18 17:56:47
Comments:
-
113. Name: SCOTT SMITH on 2020-02-18 18:00:02
Comments:
-
114. Name: Tim Schroeder on 2020-02-18 18:00:56
Comments: State needs to enacted constitutional carry
-
115. Name: Michael Holden on 2020-02-18 18:03:05
Comments:
-
116. Name: Keith Fuller on 2020-02-18 18:03:17
Comments: Sign me up....
-
117. Name: Matthew Chad Lusk on 2020-02-18 18:08:01
Comments:
-
118. Name: Wanda Gibson on 2020-02-18 18:35:41
Comments:
-
119. Name: Tammy T Holbrooks on 2020-02-18 18:35:55
Comments:
-
120. Name: Nicole Dickerson on 2020-02-18 18:41:39
Comments: Right to bare ARMS
-
121. Name: Charles Sowell on 2020-02-18 18:58:10
Comments: Amern
-
122. Name: William McCormick on 2020-02-18 19:08:19
Comments:
-
123. Name: Tim Holbrooks on 2020-02-18 19:13:17
Comments:
-
124. Name: Matthew Huller on 2020-02-18 19:47:32
Comments: It is our job as citizens to make sure the constitution of the United States Of America is upheld.

-
125. Name: Mary Willis on 2020-02-18 19:50:31
Comments: We must protect our rights, if we let one go, rest will follow
-
126. Name: Wayne Roach on 2020-02-18 19:56:07
Comments:
-
127. Name: Tammy on 2020-02-18 19:56:50
Comments:
-
128. Name: Brett Nabors on 2020-02-18 20:03:16
Comments:
-
129. Name: Jason king on 2020-02-18 20:11:09
Comments: If you change one thing in our Constitution then nothing in our Constitution will mean anything. More people get killed by others driving drunk and on drugs but you dont take our cars just cuz there are dumn people, so you cant take our 2nd amendment from our constitution that states it will not be Infringed on
-
130. Name: Bobbi Schalk on 2020-02-18 20:23:21
Comments:
-
131. Name: Debbie Fowler on 2020-02-18 20:25:47
Comments:
-
132. Name: Johannah okelley on 2020-02-18 20:29:46
Comments:
-
133. Name: Cathy Hann on 2020-02-18 20:36:55
Comments:
-
134. Name: michael chastain on 2020-02-18 20:40:16
Comments:
-
135. Name: Dustin White on 2020-02-18 20:52:00
Comments:
-
136. Name: William Yarberry on 2020-02-18 21:24:17
Comments: 2nd Amendment shall not be infringed.
-
137. Name: Hunter Owen on 2020-02-18 21:27:51
Comments:

-
138. Name: Linda Kennemore on 2020-02-18 21:28:31
Comments:
-
139. Name: Angie Kelley on 2020-02-18 21:36:05
Comments:
-
140. Name: Loretta on 2020-02-18 21:36:23
Comments: Amen
-
141. Name: donna cromer on 2020-02-18 21:38:51
Comments:
-
142. Name: Mary Veal on 2020-02-18 21:40:18
Comments:
-
143. Name: Ryan Mathis on 2020-02-18 21:42:36
Comments: Completely agree with the movement to help stop our government from infringing on our constitutional and God given rights
-
144. Name: Kye Moss on 2020-02-18 21:43:02
Comments:
-
145. Name: Becky Beatty on 2020-02-18 21:45:39
Comments:
-
146. Name: Lonny Markley on 2020-02-18 21:47:22
Comments:
-
147. Name: Austin Cody Perry on 2020-02-18 21:55:45
Comments:
-
148. Name: Danny Hendrix on 2020-02-18 21:57:18
Comments: When they pry it from my cold dead hand be careful, the barrel will be hot
-
149. Name: Justin on 2020-02-18 21:59:49
Comments:
-
150. Name: Teresa Burton on 2020-02-18 22:02:02
Comments:
-
151. Name: Amanda Gibson on 2020-02-18 22:02:30

Comments:

152. Name: Shawn Gibson on 2020-02-18 22:06:55
Comments:

153. Name: Vicki Rust on 2020-02-18 22:07:19
Comments:

154. Name: Tyler Price on 2020-02-18 22:07:20
Comments:

155. Name: Jamie Jones on 2020-02-18 22:07:47
Comments:

156. Name: Holly Alford on 2020-02-18 22:10:50
Comments:

157. Name: Malcolm Catchings on 2020-02-18 22:13:53
Comments: Law abiding and want the right to bare arms

158. Name: John Gambrell on 2020-02-18 22:15:39
Comments:

159. Name: Harry B Glaspy on 2020-02-18 22:16:08
Comments:

160. Name: Jimmy Barker on 2020-02-18 22:24:24
Comments: Never give up guns.

161. Name: Jason on 2020-02-18 22:36:59
Comments:

162. Name: Tabatha Fuller on 2020-02-18 22:45:34
Comments:

163. Name: Troy hopkins on 2020-02-18 22:51:45
Comments:

164. Name: Noah Baker on 2020-02-18 23:00:22
Comments:

165. Name: Dawn Addis on 2020-02-18 23:09:04

Comments: Amen

166. Name: Gage Holbrooks on 2020-02-18 23:19:30
Comments:

167. Name: Jonathan Dickerson on 2020-02-18 23:20:30
Comments:

168. Name: Clay Greer on 2020-02-18 23:25:30
Comments:

169. Name: Roel Cruz on 2020-02-18 23:31:19
Comments:

170. Name: Nina James on 2020-02-18 23:46:58
Comments:

171. Name: Rick Holbrooks on 2020-02-18 23:54:48
Comments:

172. Name: Cody Lane Eller on 2020-02-18 23:57:47
Comments:

173. Name: Jerry Holtzclaw on 2020-02-19 00:02:43
Comments:

174. Name: Arlie Donald on 2020-02-19 00:04:35
Comments:

175. Name: Michael Rogers on 2020-02-19 00:09:41
Comments:

176. Name: Thomas Putnam on 2020-02-19 00:17:15
Comments:

177. Name: Michelle Beaty on 2020-02-19 00:18:16
Comments:

178. Name: Robert Sloan on 2020-02-19 00:33:05
Comments:

179. Name: Janie Freeman on 2020-02-19 00:42:39

Comments:

-
180. Name: Kimberly Hart on 2020-02-19 01:03:00
Comments: I sign this petition to protect Oconee County 2nd amendment from infringement.
-
181. Name: Deborah Banks Pierce on 2020-02-19 01:12:26
Comments:
-
182. Name: Terry Crowe on 2020-02-19 01:15:00
Comments:
-
183. Name: Wanda Roach on 2020-02-19 01:36:35
Comments:
-
184. Name: Vicki White on 2020-02-19 01:43:17
Comments:
-
185. Name: Lori Johnson on 2020-02-19 01:44:57
Comments:
-
186. Name: Kenneth Johnson on 2020-02-19 01:46:02
Comments:
-
187. Name: Donald Powell on 2020-02-19 02:01:23
Comments: I dont want the government to take our rights to defend our selves and families. I also ask for south carolina to become a constitutional carry state
-
188. Name: Ron Miller on 2020-02-19 02:11:01
Comments:
-
189. Name: Shane McDowell on 2020-02-19 03:01:11
Comments:
-
190. Name: Greg Stovall on 2020-02-19 03:01:20
Comments:
-
191. Name: Ian FitzGerald on 2020-02-19 03:06:49
Comments:
-
192. Name: Susan Hamlin on 2020-02-19 03:19:44
Comments:

-
193. Name: Trista Walker on 2020-02-19 03:24:19
Comments:
-
194. Name: Scott Moore on 2020-02-19 03:25:55
Comments:
-
195. Name: Kevin Kelley on 2020-02-19 03:30:02
Comments:
-
196. Name: Jeremy Roach on 2020-02-19 05:40:04
Comments:
-
197. Name: Hollie Bates on 2020-02-19 05:42:51
Comments:
-
198. Name: Gavin Holbrooks on 2020-02-19 06:17:11
Comments:
-
199. Name: William Bull on 2020-02-19 06:45:48
Comments: I moved here from Virginia for a reason.
-
200. Name: Jeremy Hunter on 2020-02-19 06:51:40
Comments:
-
201. Name: Evelyn Cook on 2020-02-19 06:56:03
Comments:
-
202. Name: Rick Kelley on 2020-02-19 09:09:19
Comments:
-
203. Name: Christie Roach on 2020-02-19 10:54:40
Comments:
-
204. Name: Tanner Sluder on 2020-02-19 11:12:17
Comments:
-
205. Name: Matthew Smith on 2020-02-19 11:23:40
Comments: 100% Support
-
206. Name: Tyler on 2020-02-19 11:24:23
Comments:

207. Name: Kathy crooks on 2020-02-19 11:29:17
Comments:

208. Name: Michael Okelley on 2020-02-19 11:49:35
Comments:

209. Name: Clay Chapman on 2020-02-19 11:52:02
Comments:

210. Name: Kathy Earle on 2020-02-19 12:01:48
Comments:

211. Name: Sandy Holden on 2020-02-19 12:16:56
Comments:

212. Name: Tracey Holbrooks on 2020-02-19 12:25:37
Comments:

213. Name: Pamela Long on 2020-02-19 12:34:11
Comments:

214. Name: Anita Sheriff on 2020-02-19 13:13:48
Comments: Amen

215. Name: Lisa Thompson on 2020-02-19 13:44:28
Comments: 100% behind this!

216. Name: Kevin Rholetter on 2020-02-19 13:49:05
Comments:

217. Name: Thomas mcguffin on 2020-02-19 13:52:43
Comments:

218. Name: Kimberly Lee on 2020-02-19 14:04:03
Comments:

219. Name: David Cole on 2020-02-19 14:10:15
Comments: Shall not be infringed

220. Name: Richard Gaines on 2020-02-19 14:40:53
Comments:

221. Name: Amanda Campbell on 2020-02-19 15:29:39
Comments:

222. Name: Betty Moore on 2020-02-19 15:58:34
Comments:

223. Name: Rodney Massey on 2020-02-19 16:42:24
Comments:

224. Name: Michael Moore on 2020-02-19 16:44:05
Comments:

225. Name: Roger Glenn on 2020-02-19 17:15:14
Comments:

226. Name: Justin Hines on 2020-02-19 17:46:47
Comments:

227. Name: Teresa Stewart on 2020-02-19 17:58:52
Comments:

228. Name: Gene Smith on 2020-02-19 18:37:12
Comments:

229. Name: Deborah Webb on 2020-02-19 19:29:39
Comments:

230. Name: Robert Storey on 2020-02-19 20:07:45
Comments:

231. Name: Kyle Stancil on 2020-02-19 20:28:06
Comments:

232. Name: Cindy Derrick on 2020-02-19 20:59:28
Comments:

233. Name: TABITHA BURRELL on 2020-02-19 20:59:50
Comments:

234. Name: Sheri Morrison on 2020-02-19 21:04:54
Comments:

235. Name: Angie Spearman on 2020-02-19 21:24:49
Comments:

236. Name: Rebecca Galbreath on 2020-02-19 21:27:32
Comments:

237. Name: Kelly Foster on 2020-02-19 21:30:05
Comments:

238. Name: Kim Honea on 2020-02-19 22:04:34
Comments:

239. Name: KR Witherite on 2020-02-19 22:12:30
Comments:

240. Name: Kevin Ramey on 2020-02-19 22:42:03
Comments:

241. Name: Chris Wood on 2020-02-19 22:55:57
Comments:

242. Name: Randy OConnor on 2020-02-19 23:12:31
Comments:

243. Name: Bruce Bennett on 2020-02-19 23:14:45
Comments:

244. Name: Robbie j Cromer on 2020-02-19 23:19:51
Comments:

245. Name: Sonya Dobson on 2020-02-19 23:39:39
Comments:

246. Name: William EnSer on 2020-02-19 23:46:00
Comments: OCONEE county Sputh Carolina

247. Name: Brandon on 2020-02-20 00:25:01
Comments:

248. Name: Shannon James on 2020-02-20 00:30:44
Comments:

-
249. Name: Phillip Gilliam on 2020-02-20 00:36:06
Comments:
-
250. Name: Malinda Porter on 2020-02-20 00:58:25
Comments:
-
251. Name: nathan brady on 2020-02-20 01:35:32
Comments: #felonsforfirearms
-
252. Name: Deborah Denny on 2020-02-20 01:40:22
Comments:
-
253. Name: Kirk Trussell on 2020-02-20 01:51:32
Comments: A well regulated Militia, being necessary to the security of a free State, the right of the people to keep and bear Arms, shall not be infringed.
-
254. Name: Bruce smith on 2020-02-20 01:58:52
Comments:
-
255. Name: Tonja Watkins on 2020-02-20 02:06:37
Comments:
-
256. Name: Jennifer on 2020-02-20 02:09:17
Comments:
-
257. Name: Steven King on 2020-02-20 02:10:25
Comments:
-
258. Name: Donovan Pope on 2020-02-20 02:10:29
Comments:
-
259. Name: Steve Priole on 2020-02-20 02:11:15
Comments:
-
260. Name: James Moore on 2020-02-20 02:12:51
Comments:
-
261. Name: Lane Harden on 2020-02-20 02:13:44
Comments:
-
262. Name: Melissa Saxon on 2020-02-20 02:14:40

Comments:

263. Name: Angelia Saski on 2020-02-20 02:14:48
Comments:

264. Name: Tom Moran on 2020-02-20 02:15:28
Comments:

265. Name: Jerry connelly on 2020-02-20 02:16:08
Comments: You can ask any person in law enforcement and they will say and I have heard them say it on a regular base to people within county to protect urself until they can get there!!!! So breaking 2nd amendment would not allow you too protect urself!!!! Stand ur ground on constitution!!!! Amen

266. Name: Austin Dickert on 2020-02-20 02:16:13
Comments:

267. Name: Buckner Brown on 2020-02-20 02:16:13
Comments: 2 nd amendment all the way

268. Name: Christopher pontow on 2020-02-20 02:18:07
Comments: I'm signing this

269. Name: MARK MAHAN on 2020-02-20 02:18:16
Comments:

270. Name: Samuel Acevedo on 2020-02-20 02:18:53
Comments:

271. Name: Theresa Shook on 2020-02-20 02:19:27
Comments:

272. Name: Cathy Keyes on 2020-02-20 02:19:37
Comments:

273. Name: David Oglesby on 2020-02-20 02:19:58
Comments:

274. Name: Devon Miller on 2020-02-20 02:21:13
Comments:

275. Name: Marty Ford on 2020-02-20 02:21:28

Comments:

-
276. Name: Clyde Shedd on 2020-02-20 02:21:49
Comments:
-
277. Name: Jason Wilson on 2020-02-20 02:23:49
Comments:
-
278. Name: Blake Norton on 2020-02-20 02:25:19
Comments:
-
279. Name: Steven Bryant on 2020-02-20 02:25:30
Comments:
-
280. Name: Christopher Snider on 2020-02-20 02:26:33
Comments: Right to own & understand
-
281. Name: Cameron Land on 2020-02-20 02:27:26
Comments:
-
282. Name: Robert Metter on 2020-02-20 02:27:53
Comments:
-
283. Name: Dillon Johnson on 2020-02-20 02:28:35
Comments:
-
284. Name: Andrew Earl Dyar on 2020-02-20 02:30:38
Comments: Shall not be infringed.
-
285. Name: Frank Donald on 2020-02-20 02:32:37
Comments:
-
286. Name: Stacy porter on 2020-02-20 02:33:11
Comments:
-
287. Name: Chad Hafner on 2020-02-20 02:33:20
Comments:
-
288. Name: Mark Stewart on 2020-02-20 02:33:52
Comments:
-
289. Name: Nathanael maddey on 2020-02-20 02:34:44

Comments:

290. Name: Steve Smith on 2020-02-20 02:34:50
Comments:

291. Name: Chris Kelley on 2020-02-20 02:35:14
Comments:

292. Name: David Johnson on 2020-02-20 02:35:39
Comments:

293. Name: Joseph Owens on 2020-02-20 02:36:17
Comments:

294. Name: Thomas Hunter Sterling on 2020-02-20 02:36:47
Comments:

295. Name: Sandra Hare on 2020-02-20 02:36:49
Comments:

296. Name: Rick Miller on 2020-02-20 02:37:50
Comments:

297. Name: John Patrick Gillespie on 2020-02-20 02:38:08
Comments:

298. Name: Donna Hyslop on 2020-02-20 02:39:53
Comments:

299. Name: Calvin Wood on 2020-02-20 02:40:21
Comments:

300. Name: Tim leroy on 2020-02-20 02:41:09
Comments:

301. Name: Timothy Owens on 2020-02-20 02:41:21
Comments:

302. Name: Tommy cater on 2020-02-20 02:41:32
Comments:

303. Name: Giovanni Urso on 2020-02-20 02:41:34

Comments:

-
304. Name: william revis on 2020-02-20 02:42:56
Comments:
-
305. Name: Benjamin Blackwell on 2020-02-20 02:43:12
Comments: I will keep my right as the founding fathers gave to me.
-
306. Name: Tracy Sanders on 2020-02-20 02:43:48
Comments:
-
307. Name: Ryan Robinson on 2020-02-20 02:44:14
Comments:
-
308. Name: Lonnie Branyon on 2020-02-20 02:44:49
Comments:
-
309. Name: Wendi on 2020-02-20 02:45:44
Comments:
-
310. Name: Dawn Wilson on 2020-02-20 02:47:04
Comments:
-
311. Name: Weston Cobb on 2020-02-20 02:48:01
Comments:
-
312. Name: Karen Jones on 2020-02-20 02:50:31
Comments:
-
313. Name: crystal moore on 2020-02-20 02:50:49
Comments:
-
314. Name: Tim Wilbanks on 2020-02-20 02:54:48
Comments: Roll call vote on this petition.
-
315. Name: Chad Pannabecker on 2020-02-20 02:55:44
Comments: Yes.
-
316. Name: Jody Craig on 2020-02-20 02:57:03
Comments:
-
317. Name: Harold Sullivan on 2020-02-20 02:57:15

Comments:

318. **Name: John Shaw** on 2020-02-20 02:59:04
 Comments:

319. **Name: Bradley Chastain** on 2020-02-20 02:59:21
 Comments:

320. **Name: Teresa Haley** on 2020-02-20 03:00:53
 Comments:

321. **Name: Beverly Rice** on 2020-02-20 03:01:32
 Comments: We have to all stand up for our right to bear arms to protect ourselves and the ones that we love...

322. **Name: Terry** on 2020-02-20 03:01:50
 Comments:

323. **Name: Robin Baker** on 2020-02-20 03:02:34
 Comments:

324. **Name: Angie** on 2020-02-20 03:03:33
 Comments:

325. **Name: Amanda Roach** on 2020-02-20 03:06:22
 Comments:

326. **Name: Tonya Collins** on 2020-02-20 03:07:00
 Comments:

327. **Name: Michael Cain** on 2020-02-20 03:08:04
 Comments:

328. **Name: Trish Jones** on 2020-02-20 03:08:32
 Comments:

329. **Name: Levi Oakley** on 2020-02-20 03:12:19
 Comments:

330. **Name: Twila Overholt** on 2020-02-20 03:12:34
 Comments:

331. Name: Scott Lawing on 2020-02-20 03:12:35
Comments:

332. Name: Chris saski on 2020-02-20 03:12:35
Comments:

333. Name: Terrie Nicholson on 2020-02-20 03:16:50
Comments:

334. Name: Mechelle Rhodes on 2020-02-20 03:17:05
Comments:

335. Name: MaKayla on 2020-02-20 03:22:00
Comments:

336. Name: michael H on 2020-02-20 03:23:18
Comments:

337. Name: Sharon koelsch on 2020-02-20 03:25:30
Comments:

338. Name: EJ Washington on 2020-02-20 03:25:37
Comments: I believe and support the 2nd Amendment.

339. Name: Zachery Bryant on 2020-02-20 03:25:41
Comments:

340. Name: MARVIN PRATER on 2020-02-20 03:28:05
Comments:

341. Name: Joyce Moore on 2020-02-20 03:29:38
Comments:

342. Name: Luke Moore on 2020-02-20 03:30:18
Comments: Stand up for the constitution.
Also I dislike having to post my email.

343. Name: LukeMoore on 2020-02-20 03:31:17
Comments: None

344. Name: Virginia weeks on 2020-02-20 03:32:33
Comments:

-
345. Name: Scott Smith on 2020-02-20 03:33:30
Comments: You can't take my guns!
-
346. Name: Johnny Crooks on 2020-02-20 03:33:48
Comments:
-
347. Name: April Clark on 2020-02-20 03:36:01
Comments: Please share
-
348. Name: Keith Cobb on 2020-02-20 03:37:52
Comments:
-
349. Name: Brent Mcgarity on 2020-02-20 03:38:14
Comments:
-
350. Name: Virginia Triplett on 2020-02-20 03:38:39
Comments:
-
351. Name: Dawson hare on 2020-02-20 03:39:22
Comments: I think takeing people's guns is bullshit everyone should have the right to bear arms if they pass a background check
-
352. Name: Robert Deal on 2020-02-20 03:39:32
Comments:
-
353. Name: Jennifer E Broome on 2020-02-20 03:43:21
Comments:
-
354. Name: David Powell on 2020-02-20 03:44:22
Comments:
-
355. Name: Larry Brent Moore on 2020-02-20 03:44:45
Comments:
-
356. Name: Manley knight on 2020-02-20 03:44:48
Comments:
-
357. Name: Richard Carver on 2020-02-20 03:45:09
Comments:
-
358. Name: Phillip White on 2020-02-20 03:48:35

Comments:

-
359. Name: Brad Worley on 2020-02-20 03:50:07
Comments:
-
360. Name: Alison Carter on 2020-02-20 03:58:53
Comments:
-
361. Name: Melinda Hall on 2020-02-20 04:03:49
Comments:
-
362. Name: colby underwood on 2020-02-20 04:04:52
Comments:
-
363. Name: Stacy LeCroy on 2020-02-20 04:06:36
Comments:
-
364. Name: Preston Black on 2020-02-20 04:07:08
Comments:
-
365. Name: Tina Smith on 2020-02-20 04:07:43
Comments: I'm 80 yrs.old and we need to stand up for our rights, I will !!
-
366. Name: Donna Cobb on 2020-02-20 04:09:36
Comments:
-
367. Name: Christopher Cobb on 2020-02-20 04:15:14
Comments:
-
368. Name: Michael James on 2020-02-20 04:17:20
Comments:
-
369. Name: Brian Issac nix on 2020-02-20 04:20:08
Comments:
-
370. Name: Kerston Whitman on 2020-02-20 04:21:41
Comments:
-
371. Name: William mark Sandifer on 2020-02-20 04:23:23
Comments: Shall not be infringed!!!!!!
-
372. Name: Brittany Cobb on 2020-02-20 04:25:49

Comments:

373. Name: Jennifer Davis on 2020-02-20 04:25:57
Comments:

374. Name: Justin collins on 2020-02-20 04:28:50
Comments:

375. Name: Kristie Dain on 2020-02-20 04:31:31
Comments:

376. Name: Gary J Miller on 2020-02-20 04:35:14
Comments: Signed

377. Name: Kenny Owen on 2020-02-20 04:37:09
Comments:

378. Name: Daniel Miller on 2020-02-20 04:38:59
Comments:

379. Name: Corey Nimmons on 2020-02-20 04:39:49
Comments:

380. Name: Richard w Gray on 2020-02-20 04:48:11
Comments:

381. Name: Sandra Pierce on 2020-02-20 04:57:17
Comments: "... Shall not be infringed." Enough said. It's self-explanatory.

382. Name: Michelle on 2020-02-20 05:01:45
Comments:

383. Name: Tony Carlton on 2020-02-20 05:04:29
Comments:

384. Name: Deborah Collins on 2020-02-20 05:28:39
Comments: We need to defend ours shelves the world is in a bad place we must protect our home and loves.

385. Name: Zachary McCall on 2020-02-20 05:32:15
Comments:

386. Name: Tony Sims on 2020-02-20 06:23:22
Comments:
-
387. Name: Jordan kelly on 2020-02-20 06:36:23
Comments:
-
388. Name: David Ratliff on 2020-02-20 06:49:14
Comments:
-
389. Name: Jody Cliburn on 2020-02-20 06:58:23
Comments:
-
390. Name: Kristopher Ewing on 2020-02-20 07:00:12
Comments:
-
391. Name: Steve Hagerman on 2020-02-20 07:09:45
Comments: The 2nd Amendment is a God given right and that is why they phrased it the way they did. They recognized long before our country that everyone has a right to self preservation.
-
392. Name: Brenden Carmichael on 2020-02-20 07:19:27
Comments:
-
393. Name: Lindsey-Marie Hightower on 2020-02-20 07:24:39
Comments:
-
394. Name: Phillip Smith on 2020-02-20 07:39:26
Comments:
-
395. Name: Tosha Mollohan on 2020-02-20 08:07:57
Comments:
-
396. Name: Jonathon Kelley on 2020-02-20 08:24:18
Comments:
-
397. Name: Keith Carter on 2020-02-20 08:34:43
Comments:
-
398. Name: Susan Carver on 2020-02-20 08:56:42
Comments:
-
399. Name: Matt Corn on 2020-02-20 09:05:32

Comments:

400. Name: Jim Kroeger on 2020-02-20 09:12:32
Comments: Signed

401. Name: Amy Stone on 2020-02-20 09:31:46
Comments:

402. Name: John-Thomas Sayres on 2020-02-20 09:38:51
Comments:

403. Name: Bill Petree on 2020-02-20 09:56:24
Comments:

404. Name: Terry Smith on 2020-02-20 10:03:30
Comments:

405. Name: Tiffany Morgan on 2020-02-20 10:04:56
Comments:

406. Name: Bobby S Miller on 2020-02-20 10:06:09
Comments:

407. Name: Bradley grogan on 2020-02-20 10:14:39
Comments:

408. Name: Sandra Morgan on 2020-02-20 10:14:59
Comments: Leave my 2nd Amendment alone.

409. Name: Dianne Smith on 2020-02-20 10:15:27
Comments: It is my right to keep my guns.

410. Name: Jacob foster on 2020-02-20 10:18:22
Comments:

411. Name: Tracy Amos on 2020-02-20 10:19:30
Comments:

412. Name: Kyle mcalister on 2020-02-20 10:21:27
Comments:

413. Name: Melissa Brown on 2020-02-20 10:21:34

Comments:

414. Name: Matt Herrick on 2020-02-20 10:23:32
Comments:

415. Name: Sandra Towe on 2020-02-20 10:33:43
Comments: If we let them take our guns we can't protect our home and family .plus guns provide food for our children to eat.

416. Name: Melissa Blackwell on 2020-02-20 10:35:03
Comments:

417. Name: Jason Pruitt on 2020-02-20 10:39:58
Comments:

418. Name: Micah Hart on 2020-02-20 10:40:44
Comments: Signed

419. Name: Shirene Head on 2020-02-20 10:41:30
Comments:

420. Name: Rodney Smith on 2020-02-20 10:46:06
Comments:

421. Name: Christopher Kundolf on 2020-02-20 10:46:30
Comments:

422. Name: Brandi Callahan on 2020-02-20 10:47:41
Comments:

423. Name: Steven Reep on 2020-02-20 10:50:24
Comments:

424. Name: Lynette Tucker on 2020-02-20 10:51:37
Comments:

425. Name: Donna Swafford on 2020-02-20 10:52:44
Comments:

426. Name: Scott Mono on 2020-02-20 10:54:44
Comments:

427. Name: Jon christian on 2020-02-20 10:55:43
Comments:
-
428. Name: David Holbrooks on 2020-02-20 10:56:00
Comments:
-
429. Name: Thomas Galloway on 2020-02-20 10:57:45
Comments:
-
430. Name: Ashley Smith on 2020-02-20 10:59:28
Comments:
-
431. Name: Wayne Moss on 2020-02-20 11:01:25
Comments: Signed
-
432. Name: Doug fortson on 2020-02-20 11:02:21
Comments:
-
433. Name: Ben Kwiatek on 2020-02-20 11:02:29
Comments:
-
434. Name: Jill White on 2020-02-20 11:04:20
Comments: Signed
-
435. Name: Shannon Young on 2020-02-20 11:05:01
Comments:
-
436. Name: Sherry Dianne Volrath on 2020-02-20 11:15:24
Comments:
-
437. Name: Dustin Ehli on 2020-02-20 11:19:06
Comments:
-
438. Name: William Whitten on 2020-02-20 11:29:06
Comments:
-
439. Name: Matt Rochester on 2020-02-20 11:29:14
Comments:
-
440. Name: David Herrick on 2020-02-20 11:34:23
Comments:
-

441. Name: Taylor price on 2020-02-20 11:37:17
Comments:

442. Name: Jeff Whitehead on 2020-02-20 11:38:35
Comments:

443. Name: Ronda Poole on 2020-02-20 11:39:13
Comments:

444. Name: Anne Frank on 2020-02-20 11:39:27
Comments:

445. Name: Joshua Simpson on 2020-02-20 11:40:00
Comments:

446. Name: Brooklyn Teske on 2020-02-20 11:40:29
Comments:

447. Name: Julie moss on 2020-02-20 11:41:10
Comments:

448. Name: Chris Mealer on 2020-02-20 11:41:15
Comments:

449. Name: Brian Ellenburg on 2020-02-20 11:41:19
Comments:

450. Name: George Webb on 2020-02-20 11:42:31
Comments:

451. Name: Shondy Brake on 2020-02-20 11:44:21
Comments:

452. Name: Douglas Hardy on 2020-02-20 11:44:22
Comments:

453. Name: Ryan Bolt on 2020-02-20 11:44:28
Comments:

454. Name: Christine Phillips on 2020-02-20 11:45:21
Comments:

455. Name: Lewis Collins on 2020-02-20 11:45:30
Comments:

456. Name: Brian Crittendon on 2020-02-20 11:45:49
Comments:

457. Name: Shawn Broome on 2020-02-20 11:46:20
Comments:

458. Name: Cherie Dobbs on 2020-02-20 11:46:33
Comments:

459. Name: Tim sammons on 2020-02-20 11:49:39
Comments:

460. Name: Chad Floyd on 2020-02-20 11:55:40
Comments:

461. Name: Marcus on 2020-02-20 11:58:28
Comments: Pro gun

462. Name: Josh Grogan on 2020-02-20 12:02:51
Comments:

463. Name: Chris Seigle on 2020-02-20 12:03:11
Comments:

464. Name: Jessica L on 2020-02-20 12:04:31
Comments:

465. Name: Michael Moss on 2020-02-20 12:06:48
Comments:

466. Name: Barbara on 2020-02-20 12:09:49
Comments:

467. Name: Roy Miller on 2020-02-20 12:10:56
Comments:

468. Name: Corey Powell on 2020-02-20 12:11:16
Comments:

469. Name: Douglas Shaw on 2020-02-20 12:11:19
Comments:
-
470. Name: Drew Behlke on 2020-02-20 12:11:53
Comments:
-
471. Name: Douglas Glenn Jr on 2020-02-20 12:13:52
Comments: Im concerned that if we don't stand for our rights they will be altered/
infringed upon.
-
472. Name: Hala Searcy on 2020-02-20 12:16:40
Comments:
-
473. Name: Jeffery Rohletter on 2020-02-20 12:17:08
Comments:
-
474. Name: Jo Kalchthaler on 2020-02-20 12:19:39
Comments:
-
475. Name: Linda Oliver on 2020-02-20 12:21:25
Comments:
-
476. Name: Jana Cooper on 2020-02-20 12:21:26
Comments:
-
477. Name: Cameron collins on 2020-02-20 12:21:52
Comments:
-
478. Name: Pamela Marcengill on 2020-02-20 12:30:26
Comments:
-
479. Name: Daniel sloan on 2020-02-20 12:30:49
Comments:
-
480. Name: Micheal Head on 2020-02-20 12:31:38
Comments:
-
481. Name: james brown on 2020-02-20 12:35:43
Comments: Retired law enforcement and military in this house. We will be keeping our
rights.
-
482. Name: Steve Massey on 2020-02-20 12:36:51

Comments:

483. Name: John Eldridge on 2020-02-20 12:42:57
Comments: Signed

484. Name: Vickie Fowler on 2020-02-20 12:43:18
Comments:

485. Name: Anthony Farmer on 2020-02-20 12:45:50
Comments:

486. Name: Susan D Roberson on 2020-02-20 12:46:41
Comments: I believe in the second amendment

487. Name: Michael McGowan on 2020-02-20 12:47:10
Comments:

488. Name: Christopher freeman on 2020-02-20 12:48:20
Comments:

489. Name: Courtney Wald on 2020-02-20 12:49:36
Comments:

490. Name: Skye on 2020-02-20 12:49:44
Comments:

491. Name: Joe Pearson on 2020-02-20 12:50:35
Comments:

492. Name: Nancy Cobb on 2020-02-20 12:52:30
Comments:

493. Name: Caleb rankin on 2020-02-20 12:56:42
Comments:

494. Name: Jared Smith on 2020-02-20 12:57:34
Comments: MAGA

495. Name: Michael Burnside on 2020-02-20 12:58:05
Comments:

496. Name: Jay Scruggs on 2020-02-20 12:58:37

Comments:

497. Name: Stacy Fisher on 2020-02-20 13:00:27
Comments:

498. Name: Tiffany Jordan on 2020-02-20 13:05:17
Comments:

499. Name: Claude Morehead on 2020-02-20 13:05:33
Comments:

500. Name: Don Tart on 2020-02-20 13:06:28
Comments: support our rights

501. Name: Michael holland on 2020-02-20 13:07:15
Comments:

502. Name: Farris carlen on 2020-02-20 13:09:06
Comments:

503. Name: Jessica Griffin on 2020-02-20 13:14:31
Comments:

504. Name: Angela Whitmire on 2020-02-20 13:16:16
Comments:

505. Name: Hope Addis on 2020-02-20 13:16:58
Comments:

506. Name: Sandra McCurry on 2020-02-20 13:18:16
Comments:

507. Name: Christopher on 2020-02-20 13:18:57
Comments:

508. Name: Stephen Ellenburg on 2020-02-20 13:20:11
Comments:

509. Name: phillip whitten on 2020-02-20 13:22:11
Comments:

510. Name: Judy Hines on 2020-02-20 13:24:38

Comments:

-
511. Name: Robert Black on 2020-02-20 13:24:38
Comments:
-
512. Name: Daniel Vincent on 2020-02-20 13:27:57
Comments:
-
513. Name: Chris Morgan on 2020-02-20 13:30:37
Comments:
-
514. Name: Jodi Dorsey on 2020-02-20 13:32:33
Comments:
-
515. Name: Robbie Lusk on 2020-02-20 13:32:47
Comments: It is our God given right to have our guns and there should be no reason that any partywaste politician should ever try to take our guns. We shouldn't even have had to have this petition but because we don't have enough people with backbone anymore, here we are. Come on folks it's time to stand up for what our country was built upon and not let all these politicians take over. WE THE PEOPLE, is what this country is and we need to get back to that.
-
516. Name: Tonya Talley on 2020-02-20 13:34:25
Comments:
-
517. Name: Jody Wagner on 2020-02-20 13:35:25
Comments:
-
518. Name: Daniel Fletcher on 2020-02-20 13:36:33
Comments:
-
519. Name: Donna Ford on 2020-02-20 13:36:36
Comments:
-
520. Name: Michael Swafford on 2020-02-20 13:39:52
Comments: Our fellow Americans have rights
-
521. Name: Randy Phillips on 2020-02-20 13:40:38
Comments:
-
522. Name: Sommer Burton on 2020-02-20 13:48:26
Comments:
-

523. Name: Wendy Galloway on 2020-02-20 13:51:52
Comments: Signed

524. Name: Sherri Fitzgerald on 2020-02-20 13:53:25
Comments:

525. Name: Dwayne Webb on 2020-02-20 13:53:29
Comments: Signed

526. Name: Melissa Addis on 2020-02-20 13:54:38
Comments:

527. Name: Mandy Sheriff on 2020-02-20 13:55:47
Comments:

528. Name: Michael Moore on 2020-02-20 13:58:34
Comments:

529. Name: Nicki addis on 2020-02-20 13:59:05
Comments:

530. Name: Jason Faulkenberry on 2020-02-20 13:59:28
Comments:

531. Name: Chuck Wriston on 2020-02-20 14:02:51
Comments:

532. Name: Roger Spurr on 2020-02-20 14:06:44
Comments:

533. Name: William Land on 2020-02-20 14:06:59
Comments:

534. Name: Michael Alexander on 2020-02-20 14:07:38
Comments:

535. Name: Tracy Brooks on 2020-02-20 14:07:42
Comments:

536. Name: William Burton on 2020-02-20 14:09:21
Comments:

537. Name: Jeff Heaton on 2020-02-20 14:14:55
Comments:
-
538. Name: Jeff Lumpkin on 2020-02-20 14:16:02
Comments:
-
539. Name: Sheila Black on 2020-02-20 14:17:44
Comments:
-
540. Name: Cody Driver on 2020-02-20 14:22:52
Comments:
-
541. Name: Brandon Burdette on 2020-02-20 14:24:34
Comments:
-
542. Name: Ken Charles on 2020-02-20 14:26:35
Comments: Just found where I could sign. Good to go now.
-
543. Name: David Neal on 2020-02-20 14:30:46
Comments: Signed
-
544. Name: Jerry Hester on 2020-02-20 14:32:37
Comments:
-
545. Name: Sabreena strickland on 2020-02-20 14:36:47
Comments:
-
546. Name: Amber Nelson on 2020-02-20 14:39:23
Comments: My rights matter
-
547. Name: Shirley Mize on 2020-02-20 14:55:30
Comments:
-
548. Name: Amanda Cantrell on 2020-02-20 14:56:14
Comments:
-
549. Name: Melanie on 2020-02-20 14:59:02
Comments:
-
550. Name: Jack Hanson on 2020-02-20 15:00:20
Comments: A well regulated Militia, being necessary to the security of a free State, the right of the people to keep and bear Arms, shall not be infringed."

551. Name: SHERI ELLEN MARCUS on 2020-02-20 15:00:28
Comments: We should have the right to protect ourselves.

552. Name: James Mcalister on 2020-02-20 15:02:23
Comments:

553. Name: Ricky Powers on 2020-02-20 15:03:49
Comments: My guns are mine, no one is getting them.

554. Name: Jack L Owen on 2020-02-20 15:08:08
Comments:

555. Name: Brewer on 2020-02-20 15:11:57
Comments:

556. Name: Ouida McDow on 2020-02-20 15:17:52
Comments:

557. Name: Travis hyatt on 2020-02-20 15:21:59
Comments:

558. Name: Patsy Moody on 2020-02-20 15:22:53
Comments:

559. Name: Kathy Lusk on 2020-02-20 15:24:23
Comments:

560. Name: Kimberly Bost on 2020-02-20 15:24:52
Comments:

561. Name: Michael Schrader on 2020-02-20 15:25:46
Comments:

562. Name: Mike Stoltzfus on 2020-02-20 15:26:19
Comments:

563. Name: Dwayne Bolt on 2020-02-20 15:26:51
Comments:

564. Name: Joan Henshaw on 2020-02-20 15:29:01
Comments:

565. Name: Judson Thompson on 2020-02-20 15:29:51
Comments:

566. Name: Carla Talley on 2020-02-20 15:34:01
Comments:

567. Name: Brandon Metler on 2020-02-20 15:35:02
Comments:

568. Name: Andy Emerson on 2020-02-20 15:41:10
Comments:

569. Name: Ben eaton on 2020-02-20 15:42:00
Comments:

570. Name: Jason Gillette on 2020-02-20 15:51:35
Comments: It's my right!!!

571. Name: Vonda Fowler on 2020-02-20 15:57:28
Comments:

572. Name: Gail Maroney on 2020-02-20 16:03:36
Comments:

573. Name: Connie Williams on 2020-02-20 16:04:19
Comments:

574. Name: Brandon Overholt on 2020-02-20 16:09:51
Comments:

575. Name: James Kennedy on 2020-02-20 16:13:49
Comments:

576. Name: Mark Book on 2020-02-20 16:14:49
Comments:

577. Name: Tokeyia Rickmon on 2020-02-20 16:18:03
Comments:

578. Name: Tasha New on 2020-02-20 16:30:29
Comments:

579. Name: Regina Gibson on 2020-02-20 16:31:36
Comments:

580. Name: Rose Eliot on 2020-02-20 16:44:36
Comments: It's our right to protect ourselves and others if necessary.

581. Name: Wesley lowery on 2020-02-20 16:47:22
Comments:

582. Name: Darron Batchelder on 2020-02-20 16:48:10
Comments:

583. Name: Linda Evans on 2020-02-20 16:51:08
Comments:

584. Name: Steve Black on 2020-02-20 16:51:47
Comments: SHALL NOT BE INFRINGED

585. Name: Tim Nic on 2020-02-20 16:57:39
Comments:

586. Name: Terry marcengill on 2020-02-20 17:00:08
Comments: Signed

587. Name: Richard savage on 2020-02-20 17:00:56
Comments:

588. Name: Teresa Barker on 2020-02-20 17:03:29
Comments:

589. Name: John R Rogers on 2020-02-20 17:07:22
Comments:

590. Name: Christopher towe on 2020-02-20 17:08:14
Comments:

591. Name: Kodie Baker on 2020-02-20 17:09:28
Comments:

592. Name: Leann Leech on 2020-02-20 17:19:08
Comments:

-
593. Name: Christopher Martin on 2020-02-20 17:20:50
Comments:
-
594. Name: Don Holbrooks on 2020-02-20 17:21:00
Comments:
-
595. Name: Joe Cothran on 2020-02-20 17:21:14
Comments: We need to keep our guns.
-
596. Name: Billy David Smith on 2020-02-20 17:21:43
Comments:
-
597. Name: Steven Womack on 2020-02-20 17:24:20
Comments: Keep our rights alive!!
-
598. Name: Lauran sheriff on 2020-02-20 17:26:55
Comments:
-
599. Name: Cagney okelley on 2020-02-20 17:27:56
Comments:
-
600. Name: Ralph E Turpin on 2020-02-20 17:28:52
Comments:
-
601. Name: Jennifer Haley on 2020-02-20 17:35:26
Comments:
-
602. Name: Shelley Blackwell on 2020-02-20 17:36:56
Comments: It's our right!!!!
-
603. Name: Johnnie M Jones on 2020-02-20 17:37:54
Comments:
-
604. Name: Michael Blair on 2020-02-20 17:38:00
Comments:
-
605. Name: Danny Eller on 2020-02-20 17:40:34
Comments: Signed
-
606. Name: Janet Sanders on 2020-02-20 17:45:28
Comments:

607. Name: Tina Bowman on 2020-02-20 17:58:52
Comments: The Constitution overrules all other laws. Let the second amendment stand true!

608. Name: April weber on 2020-02-20 18:03:33
Comments:

609. Name: simon srames on 2020-02-20 18:10:30
Comments:

610. Name: Tyler cole on 2020-02-20 18:14:42
Comments:

611. Name: Brad Reed on 2020-02-20 18:15:11
Comments:

612. Name: Aleigha on 2020-02-20 18:15:19
Comments:

613. Name: Jody Alley on 2020-02-20 18:17:42
Comments:

614. Name: Jamie Miles on 2020-02-20 18:19:11
Comments:

615. Name: Bobby Blackwell on 2020-02-20 18:27:01
Comments:

616. Name: Deborah Moran on 2020-02-20 18:29:41
Comments:

617. Name: Crystal Moore on 2020-02-20 18:34:54
Comments:

618. Name: Matthew Grogan on 2020-02-20 18:37:03
Comments:

619. Name: Brian Honea on 2020-02-20 18:44:10
Comments:

620. Name: Katherine on 2020-02-20 18:44:43

Comments:

621. Name: Chelsea on 2020-02-20 18:53:21
Comments:

622. Name: Amy Moore on 2020-02-20 19:00:40
Comments:

623. Name: Keith Land on 2020-02-20 19:01:21
Comments:

624. Name: Chad Neal on 2020-02-20 19:07:19
Comments:

625. Name: Chaz Richardson on 2020-02-20 19:12:43
Comments: I agree fully w the second amendment

626. Name: Zach Sharpe on 2020-02-20 19:28:23
Comments: The Constitution is our protection from an overbearing government. It's time to remind them of that.

627. Name: Robert Moss on 2020-02-20 19:34:15
Comments:

628. Name: SpLee on 2020-02-20 20:01:52
Comments:

629. Name: Deborah Levasseur on 2020-02-20 20:05:54
Comments:

630. Name: Chad Rogers on 2020-02-20 20:09:54
Comments:

631. Name: Franklin Medlin on 2020-02-20 20:30:30
Comments:

632. Name: Seth holbrooks on 2020-02-20 20:48:08
Comments: Oconee county

633. Name: Patty Manley on 2020-02-20 20:54:26
Comments:

634. Name: Rachel King on 2020-02-20 20:57:23
Comments:

635. Name: Paul S Garza on 2020-02-20 21:04:35
Comments:

636. Name: Rhonda Grant on 2020-02-20 21:06:01
Comments:

637. Name: Jeffrey Galbreath on 2020-02-20 21:08:36
Comments:

638. Name: Adam Blackwell on 2020-02-20 21:19:30
Comments:

639. Name: Kyle Langdon on 2020-02-20 21:29:38
Comments:

640. Name: Scott james on 2020-02-20 21:37:01
Comments:

641. Name: Bruce Taylor on 2020-02-20 21:41:00
Comments:

642. Name: Laken Cobb on 2020-02-20 21:45:02
Comments:

643. Name: Danny Stephens on 2020-02-20 21:55:16
Comments:

644. Name: Johnny C Morgan on 2020-02-20 22:04:10
Comments:

645. Name: Lane Crooks on 2020-02-20 22:09:17
Comments:

646. Name: Wanda Lemons on 2020-02-20 22:14:43
Comments:

647. Name: Melanie Garza on 2020-02-20 22:20:17
Comments:

648. Name: Robert Homan on 2020-02-20 22:25:12
Comments:

649. Name: Keith kelley on 2020-02-20 22:26:31
Comments:

650. Name: Cheryl Campbell on 2020-02-20 22:29:41
Comments:

651. Name: Kim Bagwell on 2020-02-20 22:30:25
Comments:

652. Name: Roddy Campbell on 2020-02-20 22:32:57
Comments:

653. Name: Jeff McCurry on 2020-02-20 22:44:36
Comments: It's our right

654. Name: Nathan on 2020-02-20 22:47:00
Comments:

655. Name: Cale Wood on 2020-02-20 22:53:15
Comments:

656. Name: Candace Hudson on 2020-02-20 23:01:29
Comments:

657. Name: Marvin Rogers on 2020-02-20 23:04:29
Comments:

658. Name: Noah on 2020-02-20 23:22:53
Comments:

659. Name: Luke smith on 2020-02-20 23:23:11
Comments:

660. Name: Brent Schipper on 2020-02-20 23:33:09
Comments:

661. Name: Misty Schronce on 2020-02-20 23:37:04
Comments:

662. Name: Johnathon Alan Smith on 2020-02-20 23:40:17
Comments:
-
663. Name: Pamela Rogers on 2020-02-20 23:49:32
Comments:
-
664. Name: Brian McClain on 2020-02-20 23:49:41
Comments:
-
665. Name: Gregg Hall on 2020-02-20 23:51:23
Comments:
-
666. Name: Nanette k richardson on 2020-02-20 23:53:41
Comments:
-
667. Name: Ron Cobb on 2020-02-20 23:54:16
Comments: I believe we have a right and we should protect our rights that under the Constitution of the United States of America.
-
668. Name: Tim Gibson on 2020-02-20 23:57:54
Comments:
-
669. Name: Matthew Lusk on 2020-02-21 00:06:03
Comments:
-
670. Name: Phyllis Lawless on 2020-02-21 00:09:22
Comments: "A free people ought not only be armed and disciplined, but they should have sufficient arms and ammunition to maintain a status of independence from any who might attempt to abuse them, which would include their own government". - George Washington
-
671. Name: Holly Davis on 2020-02-21 00:16:34
Comments:
-
672. Name: Virginia Porter on 2020-02-21 00:18:18
Comments:
-
673. Name: Travis on 2020-02-21 00:18:24
Comments: 2nd amendment is our rights.
-
674. Name: Chris Wilson on 2020-02-21 00:25:59
Comments: Trump 2020
-

675. Name: Thomas Sisk on 2020-02-21 00:28:54
Comments:
-
676. Name: Michael Cawthon on 2020-02-21 00:30:52
Comments:
-
677. Name: Jake Dooley on 2020-02-21 00:32:57
Comments: Thou Shalt Not Infringe
-
678. Name: Kelcey moss on 2020-02-21 00:37:10
Comments:
-
679. Name: Kelcey moss on 2020-02-21 00:37:21
Comments:
-
680. Name: Joseph Layne Winkler on 2020-02-21 00:39:34
Comments: America
-
681. Name: Susan Worley on 2020-02-21 00:40:17
Comments:
-
682. Name: Joyce Collins on 2020-02-21 00:40:25
Comments:
-
683. Name: LETTIE L LEROY on 2020-02-21 00:40:27
Comments:
-
684. Name: Morgan Sluder on 2020-02-21 00:44:08
Comments:
-
685. Name: Roger Harris on 2020-02-21 00:47:15
Comments:
-
686. Name: Shannon Barnes on 2020-02-21 00:50:04
Comments:
-
687. Name: Justin fassett on 2020-02-21 00:50:57
Comments:
-
688. Name: CAROLYN RAFFL on 2020-02-21 00:52:18
Comments:
-

689. Name: George Olbon on 2020-02-21 00:53:39
Comments: Signed

690. Name: Beverly Russt on 2020-02-21 00:53:55
Comments:

691. Name: Jordan McCoy on 2020-02-21 00:54:28
Comments:

692. Name: Samuel Moss on 2020-02-21 00:58:32
Comments:

693. Name: Patricia Price on 2020-02-21 01:03:49
Comments: I stand for my Rights to own and bare guns.

694. Name: Justin Crooks on 2020-02-21 01:04:28
Comments:

695. Name: Dana Blair on 2020-02-21 01:05:54
Comments:

696. Name: Victoria Neal on 2020-02-21 01:13:22
Comments: Done

697. Name: Todd Givens on 2020-02-21 01:13:45
Comments:

698. Name: Erich Metter on 2020-02-21 01:14:31
Comments:

699. Name: Tommy Doyle on 2020-02-21 01:18:41
Comments:

700. Name: Jason Fuller on 2020-02-21 01:21:03
Comments:

701. Name: Nathaniel Finger on 2020-02-21 01:23:04
Comments:

702. Name: Avery Holcombe on 2020-02-21 01:24:34
Comments:

703. Name: Jarrad Holcombe on 2020-02-21 01:26:17
Comments:
-
704. Name: Gerard Van Heck on 2020-02-21 01:28:35
Comments:
-
705. Name: Hannah Holbrooks on 2020-02-21 01:31:57
Comments:
-
706. Name: Joyce Moore on 2020-02-21 01:35:22
Comments:
-
707. Name: Thomas reeves on 2020-02-21 01:37:29
Comments:
-
708. Name: Lindy Davis on 2020-02-21 01:38:28
Comments:
-
709. Name: Bry Fretwell on 2020-02-21 01:40:18
Comments:
-
710. Name: Todd Thrift on 2020-02-21 01:42:21
Comments:
-
711. Name: Vicki Bearden on 2020-02-21 01:46:44
Comments:
-
712. Name: Lisa Taylor on 2020-02-21 02:00:37
Comments:
-
713. Name: Barry lusk on 2020-02-21 02:16:31
Comments: Signed
-
714. Name: Jesse on 2020-02-21 02:17:09
Comments:
-
715. Name: Adam Manley on 2020-02-21 02:25:28
Comments:
-
716. Name: Mark Krabbe on 2020-02-21 02:27:42
Comments: Helping to preserve our rights

-
717. Name: Paul Cain on 2020-02-21 02:28:52
Comments:
-
718. Name: Christi cothran on 2020-02-21 02:53:44
Comments:
-
719. Name: Christi cothran on 2020-02-21 02:53:44
Comments:
-
720. Name: Paige Guard on 2020-02-21 02:59:59
Comments:
-
721. Name: Terry Moore on 2020-02-21 03:00:44
Comments:
-
722. Name: Elisa Grant on 2020-02-21 03:22:25
Comments:
-
723. Name: Benjamin Cheramie on 2020-02-21 03:22:35
Comments:
-
724. Name: Lisa Holbrooks on 2020-02-21 03:24:02
Comments:
-
725. Name: Kenneth Panter on 2020-02-21 03:39:57
Comments: Don't go against the Constitution or you might have an all out war!
-
726. Name: Talon on 2020-02-21 03:53:56
Comments:
-
727. Name: Janice Smith on 2020-02-21 03:58:22
Comments:
-
728. Name: Wanda Jones on 2020-02-21 03:58:23
Comments:
-
729. Name: Nathan Johnson on 2020-02-21 04:02:00
Comments:
-
730. Name: Crystala Rogers on 2020-02-21 04:11:21
Comments: Signed

-
731. Name: Debra King on 2020-02-21 04:16:36
Comments:
-
732. Name: Shannon Pitman on 2020-02-21 04:25:12
Comments: Signed
-
733. Name: Chris Griffin on 2020-02-21 04:42:53
Comments:
-
734. Name: Teresa Guthrie on 2020-02-21 04:43:29
Comments:
-
735. Name: Wendy Johnson on 2020-02-21 04:52:35
Comments:
-
736. Name: Edward Lemons on 2020-02-21 05:23:54
Comments:
-
737. Name: Tanner Galloway on 2020-02-21 05:37:16
Comments:
-
738. Name: Jamie Brewer on 2020-02-21 06:15:50
Comments:
-
739. Name: Victor Griffin Sr on 2020-02-21 06:16:06
Comments:
-
740. Name: David Grant on 2020-02-21 06:25:10
Comments:
-
741. Name: Wm Lothar on 2020-02-21 07:37:58
Comments: Inalienable right!
-
742. Name: Daniel Cliburn on 2020-02-21 07:38:49
Comments:
-
743. Name: Ken Singleton on 2020-02-21 07:49:35
Comments: I don't want to go back to sharp sticks and rocks.
-
744. Name: Joseph Stephenson on 2020-02-21 08:18:45
Comments:

745. Name: Betty Land on 2020-02-21 08:48:26
Comments:

746. Name: Amanda lawing on 2020-02-21 09:31:49
Comments:

747. Name: Brycestephens on 2020-02-21 10:23:19
Comments: We must keep our rights

748. Name: Jeff Rymer on 2020-02-21 10:54:35
Comments:

749. Name: Willie Freeman on 2020-02-21 11:28:20
Comments: My rights

750. Name: Nathan Tyndell on 2020-02-21 11:31:27
Comments:

751. Name: Donald Rathgeber jr on 2020-02-21 11:32:20
Comments:

752. Name: David Scull on 2020-02-21 11:52:06
Comments:

753. Name: Amanda Riley on 2020-02-21 12:16:49
Comments: Keeping what my for father's gave us

754. Name: Kathy Burdette on 2020-02-21 12:19:56
Comments:

755. Name: Barbara Cooper on 2020-02-21 12:22:52
Comments:

756. Name: Josh Smith on 2020-02-21 12:28:32
Comments:

757. Name: William Sykes on 2020-02-21 12:39:42
Comments: Molon Labe.

758. Name: Amanda Rogers on 2020-02-21 12:53:02
Comments:

-
759. Name: Jacki McQueen on 2020-02-21 13:02:51
Comments:
-
760. Name: Ryan HIX on 2020-02-21 13:07:19
Comments:
-
761. Name: Angela Hunter on 2020-02-21 13:44:57
Comments:
-
762. Name: Leonard Smith on 2020-02-21 14:04:54
Comments:
-
763. Name: Cody Miller on 2020-02-21 14:10:09
Comments:
-
764. Name: Perry Smith on 2020-02-21 14:11:39
Comments: Protect our 2nd Amendment!!
-
765. Name: Wayne Morton on 2020-02-21 14:34:06
Comments: Blessings to all!
-
766. Name: Ryan Singleton on 2020-02-21 15:00:52
Comments:
-
767. Name: Dwayne Webb on 2020-02-21 15:05:05
Comments:
-
768. Name: Garrett Sanford on 2020-02-21 15:09:02
Comments:
-
769. Name: Katrina Harris on 2020-02-21 15:41:48
Comments:
-
770. Name: Dusty Glenn on 2020-02-21 15:45:38
Comments:
-
771. Name: Brad Hendrix on 2020-02-21 16:23:16
Comments:
-
772. Name: William Cleveland Iother on 2020-02-21 16:23:34
Comments:

-
773. Name: Dillon McClain on 2020-02-21 17:19:17
Comments:
-
774. Name: Mack Whitmire on 2020-02-21 17:26:55
Comments:
-
775. Name: Leila Audrey Williams on 2020-02-21 17:28:09
Comments:
-
776. Name: Amanda mcdowell on 2020-02-21 17:42:50
Comments:
-
777. Name: Chad Campbell on 2020-02-21 17:44:53
Comments:
-
778. Name: Jennifer on 2020-02-21 18:11:10
Comments:
-
779. Name: John Paul Johnson on 2020-02-21 19:15:07
Comments:
-
780. Name: Tony Adams on 2020-02-21 19:42:40
Comments:
-
781. Name: Nicholas Priole on 2020-02-21 20:31:09
Comments:
-
782. Name: Keith Moss on 2020-02-21 20:34:54
Comments:
-
783. Name: Bill Patterson on 2020-02-21 20:46:22
Comments:
-
784. Name: Tony Jason Mathis on 2020-02-21 21:27:34
Comments:
-
785. Name: Brad Loggins on 2020-02-21 21:37:45
Comments:
-
786. Name: Shawn Mullinix on 2020-02-21 21:50:21
Comments:

787. Name: Mark hall on 2020-02-21 21:59:06
Comments:

788. Name: Pete Bohlken on 2020-02-21 22:15:31
Comments:

789. Name: Steven Capps on 2020-02-21 22:44:53
Comments:

790. Name: Brandon Carter on 2020-02-21 23:05:17
Comments:

791. Name: Thomas Sterling on 2020-02-21 23:17:42
Comments:

792. Name: Wesley Galloway on 2020-02-21 23:55:32
Comments:

793. Name: Janet Chapman on 2020-02-22 00:05:34
Comments:

794. Name: Carol on 2020-02-22 00:45:42
Comments:

795. Name: Duffie Worley on 2020-02-22 01:03:23
Comments:

796. Name: Courtney Bryant on 2020-02-22 01:35:53
Comments:

797. Name: Chuck Muller on 2020-02-22 01:39:55
Comments:

798. Name: Steven Morton on 2020-02-22 01:41:27
Comments: You can't take our guns away from American citizens it's out 2nd amendment to the constitution and it wont be infringed

799. Name: Wanda Talley-Ferrell on 2020-02-22 01:42:17
Comments:

800. Name: James Ellsworth on 2020-02-22 02:14:18

Comments:

801. Name: Kenneth Kirby on 2020-02-22 02:20:23
Comments:

802. Name: Annette lyle on 2020-02-22 02:26:17
Comments:

803. Name: Steve Madden on 2020-02-22 02:37:50
Comments:

804. Name: Anthony Hampton on 2020-02-22 03:25:50
Comments:

805. Name: Matthew Emerson on 2020-02-22 03:38:43
Comments: Uncle Ted sent me!

806. Name: Lois Ryan Ryan on 2020-02-22 04:12:13
Comments:

807. Name: Linda Freeman on 2020-02-22 05:27:15
Comments:

808. Name: Candice morton on 2020-02-22 05:50:38
Comments:

809. Name: Jerry on 2020-02-22 06:51:39
Comments:

810. Name: Alan Mason on 2020-02-22 08:01:20
Comments:

811. Name: Beverly Barker on 2020-02-22 08:19:31
Comments:

812. Name: Connie Rholetter-cawthon on 2020-02-22 08:45:56
Comments: They shouldn't have the right to even try to take our right to protect ourselves and our families.

813. Name: Lori Mullen on 2020-02-22 10:10:15
Comments:

814. Name: Philip Collins on 2020-02-22 11:03:33
Comments:
-
815. Name: Charles Steiner on 2020-02-22 11:57:23
Comments:
-
816. Name: Jeremy moore on 2020-02-22 12:12:57
Comments:
-
817. Name: Steven Smith on 2020-02-22 12:29:20
Comments:
-
818. Name: Billie Jo Tuck on 2020-02-22 12:33:31
Comments:
-
819. Name: Shon Tilson on 2020-02-22 13:25:50
Comments:
-
820. Name: Michael Nicholson on 2020-02-22 14:46:16
Comments:
-
821. Name: Andrew Caudill on 2020-02-22 14:51:21
Comments:
-
822. Name: Erin Holtzclaw on 2020-02-22 15:13:43
Comments:
-
823. Name: Horace Edward Gambrell on 2020-02-22 18:20:52
Comments: Keep this going!!
-
824. Name: Keith Graham on 2020-02-22 18:42:41
Comments:
-
825. Name: Larry Gibson on 2020-02-22 18:54:09
Comments:
-
826. Name: Chris Kelly on 2020-02-22 18:59:34
Comments:
-
827. Name: Scott Fletcher on 2020-02-22 19:27:01
Comments:
-

828. Name: Robin Miller on 2020-02-22 19:52:21
Comments:
-
829. Name: Jason sorrells on 2020-02-22 20:02:08
Comments:
-
830. Name: Mercadies Aiken on 2020-02-22 20:21:15
Comments:
-
831. Name: Robert Pittman on 2020-02-22 20:58:19
Comments: If they outlaw guns, only outlaws will have gun! I will be a outlaw!!!!!!
-
832. Name: Michael Sanders on 2020-02-22 21:38:17
Comments:
-
833. Name: Steve Holbrooks on 2020-02-22 21:40:26
Comments:
-
834. Name: Tony Grogan on 2020-02-22 22:23:51
Comments:
-
835. Name: James Toole on 2020-02-22 23:45:32
Comments:
-
836. Name: David Meredith on 2020-02-23 00:10:29
Comments:
-
837. Name: Teresa sills on 2020-02-23 01:09:19
Comments:
-
838. Name: Logan Patterson on 2020-02-23 01:13:04
Comments:
-
839. Name: Teresa Diane Moss on 2020-02-23 01:33:04
Comments:
-
840. Name: Karen Bryant on 2020-02-23 01:56:35
Comments:
-
841. Name: philip sloan on 2020-02-23 02:23:01
Comments:
-

842. Name: Kim cannon on 2020-02-23 02:56:34
Comments:
-
843. Name: Jeffery Louis Winkler on 2020-02-23 03:00:07
Comments:
-
844. Name: James Carroll on 2020-02-23 03:32:10
Comments:
-
845. Name: Christine hannah on 2020-02-23 03:38:35
Comments: Don't take my god given freedom!!!
-
846. Name: John mccaffrey on 2020-02-23 04:22:56
Comments:
-
847. Name: Opie Gilbert on 2020-02-23 05:16:39
Comments:
-
848. Name: Loran Burrell on 2020-02-23 05:20:20
Comments:
-
849. Name: Ashleigh LeRoy on 2020-02-23 07:24:01
Comments:
-
850. Name: Todd clover on 2020-02-23 13:27:37
Comments:
-
851. Name: Janet KELLEY on 2020-02-23 13:51:50
Comments:
-
852. Name: John Burdette on 2020-02-23 13:52:04
Comments:
-
853. Name: Heather Suttles on 2020-02-23 14:07:39
Comments:
-
854. Name: Morgan Nowell-Shook on 2020-02-23 15:37:06
Comments:
-
855. Name: Ed Haley on 2020-02-23 17:12:39
Comments:
-

856. Name: Elaine Rankin on 2020-02-23 17:43:46
Comments:

857. Name: Chris Campbell on 2020-02-23 18:25:45
Comments:

858. Name: Randall Browning on 2020-02-23 21:50:26
Comments:

859. Name: Thomas morgan on 2020-02-23 22:11:37
Comments:

860. Name: Clint B Loggins on 2020-02-23 23:50:35
Comments:

861. Name: Bruce Trimm on 2020-02-24 02:00:15
Comments:

862. Name: Johnny Kelley on 2020-02-24 02:32:50
Comments:

863. Name: Keith Taylor on 2020-02-24 03:31:13
Comments:

864. Name: Erline Sims on 2020-02-24 04:49:56
Comments:

865. Name: James Sims on 2020-02-24 04:50:57
Comments:

866. Name: David S on 2020-02-24 04:52:25
Comments:

867. Name: Michael Lee on 2020-02-24 13:11:25
Comments:

868. Name: Justin Cartee on 2020-02-24 13:53:32
Comments:

869. Name: Jackie D Short on 2020-02-24 15:49:22
Comments:

870. Name: Katelyn Sanders on 2020-02-24 17:05:27
Comments:
-
871. Name: Robert O'Shields on 2020-02-24 17:43:30
Comments:
-
872. Name: David Brucke on 2020-02-24 18:46:06
Comments: Thank you
-
873. Name: Caleb whiten on 2020-02-24 21:32:24
Comments:
-
874. Name: Kelvin D Fuller on 2020-02-25 14:26:33
Comments: I stand for the second amendment rights
-
875. Name: Zachary Johnson on 2020-02-25 15:59:45
Comments:
-
876. Name: Malcolm A Purdessy Jr on 2020-02-25 18:20:36
Comments: Standing for my Second Amendment right
-
877. Name: Travis Otto on 2020-02-25 19:50:11
Comments:
-
878. Name: Polly A Purdessy on 2020-02-25 19:54:09
Comments: Secure my second amendment rights
-
879. Name: Dakota Nicholson on 2020-02-25 23:37:38
Comments:
-
880. Name: Lisa Cole on 2020-02-25 23:45:34
Comments:
-
881. Name: Jeremy talley on 2020-02-26 00:00:10
Comments:
-
882. Name: Wesley Okelley on 2020-02-26 00:59:34
Comments:
-
883. Name: James Hall on 2020-02-26 14:49:57
Comments: Signed
-

884. Name: Stephen Bowen on 2020-02-26 18:00:56
Comments:
-
885. Name: Shawn Brewer on 2020-02-26 23:02:00
Comments:
-
886. Name: David Talley on 2020-02-27 20:51:43
Comments:
-
887. Name: Douglas Wayne Hedden Junior on 2020-02-28 05:25:12
Comments:
-
888. Name: Rob Bachlet on 2020-02-29 02:18:04
Comments:
-
889. Name: Tammy Fowler on 2020-03-01 01:12:05
Comments: My right to protect myself!
-
890. Name: Ronald Dodson on 2020-03-02 02:28:14
Comments:
-

+ 111 Paper Signatures

1001 ✓