



MINUTES
PLANNING & ECONOMIC DEVELOPMENT
COMMITTEE MEETING
March 14, 2017

COMMITTEE MEMBERS

Mr. Paul Cain, District II, Chairman

Mr. Julian Davis, District IV

Mr. Glenn Hart, District V

The Planning & Economic Development Committee met at 5:30 PM in Council Chambers, Oconee County Administrative Offices, 415 South Pine Street, Walhalla, SC with all members present, Administrator Scott Moulder, County Attorney David Root and Public Hearing Officer, Amanda Brock.

STAFF PRESENT: Mr. Richard Blackwell, Oconee Economic Alliance [OEA] Director & Mr. Greg Gordos, Senior Planner.

Press:

Pursuant to the Freedom of Information Act, notice of the meeting, date, time, place of meeting and agenda were posted on the bulletin board at the County Administrative Offices, 415 South Pine Street, Walhalla, SC, and the County Council website [www.oconeese.com/council]. In addition it was made available [upon request] to the newspapers, radio stations, television stations and concerned citizens.

Member of the press present: Ray Chandler – Anderson Independent & Steven Bradley – Daily Journal.

Call to Order:

Mr. Cain called the meeting to order at 5:30 PM.

Approval of Minutes:

Mr. Davis made a motion, seconded by Mr. Hart, approved 3 – 0, to approve the minutes from the December 13, 2016 meeting as presented.

Discussion Regarding Scenic Highway Committee Ordinance

The discussion regarding the Scenic Highway Committee was referred from County Council to the Planning & Economic Development for discussion due to public concern over the Scenic Highway Committee dissolution.

Lengthy discussion followed to include but not limited to:

- Not changing designation
- Citizens willing to serve and meet for committee meetings
- Not removing any scenic highway
- Has not had a meeting since 2014
- Objective of the committee is to hear considerations and recommend highways for future designations
- Move committee under another that is similar, i.e. Oconee Destination
- Anything that happens on the highway can be regulated thru the Planning Commission
- Ability to establish scenic corridors

It was the consensus of the Committee for the County Attorney to conduct research to see if the Scenic Highway can be regulated through the Planning Commission.

Corridor Planning Discussion

Mr. Cain spoke about Corridor Planning utilizing a handout [copy filed with these minutes]. Lengthy discussion followed to include but not limited to:

- Traffic and Congestion
- 123 Corridor [from Clemson traveling toward Seneca on 123 or leaving Seneca traveling toward Clemson on 123]
- Hwy 93
- Speed limits
- SCDOT taking lead on Corridor Planning?

Mr. Moulder noted he spoke with Ms. Gaye Sprague of Sprague & Sprague Consulting Engineers from the previous meetings direction concerning studies and putting in place development regulations that would assist with controlling traffic impacts in a particular corridor. She stated that the firm could not give adequate information. Mr. Moulder obtained a list of other firms that could potentially be used with traffic and transportation matters. Additional discussion followed.

It was the consensus of the Committee for the County Administrator to receive quote and / or partner with Clemson and possibly share the cost.

Dilapidated / Uninhabited Buildings Discussion

Lengthy discussion followed to include but not limited to:

- Utica / Old Mill Village area
- Inability to tear down buildings due to cost
- Additional code enforcement officer, estimated cost would be \$50,000 to \$75,000, which includes salary, benefits, phones, etc.
- Through International Property Code, give notice to owners of dilapidated buildings to tear the structure down and failure to do so will result in the structure being removed by the County or bid it out, salvage materials if any, and then place lien on property for what it cost.

It was the consensus of the Committee for the County Administrator to speak with the Sheriff regarding Code Enforcement.

Technology Incubator Discussion

Discussion followed to include but not limited:

- Business incubator located in Walhalla
- Citizens interested in starting up technologically based business
- Buildings that can be utilized such as Dunlop, Oakway Intermediate School, etc.

No action taken at this time.

Unfinished Business:

Regarding the spec building at Golden Corner Commerce Park, the application has been submitted and is being processed with Santee Cooper for funds. Cost estimates are completed

but do not have construction plans at this time for that particular section where spec building would be located. There was work that had begun on the left side of the entrance road coming in but the spec building would go on the right side of the road. County staff is to grade that particular pad site in preparation for spec building construction.

No action taken at this time.

New Business:

None addressed at this meeting.

Adjourn:

Mr. Davis made a motion, approved unanimously, to adjourn the meeting at 6:28 PM.

Respectfully Submitted:

Katie D. Smith
Clerk to Council