

TO: Oconee County Council

FROM: Councilman Wayne McCall

SUBJECT: County Council Workshop  
September 18, 2010  
Reference: Project North Discussion and Consideration

Date: September 18, 2010

I have requested that our County Clerk, Ms. Hulso, read the following comments into the official record of the September 18, 2010, County Council Workshop.

I want to express my concerns about several of the proposals that have been made for the future use of a large parcel of land adjacent to South Carolina Highway 11, referred to as "Project North".

If monies from county taxpayers are to be used to purchase this 41.5 acre tract, the use should be one that provides jobs and tax revenues for citizens, given the high unemployment rate among our county residents.

Alternative proposals including a park-like recreational area including hiking trails, picnic areas, and similar facilities will do nothing to ease the unemployment numbers or improve the tax base. What will benefit in both areas would be an industrial use that would result in the employment of many citizens who are currently without a job.

Another proposal suggested for the land's use is that of a senior citizen center. Keep in mind there are plans to build a new high school in Walhalla, with an estimated cost of \$50 million. I see no reason to spend huge amounts of money for this effort and then see our young people find jobs elsewhere after graduation. Another county park or a senior citizen center would not provide the jobs needed by these graduates. Recently Susie Cornelius did an excellent powerpoint presentation in which she detailed at great length the numerous and diverse recreational opportunities already available in this county. Most of them are free or nearly free to users. Were any of you listening to Ms. Cornelius?

My recommendation to Council would be to give a portion of the Golden Corner Commerce Park to the McPhails for the continued use of the Carolina Foothills Heritage Fair. The remainder of the tract could be used for the recreational functions suggested for the "Project North" property.

The "Project North" tract is in the immediate proximity to already existing water, sewer, and electricity. The Golden Corner Commerce Park, however, has no sewer and providing sewer for that tract would cost an estimated \$5 million, plus an annual operational cost of \$250,000 according to Bob Winchester of the Sewer Authority. Also, Highway 11 is an access road that would provide easy access to interstate 85. Electricity is available at the "Project North" site on the front and rear of the property. The frontage on Highway 11 is already wooded and it would be suitable for visual buffering in its existing state. Also, I have been informed by one our taxpayers that the new Love's Truck Stop and restaurant on the Anderson County side of Exit 4 on I-85 is projected to create 70 - 80 jobs and that since sewer is not available from Anderson, city or county, the truckstop and restaurant are using a new sewer package plant. Why would we spend \$1.5 million in addition to the \$5 million already mentioned at GCCP, to run a sewer line to an empty exit since Love's on the other side of the interstate has just proven it is not necessary?

I was not able to attend today's meeting because I had to work and I am providing employment for 6 families. I did want to make my concerns known and close with a quote from a friend of mine, George Sexton, at the Charleston Naval Shipyard. He has often said "You can never have too much stupidity". Let's not let today's meeting prove that.

# Project North

## One Option

The John's Creek  
Technology Park Model  
Atlanta, Georgia

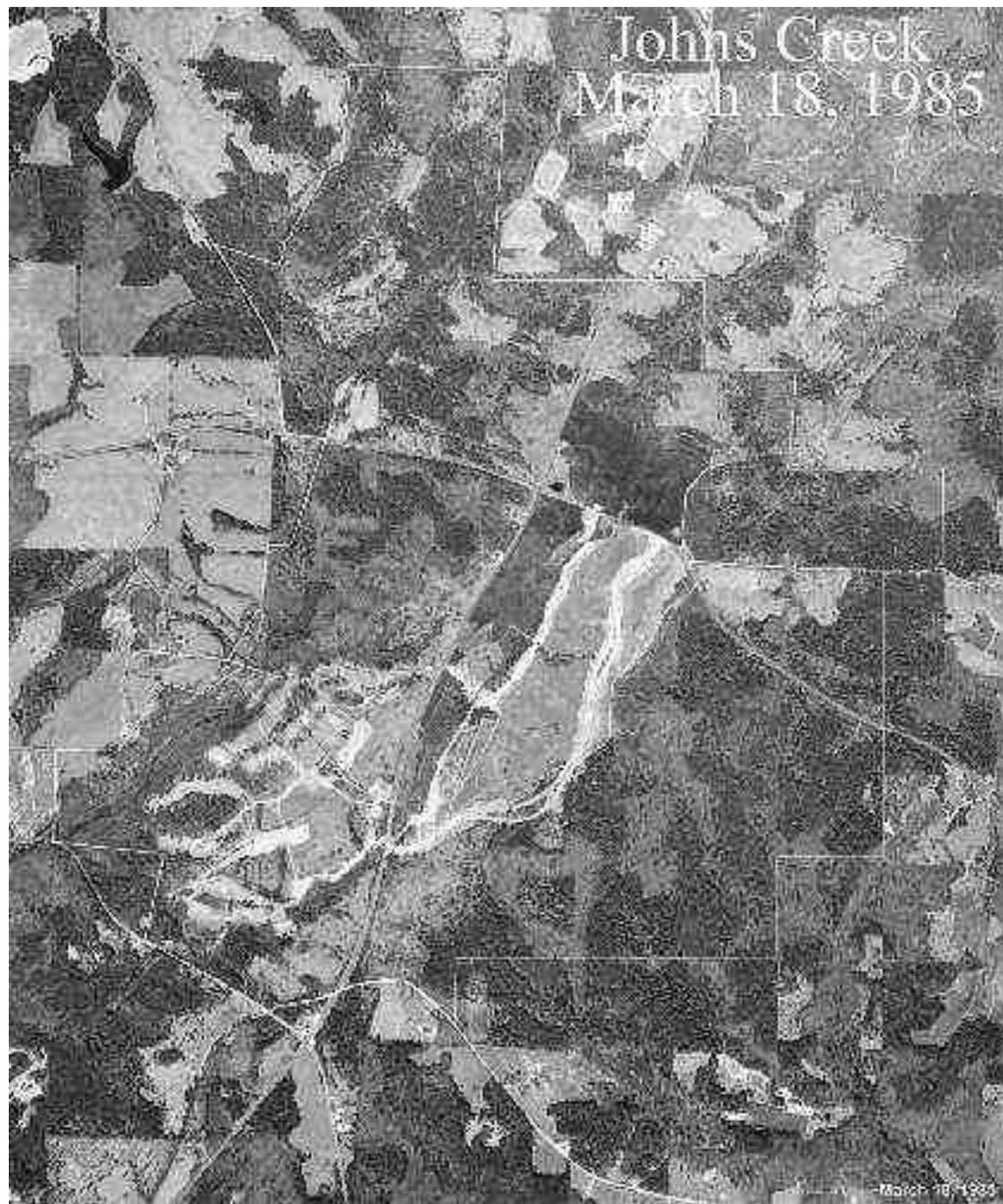
# John's Creek Philosophy

- Long-term Vision
- Quality, Quality, Quality
- Work, Live, Play
- Good Neighbor Policy
- Active Community Involvement

# The Starting Point-1986

- 1900 undeveloped acres
- Straddling rapidly growing Fulton and emerging Forsyth Counties
- Create variety of professional, technical and retail jobs employing local people, minimize travel requirements

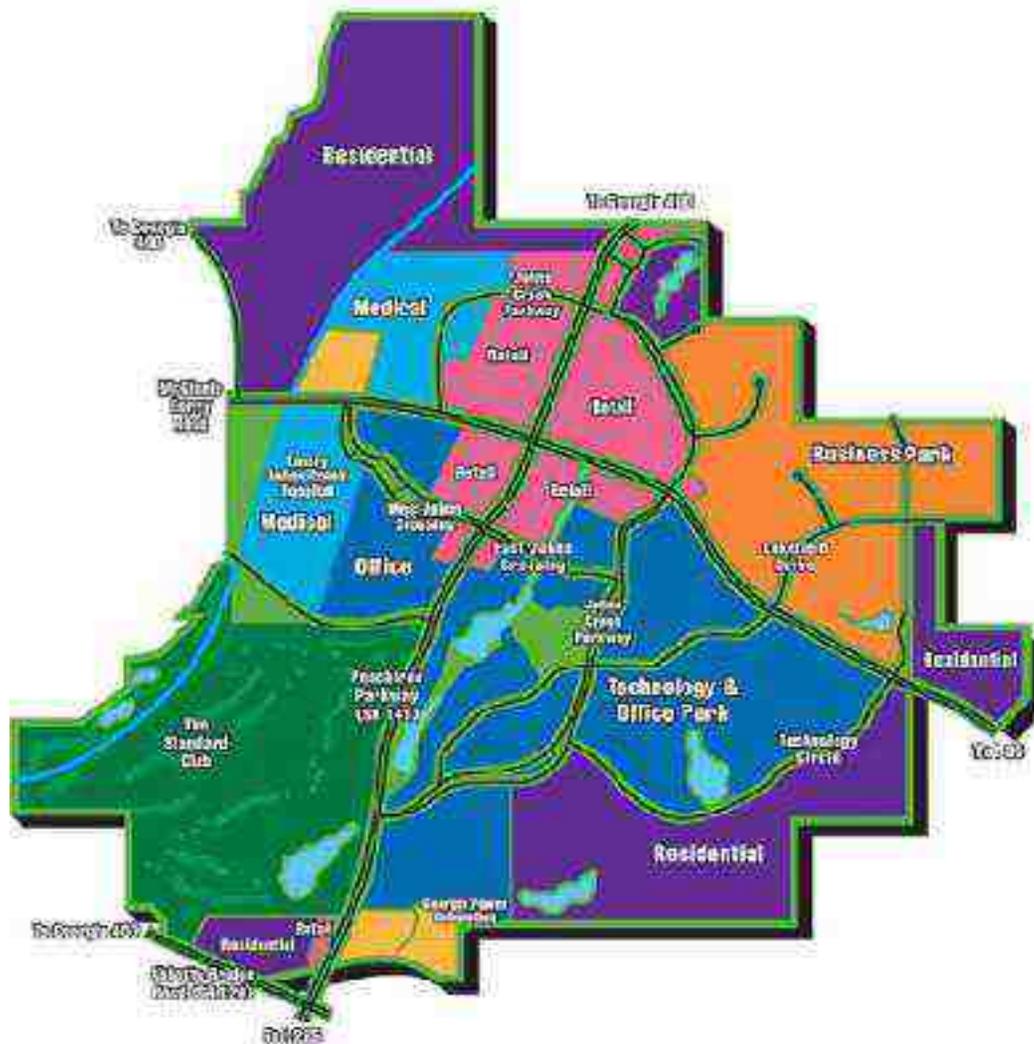
Johns Creek  
March 18, 1985



-March 18, 1985

# Land Use Map

## Land Use



-  Technology & Office Park
-  Business Park
-  Retail & Commercial Service
-  Residential
-  Institutional (Churches, Utilities, etc.)
-  Private Club
-  Open Space or Recreation
-  Hospital & Medical

# Brief Development History

1985 - Two softball fields

1988 - First manufacturing tenant

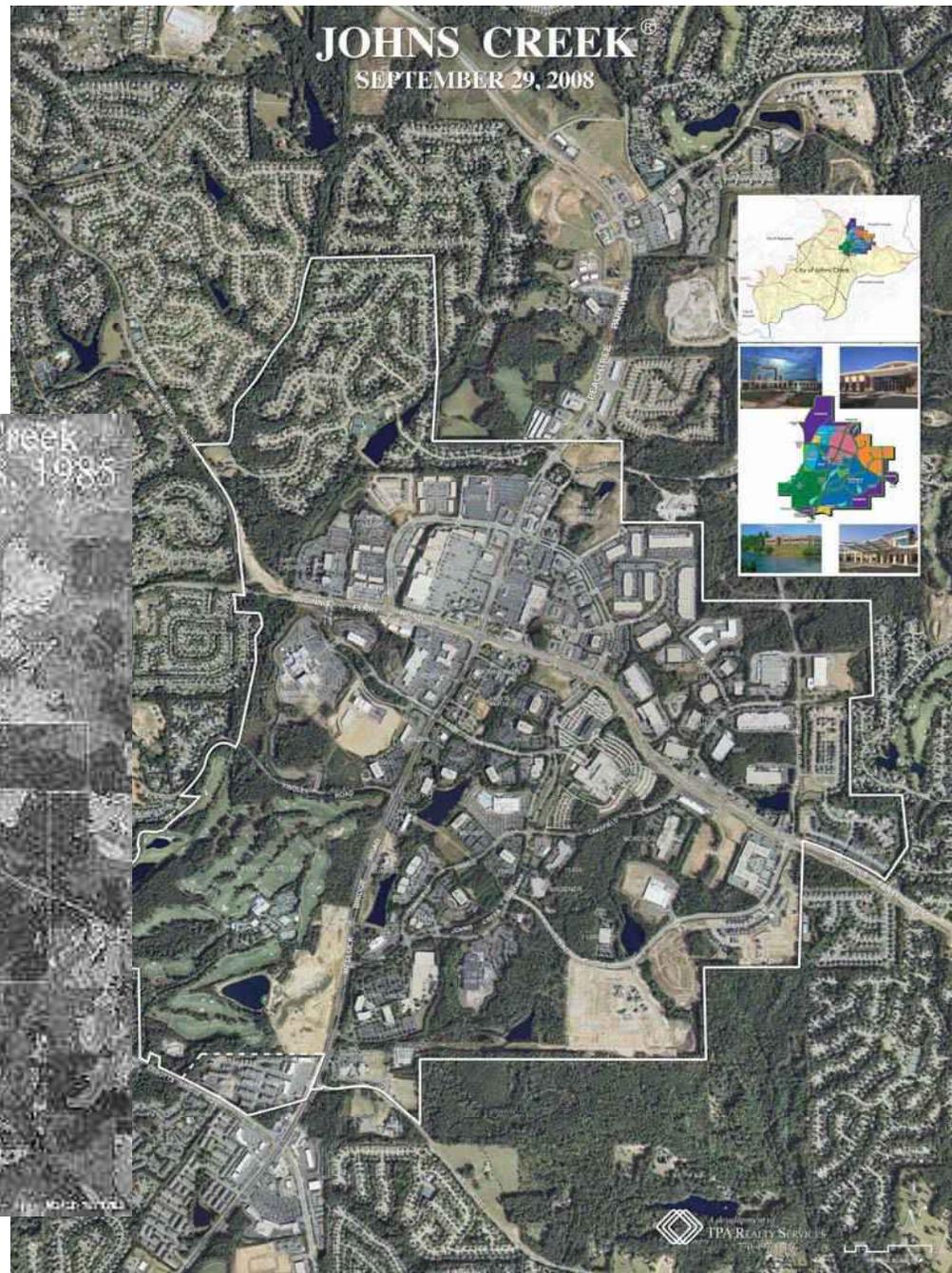
1990 - First commercial tenants

2005 - John's Creek campus of Emory Hospital

2008 - City of John's Creek incorporated

2010 - 85 companies located in park with more than 10,000 employees -surrounded by 14 residential communities with varying price ranges

# Today



# Quality Companies



# Quality Companies

