



A G E N D A

OCONEE COUNTY COUNCIL MEETING

April 7, 2015 ~ ~ 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 / Mr. Tom Martin

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

Approval of Minutes March 17, 2015 Regular Meeting

Administrator Report & Agenda Summary

Public Hearings regarding the Following Ordinances

Ordinance 2015-11 "AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN AMENDED AND RESTATED FEE IN LIEU OF TAX AGREEMENT BY AND BETWEEN OCONEE COUNTY AND **BORG WARNER TORQ TRANSFER SYSTEMS, INC.**, WHEREBY OCONEE COUNTY AND BORG WARNER TORQ TRANSFER SYSTEMS, INC. WILL AGREE TO A MODIFICATION OF THE EXISTING FEE IN LIEU OF TAX AGREEMENT AND WILL INCORPORATE THE TERMS OF ADDITIONAL INVESTMENT AND OTHER MATTERS RELATED THERETO."

Ordinance 2015-12 "AN ORDINANCE TO REVISE AND AMEND SECTION 34-1 OF THE OCONEE COUNTY CODE OF ORDINANCES, BY DELETING AND RESCINDING THE SECTION IN ITS ENTIRETY; AND OTHER MATTERS RELATED THERETO"

Ordinance 2015-13 "AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AGREEMENT BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND **PROJECT MOLD** AND INCLUDING, WITHOUT LIMITATION, PAYMENT OF A FEE IN LIEU OF TAXES RELATED TO THE PROJECT; EXTENDING THE TERM OF THE JOINT COUNTY INDUSTRIAL AND BUSINESS PARK FOR THE PROJECT UNTIL DECEMBER 31, 2023; AND OTHER MATTERS RELATING THERETO"

Third & Final Reading of the Following Ordinances

Ordinance 2015-11 *[caption above]*
Including Cost Benefit Analysis & Economic Development Impact

Ordinance 2015-12 *[caption above]*

Second Reading of the Following Ordinances

Reconsider & Amend Second Reading of Ordinance 2015-13 "AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AGREEMENT BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND **PROJECT MOLD** AND INCLUDING, WITHOUT LIMITATION, PAYMENT OF A FEE IN LIEU OF TAXES RELATED TO THE PROJECT; EXTENDING THE TERM OF THE JOINT COUNTY INDUSTRIAL AND BUSINESS PARK FOR THE PROJECT UNTIL DECEMBER 31, 2023; AND OTHER MATTERS RELATING THERETO"

A Cost Benefit Analysis & Economic Development Impact report will be provided at third reading. Additionally, a second public hearing will be held at 3rd reading on this ordinance as amended.

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, 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.

Ordinance 2015-14 "AN ORDINANCE TO AMEND CHAPTER 38 "ZONING" OF THE OCONEE COUNTY CODE OF ORDINANCES, INCLUDING ALL ZONING MAPS INCORPORATED THEREIN AND THEREBY, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY; AND OTHER MATTERS RELATED THERETO" **[2015 SUB01]**

The proposed ordinance, 2015-14 (2015 SUB01), stems from a subsequent rezoning request submitted by KEO Partners LLC. The request consists of a portion of a parcel totaling 38.2 acres at the end of Melton Rd in West Union. The parcel is located in the residential area on the Future Land Use Map and is currently zoned in the Residential District and Traditional Rural District. As submitted, the portion of parcel 177-00-02-011, currently in the Traditional Rural District, would be rezoned into the Residential District. Below is the section from the Zoning Enabling Ordinance that details subsequent requests:

During their regular meeting on March 09, 2015, the Planning Commission voted, unanimously, to recommend that County Council adopt Ordinance 2015-14 (2015-Sub01) as requested.

It is staff's recommendation that Council [1] take second reading of Ordinance 2015-14 and [2] schedule the Public Hearing and third reading for the May 5, 2015 regular council meeting.

First Reading of the Following Ordinances

[None scheduled at this meeting.]

First & Final Reading of the Following Resolutions

Resolution R2015-07 "A RESOLUTION IN SUPPORT OF THE WORKFORCE DEVELOPMENT AREA DESIGNATION PETITION" and Agreement

Discussion Regarding Action Items

Planning Commission Recommendation / Capital Project List [CIP v2014-01]

The Planning Commission at their March 9, 2015 regular meeting approved the Capital Project Improvement List [CIP v2014-01]. In addition, they provided a brief prioritization memo.

Council Committee Reports

Planning & Economic Development Committee / Mr. Cain

Old Business

[None scheduled at this meeting.]

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

New Business

[None scheduled at this meeting.]

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

Executive Session *[for the purpose of discussing an Economic Development matter and a pending litigation matter]*

- Vote and/or Action on matters discussed in Executive Session [if required]

Adjourn

County Council is seeking interested citizens wishing to serve on a council appointed Boards/Commissions:

- **Scenic Highway Committee**.....1 At Large Seat
- **Conservation Bank Board**.....Charitable Corp. or Trust Candidate

Candidate needs to be a board member or executive officer of a charitable corporation or trust authorized to do business in this State that is one of the following: (i) actively engaged in the acquisition of interests in land from voluntary sellers for the purposes of natural resource or land conservation in Oconee County; or (ii) is organized for historic or cultural preservation purposes; or (iii) is an organization that represents hunting, fishing or outdoor recreation interests.

County Council will hold a **Special Meeting on Tuesday, April 28, 2015** in Council Chambers, Oconee County Administrative Offices, 415 South Pine Street, Walhalla, SC in order to receive FY 2015-2016 budget presentations from the Oconee County Administrator & the School District of Oconee County Superintendent.

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.

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