



**MINUTES  
PLANNING & ECONOMIC DEVELOPMENT  
COMMITTEE MEETING  
August 20, 2009**

**COMMITTEE MEMBERS**

Mr. Reg Dexter, District V, Chairman  
Mr. Wayne McCall, District II  
Mr. Mario Suarez, District III

The Planning & Economic Development Committee met on Thursday, August 20, 2009 at 5:30 PM in the Council Chambers, Oconee County Administrative Offices, 415 South Pine Street, Walhalla, SC with Mr. Dexter & Mr. McCall present [Mr. Suarez was absent], Interim County Administrator Kendra Brown, County Attorney Adam Artigliere and Clerk to Council, Elizabeth Hulse present.

**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](http://www.oconeese.com/council)]. In addition it was made available to the newspapers, radio stations, television stations and concerned citizens.

Member of the press present: Ray Chandler – Anderson Independent Mail, Dick Mangrum – WGOG Radio and Carlos Galarza - Daily Journal.

**Call to Order:**

Chairman Dexter called the meeting to order at 5:31 PM.

**Approval of Minutes:**

Mr. McCall made a motion, seconded by Mr. Dexter, approved 2 – 0 to approve the minutes from the January 28, 2009 meeting as presented.

**Department Reports / Updates:**

**Planning Department:**

Mr. Art Holbrooks, Planning Director, and Mr. Aaron Gadsby, County Planner/CFPM, addressed Council regarding ongoing activities to include ongoing work on the Comprehensive Plan, Census 2010 and FEMA.

**Economic Development:**

Mr. Jim Alexander, Economic Development Director, addressed the Committee utilizing a PowerPoint presentation that outlined the history of the department, Spec Building, past successes, strategic planning process, responsibilities of the Economic Development Commission, growth areas and “things we must do” to continue to attract industry to our county.

**Administration:**

Ms. Kendra Brown, Interim Administrator, addressed the Committee noting that there was no report at this meeting.

**New Business:**

**Citizen Appearances before Committee**

None at this meeting.

**Staff Appearances before Committee**

**Review of FEMA Findings Related to Flood Management Program:**

Mr. Holbrooks and Mr. Gadsby addressed the Committee and reviewed the “*Proposed Action Plan: August 2008 CAV Findings*” [copy filed with these minutes]. They noted that if the Committee, and ultimately Council, is satisfied with their approach in this document, that they be approved to submit the proposed plan to FEMA for their approval. Mr. Gadsby addressed specific areas utilizing a PowerPoint presentation [filed with these minutes] which highlighted specific parcels that Planning feels should not be considered in a flood plain. He noted that potentially two parcels are within the flood plain as identified by FEMA. Mr. Adam Artigliere addressed concerns and questions from the Committee. It was noted that if a property was constructed prior to 1999 when Oconee County instituted Building Codes that we were not the permitting agency for the construction. Mr. Gadsby also reviewed with the Committee how a Flood Plain Permit is currently being researched and issues. Lengthy discussion followed.

Mr. Dexter asked that the wording on page 6, sub paragraph 3, be amended to read as follows: “*All structures and development activity proposed to be located on a parcel with a portion more than 50’ from the apparent boundary, .....*”

Mr. Dexter made a motion, seconded by Mr. McCall, approved 2 – 0 to approve the Planning Departments request to submit the amended proposed plan to FEMA for their approval.

**Review of Infrastructure Master Plan for Oconee County:**

Mr. Dexter noted that this Master Plan has never been adopted by County Council. He also stated his frustration that progress has not been made in the past on this important issue. SWAG ties the County’s hands regarding sewer infrastructure. He noted that it is vital that the County look forward and work cooperatively with surrounding counties on infrastructure needs. Lengthy discussion followed.

Mr. Dexter also addressed concerns that the mission and scope of activities for the Economic Development Department were too limited. Lengthy discussion followed.

Mr. Dexter made a motion, seconded by Mr. McCall, approved 2 – 0 to instruct the Economic Development Department to expand their mission statement to encompass small businesses and service industry.

**Review of Engineering Services Invoices from OJRSA:**

Ms. Brown reviewed with the Committee how these invoices have been previously been paid through the OJRSA. No action taken.

**Public Comment:**

Mr. Jerry Barnett addressed the Committee regarding concerns with incomplete plans and the need for infrastructure in the county.

Mr. Paul Corbeil addressed the Committee regarding his support for action regarding infrastructure.

Mr. Tom Markovich addressed the Committee regarding his support for a global approach to infrastructure in the county.

Mr. Dick Hughes addressed the Committee regarding his concern that the infrastructure plan as presented needs updating.

**Old Business:**

No old business was addressed at this meeting.

**Adjourn:**

Mr. McCall made a motion to adjourn at 7:34 PM. The motion passed unanimously.

Respectfully Submitted:

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Elizabeth G. Hulse  
Clerk to Council