



**MINUTES**  
**PLANNING & ECONOMIC DEVELOPMENT**  
**COMMITTEE MEETING**  
**December 18, 2009**

**COMMITTEE MEMBERS**

Mr. Paul Corbeil, District I, Chairman  
Mr. Wayne McCall, District II  
Mr. Reginald T. Dexter, District V

The Planning & Economic Development Committee met on Friday, December 18, 2009 at 10:00 AM in the Council Chambers, Oconee County Administrative Offices, 415 South Pine Street, Walhalla, SC with all members present [except Mr. McCall].

**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: Dick Mangrum – WGOG Radio, Ray Chandler – Anderson Independent & Carlos Galarza - Daily Journal.

**Call to Order:**

Chairman Corbeil called the meeting to order at 10:00 AM.

**Approval of Minutes:**

As a quorum of attendees for the August 20, 2009 meeting were not present; approval of the minutes was deferred to the next scheduled meeting.

**Department Reports / Updates:**

**Planning Department:**

Mr. Art Holbrooks, Planning Director, addressed the committee utilizing a PowerPoint presentation [filed with these minutes] and discussed the following topics:

- Current Projects to include:
  - FEMA
  - Flood Plain Ordinance updated [new maps have been updated and are in effect at present]
  - Flood Plain Development [Planning has implemented strategies for development of permits along with an action plan to participate in national program, as part Planning to oversee all flood plain issues]
  - Comprehensive Plan Update [this was begun in 2008. Two new chapters [transportation & priority investment] have been added. The review was more expansive than anticipated. The Final Draft is currently on line for review.
  - 2010 Census
  - Keowee Toxaway Re-licensing
  - Zoning
  - Subdivision Review
  - GIS

- Near Term/Future Projects:
  - Review of Standards
  - Storm Water
  - One Stop Shop
  - Other Items:
    - Air Quality Standards
    - Implementation of the Comprehensive Plan

Mr. Dexter asked that all Council members receive a copy of the final draft of the 2010 Comprehensive Plan. In addition he discussed private vs. public roads and the impact on county operations. Lastly Mr. Dexter asked that the Planning Commission review expanding their meeting schedule based on the volume of work for them to do and Council's desire for their involvement in all aspects of planning for the county, in relation to the Comprehensive Plan, economic development, etc.

Mr. Corbeil agreed that the Planning Commission faces many issues and additional meetings would likely help.

**Economic Development:**

Mr. Jim Alexander, Economic Development Director, addressed the Committee utilizing a PowerPoint presentation and discussed the following topics. Mr. Dexter also introduced Mr. Hank Field EDC Chair who was present along with other Economic Development staff.

- Mission Statement expanded
- Upstate Alliance Target Market Study
- EDC Jobs Partnership
- Projects:
  - Greenfield Industries expansion, \$18 million investment – 85 jobs
  - Itron equipment upgrade, \$30 million investment – 50-150 jobs
  - Upstate Alliance Requests for Information noting that they assist with marketing Oconee County to industry
  - Possible projects
  - Joint Use Development
  - Possible Industrial Sites
- Additional Activities:
  - Oconee County Industrial Group
  - Worklink
  - Education Foundation of Oconee County
  - Profit 101
  - QuickJobs Training Center
  - EDC Newsletter
  - Equipment Upgrades
  - "Oconee Observer"
- Spec Building Opportunities & Options:
  - Key to have people look at co is to have product
  - Buildings currently available:
    - Prospects Building / 423,500 sf. / \$2,975,000
    - Valenite / Highway 11 / 21,500 sf. / \$579,000 [expect company to move in shortly]
    - Piedmont Home Textiles / 167,000 sf. / \$700,000 / Demolition=\$998,000 [building does not currently show well]
  - Oconee County Commerce Center

- How to provide product / options
- County's First Spec Building stats
- New Spec Building requirements
- Funding Options & Cost Estimates
- Propex Requests
- Request for County Attorney to meet with Economic Development Commission

Mr. Dexter noted that there has been opposition to a spec building in the past and that at same time have local industries that are supporting the construction financially [AT&T & Blue Ridge Electric Coop] with expected funding by next year totaling approximately 48.6 % of cost of develop of spec building. He also noted that Council has taken "hits" two ways from the public in that they do not do enough to create jobs in the county and on the other hand they should not build a spec building to recruit new industry into the county.

Mr. Corbeil added that a presentation by the County Attorney would not only benefit the Economic Development Commission but also Council.

**New Business:**

No new business was addressed at this meeting.

**Old Business:**

No old business was addressed at this meeting.

**Public Comment:**

Mr. Corbeil opened the floor for Public Comment even though it was not on the agenda noting that a 4 minute time limit would be in place per speaker.

Mr. C. W. Richards addressed the Committee regarding possible partnership with the City of Seneca for the Prospects building and the pros and cons of a spec building.

Mr. Dexter noted that Mr. Alexander is out actively attempting to recruit new industries and business to the area. Mr. Corbeil noted that Economic Development a cooperative effort and the county is currently working with the Upstate Alliance and County Delegation to expand development in the county.

Mr. Ryan Honea addressed the Committee regarding expanding jobs in the county to keep Oconee County citizens working in their home county.

Ms. Susie Cornelius addressed the Committee regarding concerns that Title 6 in state code has not been followed by the Planning Commission as it relates to the Comprehensive Plan.

**Adjourn:**

Mr. Dexter made a motion to adjourn at 11:31 AM. The motion passed unanimously.

Respectfully Submitted:

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Elizabeth G. Hulse  
Clerk to Council