



MINUTES
PLANNING & ECONOMIC DEVELOPMENT
COMMITTEE MEETING
February 3, 2011

COMMITTEE MEMBERS

Mr. Paul Corbeil, District I, Chairman
Mr. Archie Barron, District III
Mr. Reginald T. Dexter, District V

The Planning & Economic Development Committee met on Thursday, February 3, 2011 at 4:00 PM in the Council Chambers, Oconee County Administrative Offices, 415 South Pine Street, Walhalla, SC with all members present, Administrator Scott Moulder and Clerk to Council, Elizabeth Hulse.

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

Call to Order:

Chairman Corbeil called the meeting to order at 4:00 PM.

Approval of Minutes:

Mr. Dexter made a motion, seconded by Mr. Corbeil, approved 2 – 0 [Mr. Barron did not vote as he was not a member of the committee for this meeting] to approve the minutes from November 10, 2010 meeting as presented.

Presentations [10 minute maximum]

Consideration of ATAX Restructuring / Mr. Phil Shirley, PRT Director

Ms. Shirley addressed the Committee utilizing a handout [copy filed with these minutes] and a PowerPoint presentation [copy filed with these minutes] highlighting the current structure and recommended changes to the effected Commissions.

Mr. Barron made a motion, seconded by Mr. Dexter, approved 3 – 0 to instruct the Administrator and Mr. Shirley to work with the County Attorney to draft an ordinance reflecting the recommended changes and bring the ordinance to Council for first reading.

ZEO / Lake Overlay Districts / Ms. Andrea Heller

Ms. Heller addressed the Committee utilizing a handout [copy filed with these minutes] requesting the Committee review two issues: [1] initiate a process whereby the Planning Commission would be made aware of and have oversight of new commercial projects in Oconee County prior to permit approval by the Planning Department, and [2] improved

overlay standards or performance standards to address multiple concerns [outlined in the handout] to include but not limited to: condominium development, marina development, etc.

No action was taken on the matter but it will be addressed during the joint workshop meeting of Council and the Planning Commission on Tuesday, February 8, 2011.

New Business:

Sewer at the Golden Corner Commerce Park [GCCP]

Mr. Moulder addressed the Committee requesting direction for proceeding with sewer installation at the GCCP.

Mr. Moulder outlined four options as follow:

1. Do Nothing – Committee determined that this was not an option.
2. Install Infrastructure back to the Coneross Treatment Plant from the GCCP
Issues with this option were identified as uncontrolled growth and sprawl and large cost due to number of pump stations required – Committee determined that this was not an option.
3. Continued Partnership with the Oconee Joint Regional Sewer Authority [OJRSA]
Issues remain with billing [cities, authority] and initial cost to the County
4. Public / Private Partnership

Mr. Moulder noted that he has been contacted by two private companies [Goldie & Associates and Thompson Development Services [TDS] *[copy of TDS correspondence filed with these minutes]*] regarding sewer installation at the GCCP, I-85 and surrounding areas.

Mr. Corbel noted the excellent work done by the Blue Ribbon Panel tasked with making a recommendation to Council in 2009 noting that their recommendation noted some of the same concerns discussed at this meeting. Discussion followed.

Mr. Corbel stated that this issue should be taken to full Council for discussion and action at the February 15, 2011 meeting.

Echo Hills [Project North] Development Plan

Mr. Moulder addressed the Committee requesting direction for proceeding with marketing options for Echo Hills. Discussion followed.

Mr. Corbel stated that this issue should be taken to full Council for discussion and action at the February 15, 2011 meeting.

Department Reports / Updates:

Planning Department

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

- Building Permit Activity in Oconee County [2005-2010]
- One Stop Permitting Process
- FEMA
- Air Quality
- Keowee – Toxaway Relicensing
 - Memorandum of Understanding
- Going Forward
 - Implementation of Strategies in Comprehensive Plan
 - 2010 Census
- Zoning

Economic Development

Mr. Jim Alexander, Economic Development Director, addressed the Committee utilizing a PowerPoint presentation [copy filed with these minutes] and discussed the following topics:

- Capital Investment & Job Creation
- 2010 Ambassador for Economic Development: Mr. Mike Higgins, ITRON Plant Mgr.
- Shell Building Progress
- GCCP
- Altera Polymers
- Propex Facility
- Potential uses for Propex Property
- Echo Hills and its infrastructure
- Next Steps
 - Workforce Development Efforts
 - Small Business Support
 - Partnerships for Park Development

Old Business:

No Old business was addressed at this meeting.

Adjourn:

Mr. Dexter made a motion to adjourn at 5:16 PM. The motion passed unanimously.

Respectfully Submitted:

Elizabeth G. Hulse
Clerk to Council