



**MINUTES**  
**PLANNING & ECONOMIC DEVELOPMENT**  
**COMMITTEE MEETING**  
**December 11, 2012**

**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 at 5:30 PM in the Council Chambers, Oconee County Administrative Offices, 415 South Pine Street, Walhalla, SC with all members present and Clerk to Council, Elizabeth Hulse.

**STAFF PRESENT:** Mr. Art Holbrooks, Planning Director; Mr. Josh Stephens, Zoning Administrator; Mr. Richard Blackwell, Economic Development Director; and, Mr. Russell Johnson, Economic Development Project & Marketing Manager.

**PUBLIC PRESENT:** None 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 [upon request] to the newspapers, radio stations, television stations and concerned citizens.

Member of the press present: None present

**Call to Order:**

Chairman Corbeil called the meeting to order at 5:30 PM.

**Approval of Minutes:**

Mr. Dexter made a motion, seconded by Mr. Barron, approved 3 – 0 to approve the minutes from June 14, 2012 meeting as presented.

**Department Reports / Updates:**

**Planning Department**

Mr. Stephens and Mr. Holbrooks addressed the Committee utilizing a PowerPoint presentation [copy filed with these minutes] and discussed key areas:

- Building Development [residential /new homes/commercial]
- Building Development [major projects/summary]
- Zoning [open requests, amendment for Fair Play Village Sub District]
- Community Development
- Air Quality
- Transit Feasibility Study
- Keowee Toxaway Project Relicensing

In addition, Mr. Holbrooks provided the Committee with the December 2012 Keowee-Toxaway Community newsletter [copy filed with these minutes] noting that they address recent citizen concerns regarding lowering lake levels on Lake Keowee in severe drought times.

Discussion followed. The Committee requested from Mr. Stephens follow-up information related to peak versus current building statistics. In addition, the Committee

requested that Mr. Stephens clarify with the County Attorney when any parcels included in Ordinance 2012-12 [*Biggerstaff Rezoning Request*] may be brought before Council for consideration for rezoning after the ordinance was permanently removed from consideration at the November 20, 2012 Council meeting.

The Committee requested that Mr. Holbrooks identify the funding cycle for rural transportation to identify if the transit study will be complete so that funding may be requested in 2013.

Lastly, the Committee discussed aspects of the Keowee Toxaway relicensing noting that several citizens have sent letters to Council asking them to intercede related to a Duke proposal to lower minimum lake levels during severe drought. The Committee asked Mr. Holbrooks what “control” Council has over the project. Mr. Holbrooks stated Council has none; that approval and/or control lies with Duke Energy and the Army Corp of Engineers.

### **Economic Development**

Mr. Blackwell addressed the Committee utilizing a PowerPoint presentation [copy filed with these minutes] and discussed the following topics:

- Mission
- Professional Development
- EDC Activities Update
- Strategic Plan Update
- Workforce Development
- Product Development
  - Echo Hills
  - Golden Corner Commerce Park
  - Seneca Rail Site
- Spec / Shell Buildings Sold

Discussion followed. Mr. Blackwell also mentioned that the Rural Development Fund [with approximately \$30 million dollars] might be an option for development of infrastructure at the Golden Corner Commerce Park.

### **New Business:**

None discussed at this meeting.

### **Adjourn:**

Mr. Dexter made a motion approved unanimously to adjourn at 6:36 PM.

Respectfully Submitted:

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Elizabeth G. Hulse  
Clerk to Council