

Planning Update



Planning and Economic Development Committee
July 9, 2013

Building Development



- Total Number of Permits (1/1-6/25)
 - 2011 – 507 with 35.4 million value
 - 2012 – 617 with 39.8 million value
 - 2013 – 731 with 59.4 million value
- New Homes
 - 2011 – 66
 - 2012 – 98
 - 2013 – 122

Building Development

- Commercial (1/1-6/25)
 - 2011 – 75
 - 2012 – 74
 - 2013 – 74

Building Development

- **Subdivisions:**
 - 4-5 projects at various stages of review
- **Major Projects:**
 - Duke Office Building
 - BASF expansion
- **Summary:**
 - Trends are showing an increase in commercial and residential activity.

Planning & Zoning

- **Ordinance Review**
 - Subcommittee is currently reviewing Land Use Policy
- **2011-25 Public Lands:**
 - 3rd Reading on May 7th
- **2013-09 Sub01 rezoning request**
 - 2nd Reading in July
- **Education**
 - SCAPA Summer Conference

Air Quality

EPA Scheduled to Review Standards in 2013 (Preliminary Changes Expected Late in Year)

Ozone Advance Program Similar to Early Action Compact Program

Clean Air Upstate Initiative- Duke Energy Provided \$75,000 Grant

Range of Education and Public Awareness Efforts: Breathe Better (B²) Program & Grants for School; Anti-Idling Program for Businesses/Governments; WSPA Public Service Spots

Update of Transit Feasibility Study

Work by Consultant is Complete

Evaluates Need and Provides Recommendations for Expanding Mass Transit

Report to Include a Series of Steps for County to Follow in Expanding Bus Service in Oconee County

Helps in Justifying Federal/State Funding

Formal Presentation to County at August 20th Council Meeting

Keowee Toxaway Project Relicensing

On June 18th Council Voted to Acknowledge Full Consensus with AIP

Stakeholder Team to Meet and Sign AIP on July 17th

Development of Draft Relicensing Agreement (RA) Based AIP Begins in Early August

Presentation of RA to Stakeholders this Fall; Signing in November

RA to be Submitted to FERC as Part of License Application Process

Recycling



Administrative Services is Working with Solid Waste to Identify Ways to Increase Recycling

Goal: Minimize Amount of Waste Shipped to Landfill

Recycling Must be *Part* of Solution in Dealing With Solid Waste

Although Some Short-Term Gains Possible, Major Improvement Likely to Require Sustained Effort

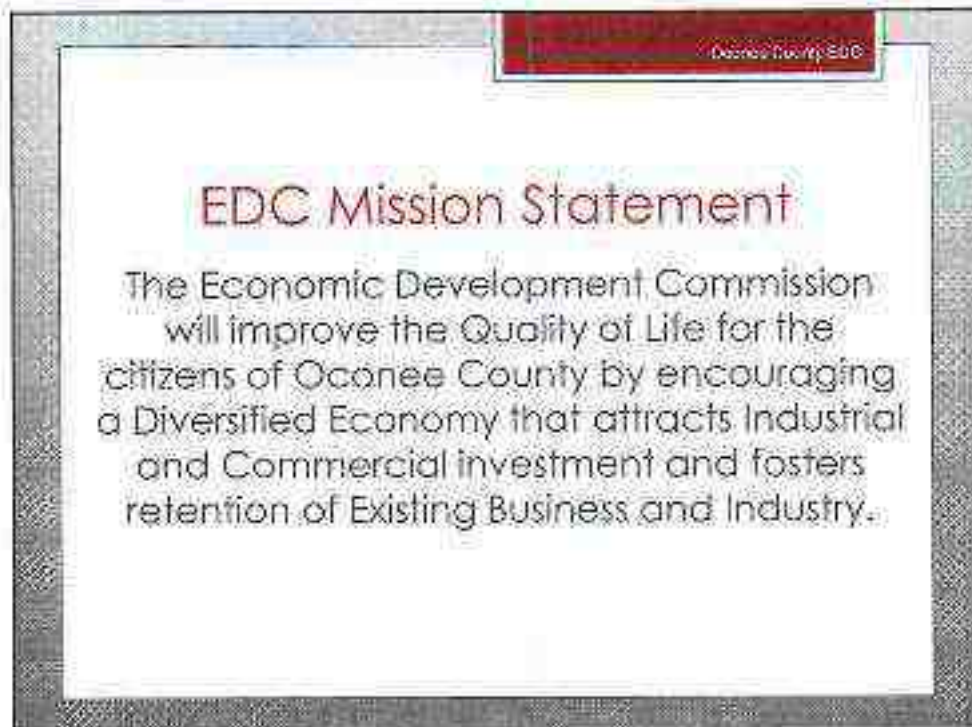
Questions?



Oconee County Economic Development Commission

Creating Opportunities

Oconee County Council
Planning & Economic Development Committee
July 9, 2013



Oconee County EDC

EDC Mission Statement

The Economic Development Commission will improve the Quality of Life for the citizens of Oconee County by encouraging a Diversified Economy that attracts Industrial and Commercial investment and fosters retention of Existing Business and Industry.

DePaul County EDC

Agenda

- Overall Progress Update
- Product Overview
- Questions
- Closing

DePaul County EDC

EDC Activities Update

Activity Update

- o Recent Retention Activities:
 - o Ulbrich, JustAirCraft, BASF, CG Roxane, Ideal Steel, Buffalo Machine, Cryovac, Sandvik, Kroeger, Dynamic Fluid
- o Recent Recruitment Events:
 - o Upstate Alliance, Santee Cooper, SC Power Team, Site Consultant Visits – Atlanta & Greenville

Activity Update

- o As of June 21, working with...
 - o 41 Leads
 - o 12 Prospects
 - o 16 Projects
- o Celebrations and still working with...
 - o A/D Company
 - o Sanctuary Pointe
 - o Technology Solutions
 - o Window Repair

Activity Update

- Product
 - Site Certification, GCCP Planning, LocofeSC, Park renaming
- Marketing
 - Business Facilities, Trade & Industry Development, Daily Journal
 - Industry Week (Sponsor & Visit to Iron)
- Op-Ed Partnership with Daily Journal

Product Development

DeKalb County EDC

Golden Corner Commerce Park

Site Characteristics

- 1100+ acres of land
- 100% build-to-suit

Location

- 150 miles from Atlanta to DC
- 120 miles from Atlanta to GA
- 140 miles to Charlotte, NC
- 100 miles to Great Falls

Transportation

- 1500+ acres of land
- 100% build-to-suit

Water

- 1000+ acres of land
- 100% build-to-suit

Power

- 1000+ acres of land
- 100% build-to-suit

DeKalb County EDC

Golden Corner Commerce Park Concept Layout

Oconee County, SC

Oconee Industry & Technology Park

USE AVAILABLE

- 500+ Acre Site
- Site Engineering Evaluation Report Complete
- SC Certified Industrial Park

LOCATION

- 2 Miles from US 17 S/W
- 14 Miles to AS
- 110 Miles to Atlanta, GA
- 145 Miles to Charlotte, NC

POWER


- Blue Ridge Electric Co-Op Served
- Planned Expansion Credits

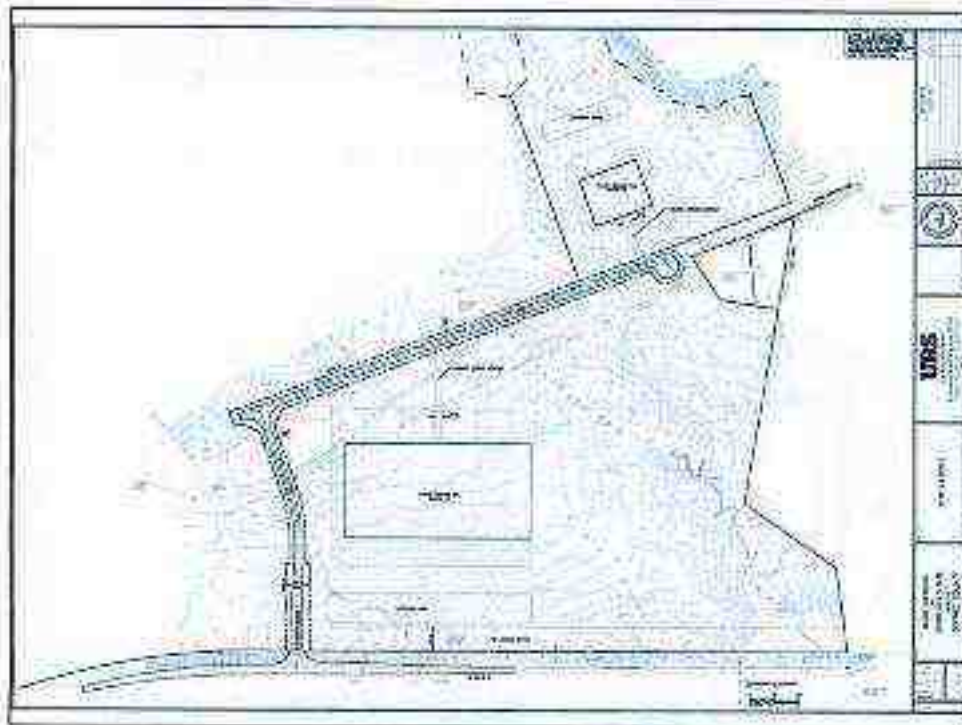
WATER

- City of Waynes Served
- 10 MGD Water Capacity
- 25 MGD Waste Water Capacity

TRUCK

- Dedicated Overweight with permits from 100 to 100,000 on protected route
- Access to 250+ mile backbone fiber optic network









General County, Inc.

Progress Update

- 2,820 feet of 10" ductile iron gravity sewer
- 3,130 feet of 8" ductile iron water main
- 17,850 SY of asphalt
- 41,700 SY of gravel
- 470,000 CY of dirt moved

Rain, Rain, Go Away... 65.2 inches of Rain!

Buildings Update

Seneca Commerce Center



- Located in Seneca
- 320 Shiloh Road
- Owned By City of Seneca
- 120,000sf available
- Multi-Tenant Space
 - Johnson Controls
 - Altera Polymers
- Lease Rate: Negotiable

Greene County, NC

Jacob's Chuck Building



- Located near Clemson
- 1 Jacobs Road
- 135,910 SF
- Clear Heights:
 - 15' Manufacturing
 - 22'-19' Warehouse
- Purchase Price: \$2,038,000
- Lease: Negotiable

Greene County, NC

Nalley Building



- Located in Seneca
- 199 Karpwee Business Parkway
- 48,480 SF
- 22'-9" Ceiling Heights
- Purchase Price: \$2,400,000
- Lease Rate: \$3.80/SF

Seneca County EDC

Kroeger Building



- Located near Seneca
- 2227 Blue Ridge Blvd.
- 40,000 SF
- 15' Ceiling Heights
- Lease Rate: \$3.15/SF

Seneca County EDC

BMI South Building



- Located in Westminster
- 35,000 SF
- 14' Ceiling Heights
- Lease Rate: \$2.00/SF
- Purchase Price:
\$430,000





Dorcas County EDC

Workforce Development

Dorcas County EDC

Questions

Oconee County, EDC



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