

Planning Update

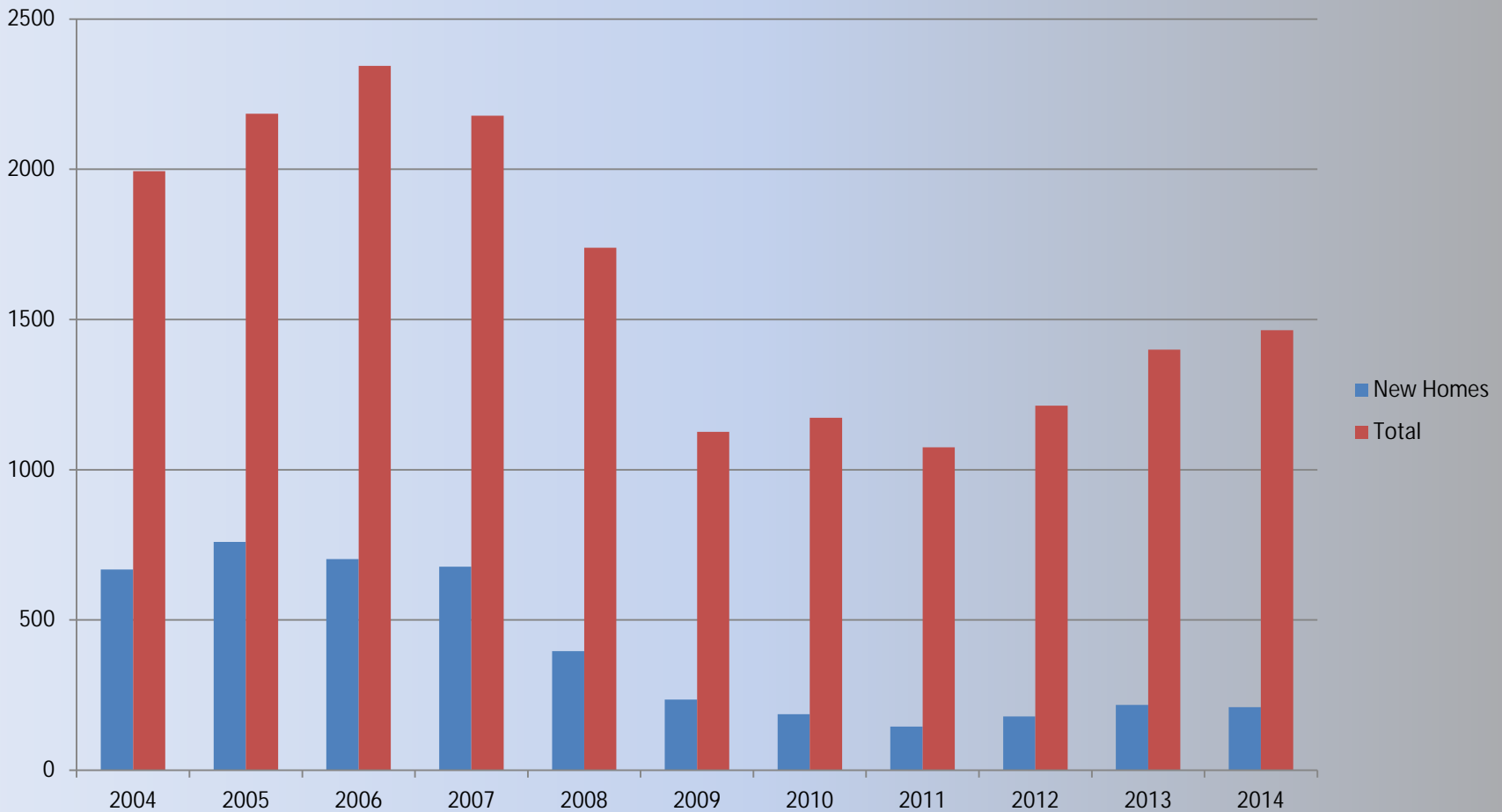


Planning and Economic Development Committee

December 9, 2014

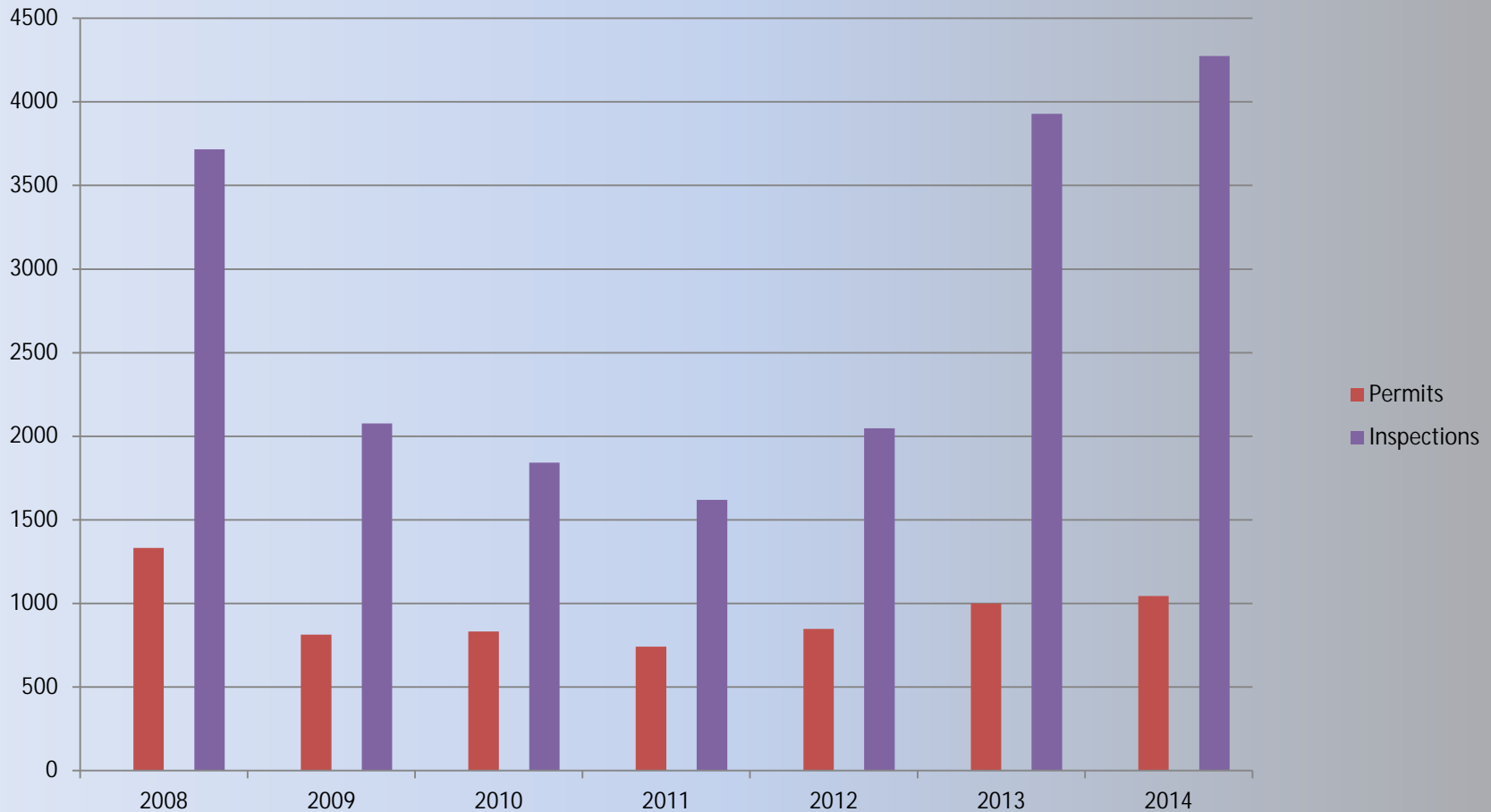
Josh Stephens, Deputy Director
Art Holbrooks, Strategic Planner

Building Development - Permitting



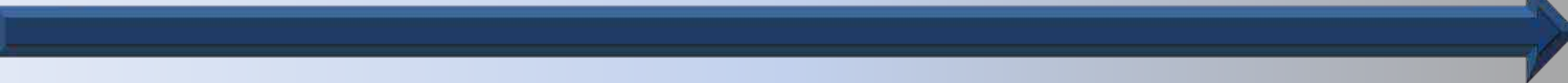
2014 Jan 1 – Dec 4

Building Development - Inspections



Jan 1 – Sept. 9 / 2013-2014 Does not include inspections related to the adoption of the 2012 International Property Maintenance Code

Planning & Zoning



- **Subdivisions:**
 - Development pipeline is filling up:
 - Concept – 7 possible subdivisions
 - Sketch – Cottages at Riverbirch

Community Development

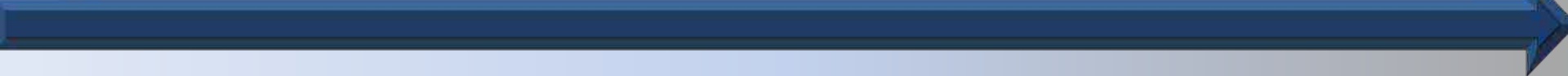


- **Professional Development:**
 - New certifications
 - SC Economic Development Institute
- **Outreach:**
 - SC Chapter of American Planning Assoc. – Legislative Liaison
 - Permit Tech. Association of SC – Board Member
 - Ten at the Top – Food Systems Planning
 - Building Codes Council
 - Building Official's Association
- **One Stop Shop:**
 - Software – portal testing to begin on 12/15 with contractors
 - Explore web based/mobile addressing tools (GIS)

Strategic Planning Update



Air Quality



EPA Recently Announced Range of New Standards Under Consideration for Ground-Level Ozone (FINALLY!!!)

New Standard to be Between 65 and 70 parts per billion,
Which is Not as Low as Some Worried

(In 2012 Oconee was at .063 PPM)

Modeling Shows Current Steps will bring Majority of State in Attainment by 2025- Not Sure What Additional Action (If Any) EPA will Require

DHEC is Reviewing and is Expected to Provide Guidance on Issue After Holidays

Comprehensive Plan Review



- Planning Commission Review Continuing
- Little Formal Activity in Last Couple of Months (Scheduling Issues, Possible Membership Change)
- Development of Priority Investment Areas/Rural Enhancement Area to be Considered
- Series of Community Meetings Expected in 2015

Keowee Toxaway Project Relicensing



License Application Filed by Duke Energy with FERC (12,923 pages)

Duke Energy, Corps of Engineers, and Southeastern Power Admin.
Signed New Operating Agreement- Uses the Components Established
in Stakeholder Relicensing Agreement

Duke to Request 401 Water Quality Certification from DHEC

New Shoreline Management Plan Requirements and New Habitat
Enhancement Program being Implemented

New License *MAY* be Issued 2016, but Regulatory Hurdles could Delay

Questions?



Economic Development Update

OCONEE COUNTY COUNCIL

COMMITTEE FOR PLANNING & ECONOMIC DEVELOPMENT



Economic Development Update

OCONEE COUNTY COUNCIL

COMMITTEE FOR PLANNING & ECONOMIC DEVELOPMENT

The Oconee Economic Alliance is a public-private nonprofit effort to **accelerate job creation** and **capital investment**, **increase per capita income**, **diversify the local tax base** and **generate awareness** of Oconee County, South Carolina as a business location.

OEA ACTIVITIES UPDATE

Six Official Economic Development Announcements

1

February
US Engine Valve

2

March
BorgWarner

3

May
Plastics Products Company

4

June
Greenfield Industries/GreenTech Recycling/TDC Cutting Tools

5

September
ACI Plastics

6

December
Heli-basket

**309
NEW**

jobs announced in 2014



That's more than the last **four years** combined!

**\$45
MILLION**

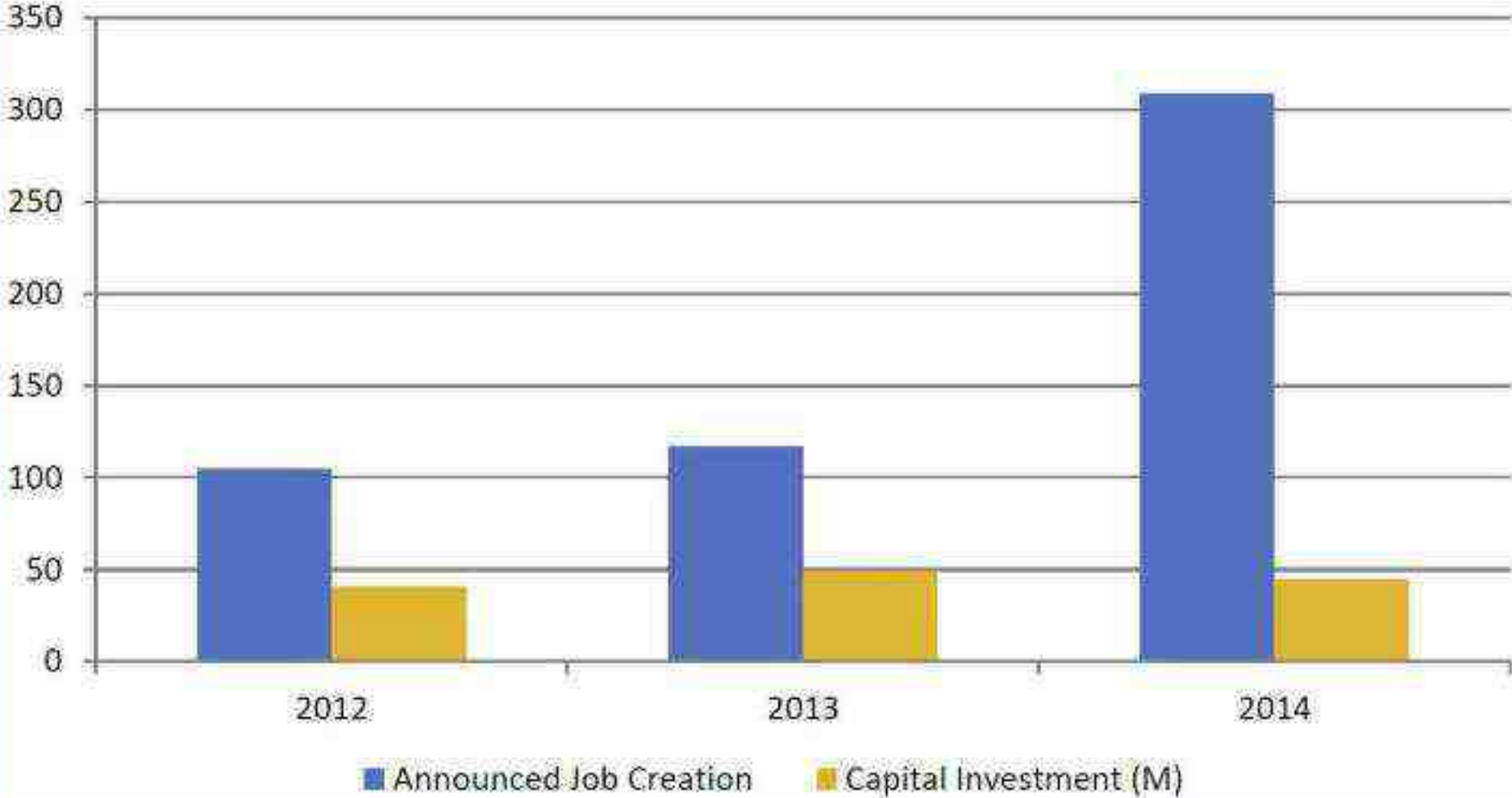
in capital investment in 2014



Over **130 Million** since April 2012!



Job Creation vs. Capital Investment



Through our economic development successes, a total of **143,400 sf** industrial real estate space was absorbed.

Project Pipeline: **18** active projects, **14** prospects & **over 300** leads

Plastic Products Company



Greenfield Industries/GreenTech Recycling/ TDC Cutting Tools Headquarters



November 20, 2014



December 8, 2014

Site Certification

✓ Oconee Industry & Technology Park

✓ Seneca Rail Site

✓ Golden Corner Commerce Park

Industry Appreciation

Birdies & BBQ Golf Tournament



Anderson - Oconee - Pickens

Business & Industry Showcase



Workforce Opportunity Summit



OEA MARKETING UPDATE

Award of Excellence for Website

The new website received an **Award of Excellence** for its entry in Web Site, Local Economic Development Organization at the Communication Awards Ceremony during the 2014 Southern Economic Development Council (SEDC) Annual Conference.



"Richard, now that I am in the site selection world and having to look at a lot of economic development websites, I just wanted to take a minute to compliment you on yours. You have without a doubt **the best** I have seen. Awesome job!"

Chad Chancellor
Founder/CEO
Next Move Group, LLC

"INVEST OCONEE" MARKETING PIECE





GEOGRAPHY OF OPPORTUNITY

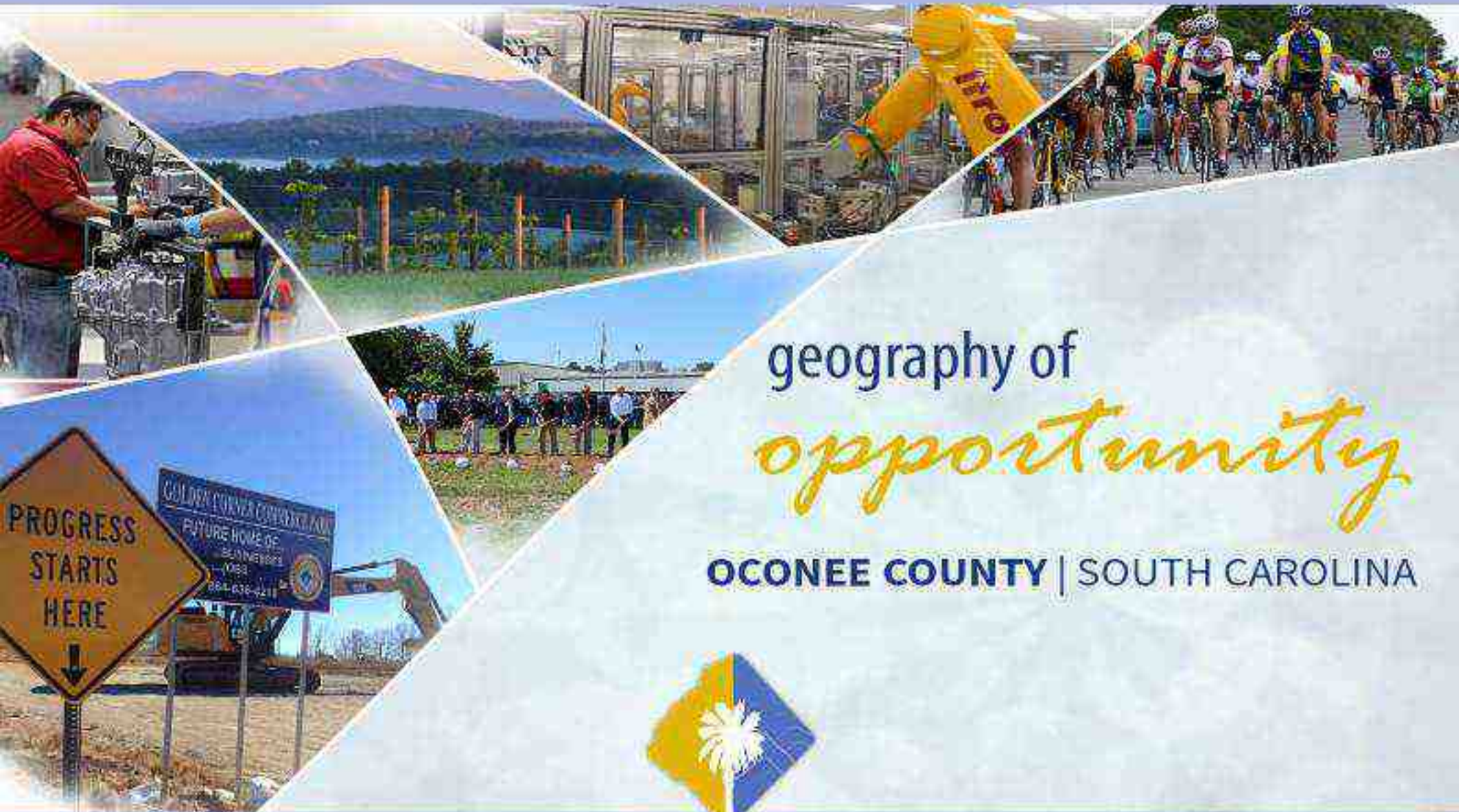


Oconee Economic Alliance

SOUTH CAROLINA

Visit us online to learn more

InvestOconeeSC.com



geography of
opportunity

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geography of opportunity

Oconee County, South Carolina

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-  Located on the I-85 corridor
-  Third lowest personal property tax in SC
-  Two county-owned industrial parks
-  Closest SC county to Atlanta, GA
-  Labor pool of 632,000 people



Oconee Economic Alliance

Oconee County, South Carolina

geography of opportunity

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LIVE

WORK

INVEST

in
Oconee County,
South Carolina



Distributed a direct mail piece with
Trade & Industry Development Magazine
to over

25,000

economic development
centers of influence.





Oconee Economic Alliance

SOUTH CAROLINA

INTERNSHIPS

Closing/Questions



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OCONEE COUNTY COUNCIL
COMMITTEE FOR PLANNING & ECONOMIC DEVELOPMENT