



MINUTES
PLANNING & ECONOMIC DEVELOPMENT
COMMITTEE MEETING
March 11, 2014

COMMITTEE MEMBERS

Mr. Paul Corbeil, District I, Chairman
Mr. Joel Thrift, District IV
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, Administrator Scott Moulder and Clerk to Council, Elizabeth Hulse.

STAFF PRESENT: Mr. Art Holbrooks, Strategic Planner & Special Projects; Mr. Josh Stephens, Zoning Administrator; Mr. Richard Blackwell, Oconee Economic Alliance Director; and, Mr. Russell Johnson, Oconee Economic Alliance Project & Marketing Manager.

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: Mr. Dick Mangrum – WGOG Radio & Mr. Ray Chandler – Anderson Independent.

Call to Order:

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

Approval of Minutes:

Mr. Corbeil noted that with the death of Mr. Barron in January 2014 that the minutes from the December 17, 2013 meeting need to be accepted as presented at this meeting as a quorum of those present is not possible.

Mr. Dexter made a motion, seconded by Mr. Thrift, approved 3 – 0 to accept the minutes from the December 17, 2013 meeting as presented.

Department Reports / Updates:

Mr. Corbeil noted that the Economic Development report would be provided first at the meeting to allow staff to attend another function.

Economic Development

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

- Oconee Economic Alliance [OEA] Mission
- Organizational Update
- OEA Activities Update
- OEA Marketing Materials
- OEA Logo & Slogan
- OEA New Website & Webpages
- Workforce Development

Lastly, Mr. Blackwell shared an article entitled “The Ladder Effect” from the Site Selection magazine [*copy filed with these minutes*] which features Oconee County in the top micropolitans by number of projects for 2013.

Planning Department / Community Development / Zoning

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

- Building Development – Permitting
- Zoning Update
- Community Development Update
- Strategic Planning Projects
 - Air Quality
 - Keowee Toxaway Relicensing
 - Comprehensive Plan Review

Lastly, Mr. Holbrooks provided the committee with a handout entitled “Some Comments on the Comprehensive Plan Review Process” [*copy filed with these minutes*].

Initiating a Discussion on Vision

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

- Zoning History in Oconee County
- Oconee County’s Zoning Method: Euclidean
- Oconee County 100% Zoned / 40 Ordinances
- Context / Communication with Community
- Moving Forward: Alignment / Community
- 2014 Strategic Planning Stakeholder Groups
- Planning Commission Sub Committee Early Discussions
- Form Based Code as it relates to Stakeholder Groups
- Comparison: Euclidean vs. Form Based [*with examples*]
- Fair Play Community Example
- Map of Oconee County Showing Growth Areas

Discussion followed. It was the consensus of the committee that public input be gathered prior to any action by the committee and/or council. In addition, the committee directed Mr. Stephens to coordinate with the Administrator to provide the presentation to the Planning Commission and encourage them to obtain public input at commission & community meetings.

New Business:

Economic Alliance Request for Rezoning Ordinance

Mr. Thrift made a motion, seconded by Mr. Dexter, approved 3 – 0 to amend the March 18, 2014 Council Agenda to include first reading for a rezoning ordinance for the Seneca Rail Site. Rezoning needed as part of the Site Certification process.

Adjourn:

Mr. Dexter made a motion approved unanimously to adjourn at 6:23 PM.

Respectfully Submitted:

Elizabeth G. Hulse
Clerk to Council