



**MINUTES**  
**PLANNING & ECONOMIC DEVELOPMENT**  
**COMMITTEE MEETING**  
December 8, 2015

**COMMITTEE MEMBERS**

Mr. Paul Cain, District III, 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. Josh Stephens, Zoning Administrator; Mr. Richard Blackwell, Oconee Economic Alliance Director; and, Mr. Art Holbrooks, Strategic Planner.

**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.oconeesc.com/council](http://www.oconeesc.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: Carlos Galarza / Daily Journal.

**Call to Order:** Mr. Cain called the meeting to order at 5:34 PM.

**Approval of Minutes:** Mr. Thrift made a motion, seconded by Mr. Dexter, approved 3 - 0, to approve the minutes from the June 9, 2015 meeting as presented.

**Amend the Agenda**  
Mr. Dexter made a motion, seconded by Mr. Thrift, approved 3 - 0, to approve moving item #6: Planning / Community Development Update to precede discussion of the #4: Agriculture Committee: Role & Responsibilities.

**Proposed 20-25% Fee-In-Lieu-of-Tax [FILOT] Ordinance**  
Mr. Moulder noted that the draft ordinance was not ready for presentation to the committee and requested deferring this to a future meeting. The committee concurred.

**Planning / Community Development Update**  
Mr. Stephens & Mr. Holbrooks addressed the Committee utilizing a PowerPoint presentation [copy filed with these minutes] and discussed the following topics:

- o Building Permits
- o Planning & Zoning
- o Comprehensive Plan
- o Community Development
- o Strategic Planning
  - o Keowee-Toxaway Project Relicensing
  - o Air Quality

**Agriculture Committee: Discussion of Role & Responsibilities of Committee**  
Mr. Moulder addressed the Committee utilizing a handout [copy filed with these minutes] requesting specific direction from the Committee/Council. Mr. Moulder noted that there are several groups in the community each with their own agenda. He noted that he was instructed to create a

committee to assist the Heritage Fair group in obtaining grants and as an oversight group. Lengthy discussion followed with various opinions discussed to include but not limited to: community group wishing to lobby for the poultry farmers; development of the committee related specifically to property owned by the county; 501C3 committee options; other county agriculture boards; and, lack of community vision/goals.

Mr. Moulder stated that he would do additional research and report back to the committee with the understanding that this will delay bringing an ordinance to Council. The Committee concurred.

### **Economic Development:**

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

- Oconee County 8<sup>th</sup> Metropolitan in US
- SC Work Ready Communities
- Six Announcements: \$53 million capital investment in 2015, 426 new jobs in 2015
  - Itech South, LLC, \$6.03 million, 34 new jobs
  - ITT Corporation, \$2.5 million
  - BorgWarner, \$13.3 million, 50 new jobs
  - Hartwell Village, \$30+ million, 300+ new jobs
  - CRM Global Manufacturing, \$500,000, 10 new jobs
  - US Building Innovations, Inc., \$1.02 million, 31 new jobs
- Oconee County's unemployment rate
- Community Development:
  - Wage growth
  - Youth Apprenticeship
  - Product Development
  - "Made in Oconee"
- Oconee Economic Alliance Board Spec Building Recommendation utilizing the Santee Cooper Revolving Loan program

Mr. Blackwell noted that Oconee County has had two previous spec buildings [1<sup>st</sup> sold in 23 months to Lift Tech and the second sold in 9-10 months to RBC]. Lengthy discussion followed with various opinions offered to include but not limited to: terms of Santee Cooper loan program; sizing of proposed building; discussion of 2015 successes; continued effort to partner with private sector for spec building development, and existing product in Oconee.

**Mr. Dexter made a motion, seconded by Mr. Cain, approved 3 – 0 to recommend to full Council approval of the Oconee Economic Alliance Boards request to build a third spec building in Oconee County utilizing the Santee Cooper Loan Program.**

### **Other Business:**

#### **Oconee County Code of Ordinances: Articles 32 & 38**

Mr. Cain asked Mr. Moulder to prepare for future meeting amendments for these two chapters; specifically to remove conflicting language. Discussion followed. Mr. Moulder stated that he would work with Mr. Stephens on this matter.

### **Adjourn:**

Mr. Cain adjourned the meeting at 6:49 PM.

Respectfully Submitted:

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Elizabeth G. Hulse, Clerk to Council