

Update to Planning & Economic Development Committee

*Oconee County Council
June 28, 2016*

Oconee Economic Alliance

The Oconee Economic Alliance (OEA) is the economic development entity for Oconee County. The OEA 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

Economic Development Efforts:

- 2012-2016: 1,100 jobs
- \$271.7 M capital invsm't
- 24 announcements

May 2016 Unemployment Rate:

- 5.0%
(May 2015: 5.9%)

Labor Participation:

- 33,531 people employed
(January 2012: 28,762)
- Oconee has seen 1,093 of its residents added to payrolls in the past six months.

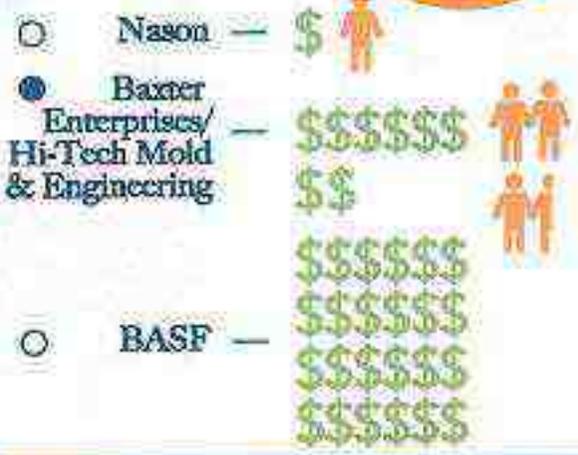


2016

JANUARY - MAY

Capital Investment:
\$33,200,000

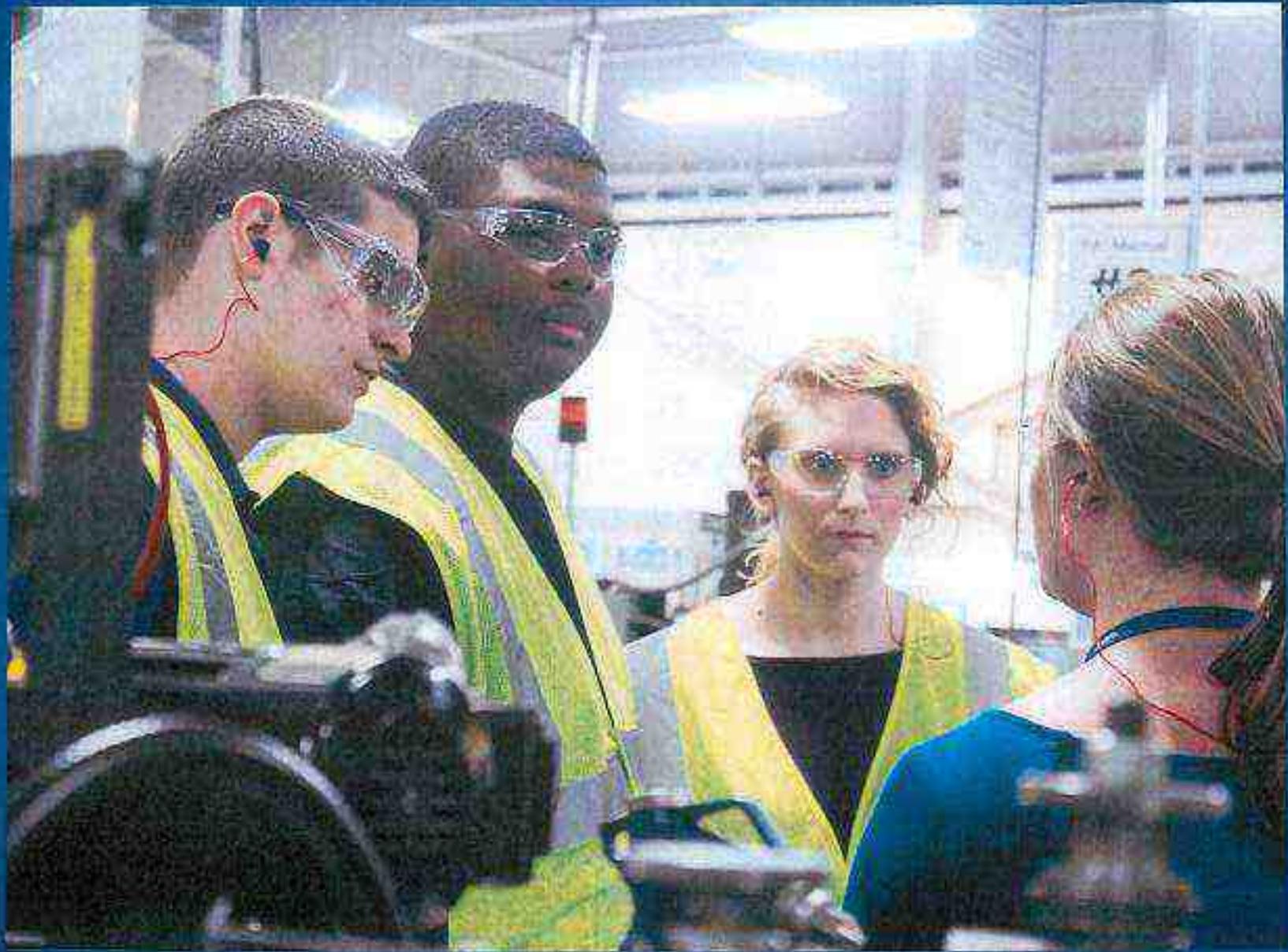
Jobs:
113



○ EXPANSION \$ = \$2,500,000

● NEW BUSINESS [Person Icon] = 25 JOBS CREATED

Made In Oconee – July Business Forum



Jeff Chee Honored By SC Department of Commerce

MAY

2

2016

Department of Commerce honors 2016 Ambassadors for Economic Development

State celebrates 25th Annual Industry Appreciation Week

COLUMBIA, S.C. – As part of the 25th Annual Industry Appreciation Week, the South Carolina Department of Commerce last week announced the 2016 Ambassadors for Economic Development. Recognized for their exceptional efforts to bolster community and economic development activities in South Carolina, the ambassadors were honored in a ceremony held on Thursday, April 28 at the Governor's Mansion Complex. This year, 46 individuals – one from each county – were selected.

"In South Carolina, growing our state's economy and creating jobs truly is a team effort, and the individuals recognized as ambassadors at last week's ceremony are proof of that. These local business leaders from all corners of our state are what really make South Carolina such a special place to live, work and play," said Gov. Nikki Haley.

DEVELOPMENT UPDATE

Baxter / Hi-Tech



Hartwell Village/Casto Project



Deep South Defense



OITP Trees



OITP Trees



ROAD PROPOSAL FOR SENECA RAIL PARK

Seneca Rail Park

A rail served manufacturing park in Upstate South Carolina



82 buildable acres



Rail served by
Norfolk Southern



Positioned strategically
between Atlanta, GA &
Charlotte, NC



One hour from
Grenville, SC

Background Information

- County purchased property in 2012
- Completed site certification in 2015



Site Characteristics

- 82 Buildable Acres
- Within a New Market Tax Credit zone and eligible
- South Carolina "Certified Industrial Park"
- Rail Served by Norfolk Southern

Location

- 2.4 miles to US 123/76 (divided 4-lane highway)
- 17.4 miles to I-85 with easy access to exit 19
- 118 miles to Atlanta, GA
- 147 miles to Charlotte, NC

Incentives

- Fee-in-lieu of tax (FILOT) eligible / Property Tax abatements
- Job Tax Credits & Job Development Credits
- Worker training assistance programs
- Foreign Trade Zone (FTZ) and Multi-County Industrial Park eligible

Due Diligence

- Phase 1 ESA (Complete, Clean)
- Wetlands Delineation (Complete, Approved Jurisdictional Determination)
- Endangered & Threatened Species Study (Complete, No issues found)
- Archeological Investigation (Complete, No issues found)
- Geotechnical Study Complete
 - Bearing Pressure: 4,000 PSF
 - Greater Bearing pressure Achievable with Engineered Solution

Power

- Served by Blue Ridge Electric Co-op
- Planned substation for site

Water

- Served by Seneca Light and Water
- 1.0+ MGD water capacity

Sewer

- Served by Seneca Light and Water
- 2.6+ MGD available capacity

Fiber

- Dedicated bandwidth from 1GB to 100GB on protected circuits
- Access to 250+ mile backbone fiber optic network

Natural Gas

- Served by Fort Hill Natural Gas Authority
- 4 inch high pressure main, 350 psi



GENESEO BALL PARK
 O'CONNOR DOWNY SOUTH EXPLORES
 REARDED 2004
 OCCUPATIONAL PLANNING
 APRIL 2011

GENESEO BALL PARK
 O'CONNOR DOWNY SOUTH EXPLORES
 REARDED 2004
 OCCUPATIONAL PLANNING
 APRIL 2011



Master Plan

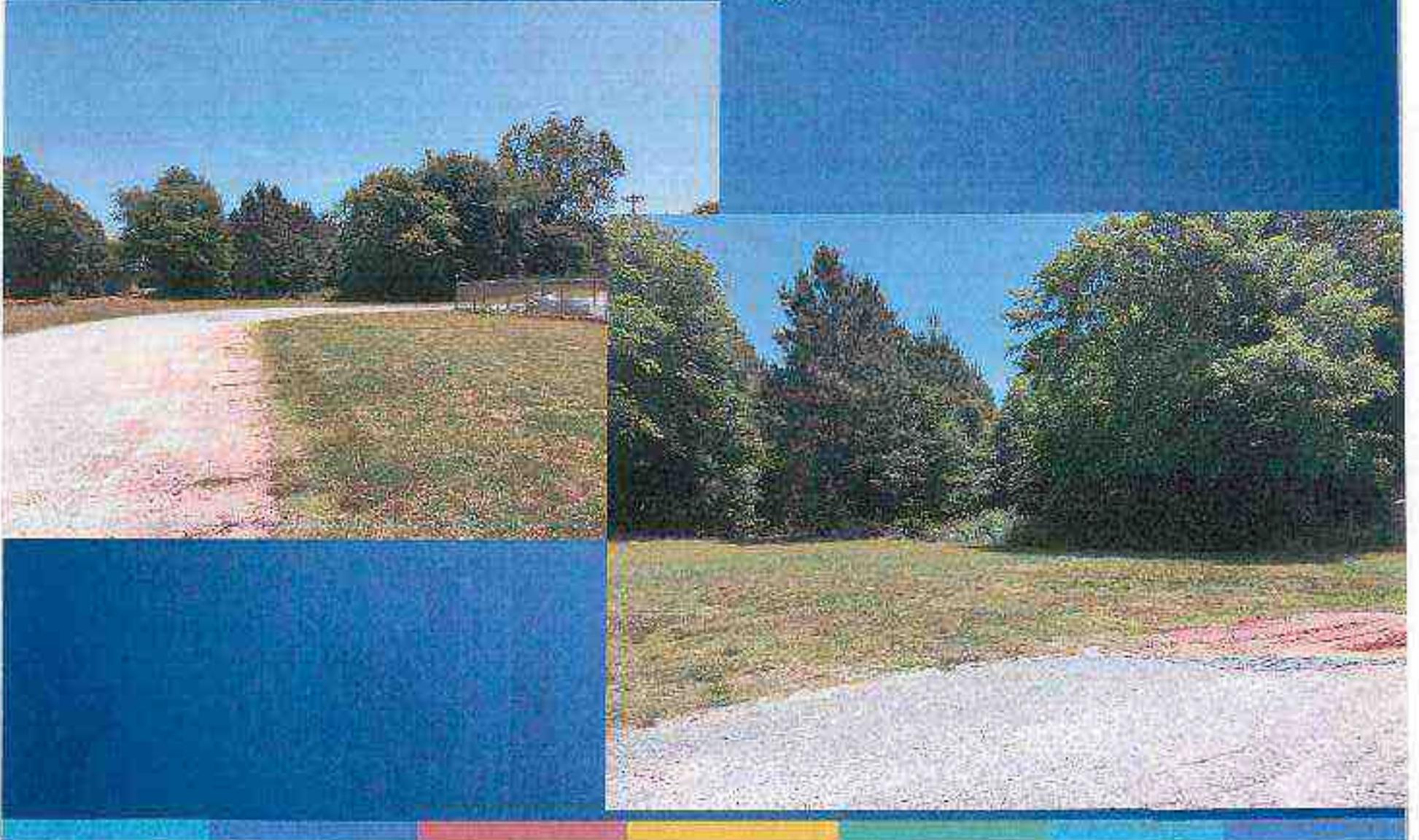


www.AerialPhotosElite.com

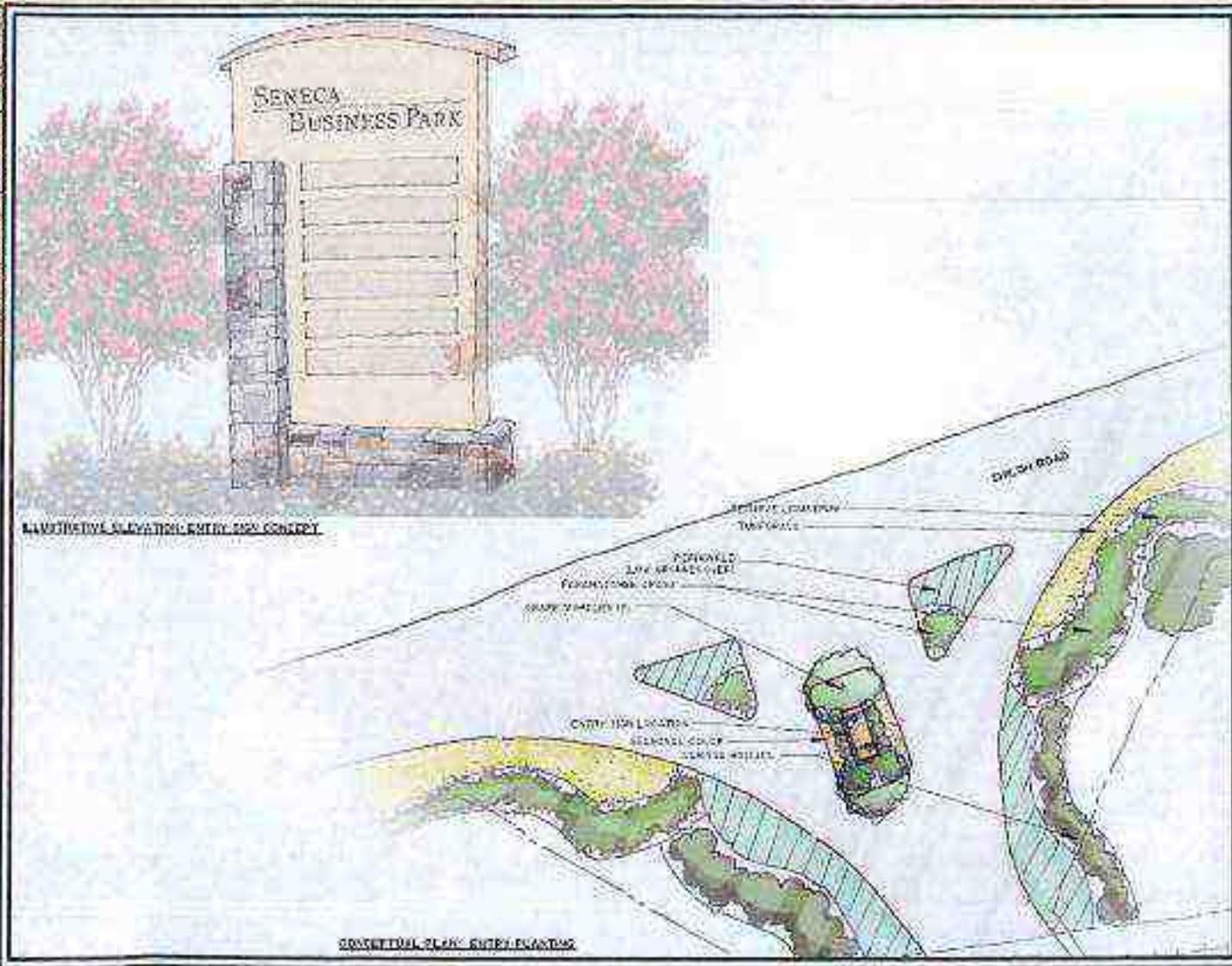
Seneca Rail Park Road Project



Seneca Rail Park Road Project



Proposed Improvements



ALTERNATIVE ALTERNATIVE ENTRY SIGN CONCEPT

CONCEPTUAL PLAN - ENTRY PLANTING



SENECA RAIL SITE
 PROJECT NUMBER:
 PROJECT TITLE:
 LOCATION: O'CONNOR ECONOMIC ALLIANCE
 DATE: SEPTEMBER 4, 2014
 JOB NUMBER: 14-1

THOMAS & HUTTON
 ENGINEERS, ARCHITECTS, PLANNERS
 1501 WASHINGTON ST. SUITE 200
 COLUMBIA, SC 29201 • 803.733.1111
www.thomashutton.com

Proposed Improvements

Roadway Improvements Subtotal:	\$490,020
Contingency:	\$49,038
Topographic Survey & ROW Plat:	\$15,000
Traffic Study:	\$8,500
Subsurface Geotechnical:	\$7,500
Engineering Design, Planning Submittal, & SCDHEC Permitting:	\$57,000
Bidding & Award:	\$7,000
Construction Observation/Administration/SCDHEC Inspections:	\$41,000
Material Testing:	\$35,000
Site & Access Roadway Improvements Total:	\$710,058

Santee Cooper Site Readiness Grant

- Competitive and Selective
- Project: \$710,000
- Grant funding sources:
 - SC Power Team - \$355,000
 - *Oconee County - \$185,000* *
 - Oconee C-funds Committee - \$70,000
 - Blue Ridge Electric - \$100,000

QUESTIONS

Oconee Economic Alliance

Office Main Line: (864) 638-4210

www.InvestOconeeSC.com

First six months of 2016 boomed in Oconee
By Richard K. Blackwell

Oconee County experienced a strong first six months of 2016, but we expected that.

The last few years have seen our economic development efforts coming to fruition as we see more job announcements, more lists with Oconee on them and more people learning about the business opportunities our county offers.

However, I don't think most people realize the success being garnered. Here are some of the highlights from the first six months of 2016:

- We started the year with a bang when the Oconee Economic Alliance was recognized as a "Top Five" economic development organization for Metal Fabrication by Expansion Solutions Magazine in its 2015 Awards of Excellence. The "Top Five" Awards of Excellence designation recognizes economic development organizations that have shown exceptional progress in recruiting new businesses to their market and working with existing industries.
- In March, Oconee County was named the top performing micropolitan metro area in South Carolina for the second consecutive year by Site Selection Magazine. Along with the top ranking in the state, the magazine also ranked the Seneca micropolitan area as the 22nd overall performing micropolitan area in the United States out of over 500, which makes three years in a row in the top 30 for Oconee County.
- The Oconee Economic Alliance was recognized as one of Global Trade Magazine's "America's Top EDCs" in the February/March 2016 issue. Global Trade is geared toward U.S. companies involved in doing business globally and only named 18 agencies nationwide. We were the only economic development entity from South Carolina on the list.
- At the end of 2015, Oconee County unemployment stood at 5.8 percent with 32,438 employed. In June 2016, the unemployment rate was down to 5.0 percent with 33,531 employed. Oconee has seen 1,093 of its residents added to payrolls in the past six months.

So what is driving these efforts? For one thing it is recent economic growth experienced since 2012 as Oconee County has ushered in 24 economic development projects that have resulted in \$271.7 million dollars in new capital investment and 1100 new jobs. That includes 2016 successes that amount to \$83.2 million in new capital investments and 113 new jobs announced just in the last six months.

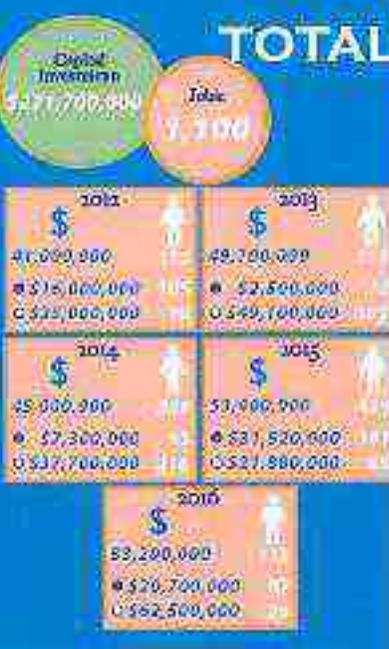
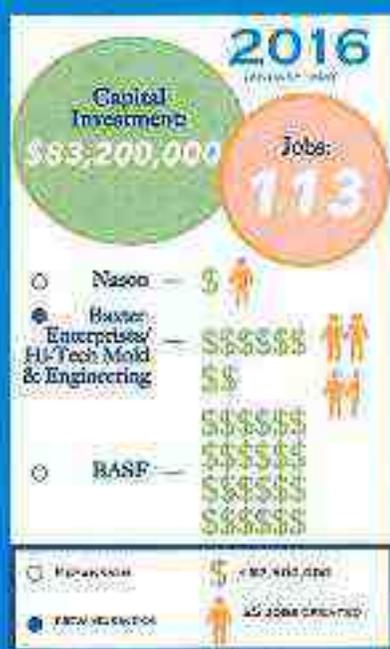
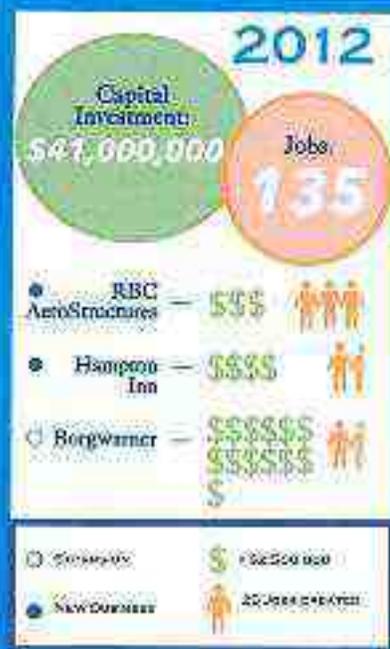
Those announcements includes BASF, which employs 475 people already and chose to expand in Seneca versus Germany with the installation of a new business line that will result in a \$60 million dollar investment.

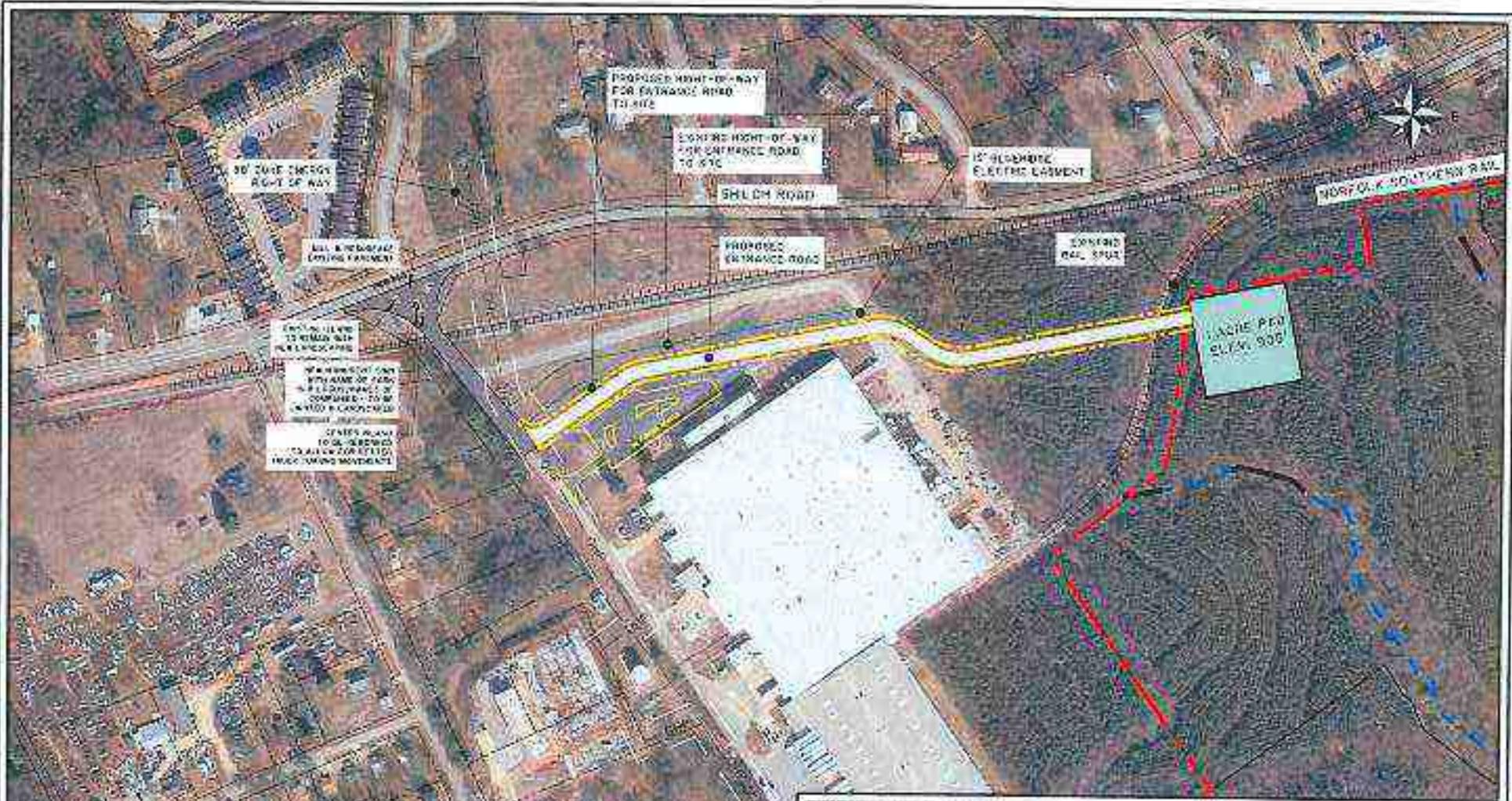
In addition, Baxter Enterprises and Hi-Tech Mold & Engineering, companies owned by the Schulte family and full-service suppliers for the plastics industry, announced they were establishing operations in Oconee County. The firms are investing \$20.7 million in the project, creating 87 new jobs over the next five years. There also was Nason Company, a manufacturer of electrical, hydraulic and pneumatic components, that is expanding its operations in Oconee County. Their expansion will result in \$2.5 million of new capital investment and the creation of 26 additional jobs.

It has been a busy and exciting six months, and we are confident the next six months will bring more good news as we position Oconee for further momentum.

Richard K. Blackwell is the executive director of Oconee Economic Alliance, which 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 as a business location. To learn more visit www.InvestOconeeSC.com.

Oconee Economic Alliance Announcements 2012-2016





30' ZONE THROUGH
RIGHT OF WAY

PROPOSED RIGHT-OF-WAY
FOR ENTRANCE ROAD
TO SITE

EXISTING RIGHT-OF-WAY
FOR ENTRANCE ROAD
TO SITE

SHELDON ROAD

15' GAS/PHONE
ELECTRIC EASEMENT

PROPOSED
ENTRANCE ROAD

CONCORD
RAIL SPUR

NORFOLK SOUTHERN RAIL

JACIE PEO
ELYN 908

ALL 6' WIDE GAS
ELECTRIC EASEMENT

EXISTING UTILITY
TO REMAIN WITH
REDESIGNED

NEW WAREHOUSE CAN
BE CONSIDERED
COMPARED TO AN
EXISTING CONCRETE
FOUNDATION

SPACES PLANNED
TO BE ADDED
TO ALLOW FOR FUTURE
TRUCK TRAILING MOVEMENTS

SENECA RAIL SITE
 PREPARED BY:
 ENTRANCE ROAD IMPROVEMENTS
 CLIENT:
 OCONEE ECONOMIC ALLIANCE
 LOCATION: OCONEE COUNTY, GA
 DATE: SEPTEMBER 2018
 JOB NUMBER: 1801

DESIGNER:
 THOMAS & HUTTON
 SCALE: 1" = 100'

THOMAS & HUTTON
 ENGINEERS ARCHITECTS PLANNERS
 1101 Peachtree Street, Suite 200
 Atlanta, GA 30309 | 404.525.4300
www.thomashutton.com

COMMUNITY DEVELOPMENT UPDATE

Planning & Economic Development Committee
June 28, 2016
Joan Okamoto, Deputy Director

BUILDING PERMITS

Jan. 1 - June 28

Year	New Homes	Total Permits
2014	113	737
2015	134	994
2016	199	1248

PLANNING & ZONING

■ Subdivisions:

- On the Horizon
 - Harbor Point
 - Nine Points
 - Sunset Island
- Preliminary Plan Review
 - Timber Bay (Vickery Rd.) - Submitted plans shows access off of Crooked Creek
- Under Construction
 - Highland Shores (formerly Highlands of Keewee)

■ Corridor Planning

- Staff has received initial scopes of works and cost estimates.
- On-Call Planning Services is currently updating initial scopes/estimates based on staff comments.

COMPREHENSIVE PLAN

■ Elements Reviewed:

- Introduction
- Natural Resources
- Cultural Resources
- Population

■ Elements being Drafted:

- Housing
- Land Use
- Transportation

COMMUNITY DEVELOPMENT

- **Workload Planning:**
 - Hartwell Village, New Spring and Industrial Projects
 - Staff
 - Continually focused on staff development and training
- **City Collaboration:**
 - Shared-Planner position approved in FY2017 Budget

STRATEGIC PLANNING

KEOWEE-TOXAWAY PROJECT RELICENSING

- Formal Consideration of Duke Energy Relicensing Application Remains Ongoing
- No Word on Any Potential Problems
- Current License (Issued in 1966) Expires on August 20, 2016
- Latest Word from Duke Staff is License Should be Issued on Time

AIR QUALITY

- The Official Ozone Season Began April 1st
- Reminder: EPA Lowered Ground-Level Ozone Standard Last Fall to 70 ppb
- Recent Trends Positive for Most of State - Since 2005 About 27% Decrease in "Design Values" Weighed Against Standard (Indicates Ozone Decreasing)

AIR QUALITY

- In Spite of Trend, 2016 Could be Bad Year for Ozone
- DHEC Records Show Only 2 Days 2013 - 2015 that Exceeded Standard
- 4 Days Exceeded Standard So Far This Year
- "Attainment" Status Determined by Formula that Averages Levels Recorded Over Previous 3 Years, So a Single Year Not Necessarily Bad

FLOOD MAPS

- Reminder: FEMA Releasing Updated Flood Insurance Rate Maps for Most of the Seneca Watershed
- Map Updates No Longer Based on Jurisdictional Boundaries - Focus is Now on Watershed
- Originally Planned for Maps to be Effective by End of 2016; Latest Information is Date Moved to 2017

Beth Hulse

From: Beth Hulse
Sent: Tuesday, June 28, 2016 8:54 AM
To: Beth Hulse; Carlos Galarza; Chad Dorsett; DJM News Editor; Fox News; Greenville News (localnews@greenvileneews.com); Kevin; Ray Chandler; Steven Bradley (sbradley@upstatetoday.com); Westminster News / Keowee Courier (westnews@bellsouth.net); WGOG (dickmangum@wgog.com); WSPA TV - Channel 7 (assignmentdesk@wspa.com); WYFF 4 News
Subject: Council Committee meeting in Conference Room tonight

The **Planning & Economic Development Committee** and the Law Enforcement, Public Safety, Health & Welfare Committee will meet tonight in the Conference Room and not Council Chambers to allow Registration and Elections to set up to tally and report the election results tonight for the run off race in Oconee County.
Signs will be posted in the building directing citizens to the Conference Room.
Thanks.

Elizabeth G. Hulse, CCC

Clerk to Council

Oconee County Administrative Offices

415 South Pine Street

Walhalla, SC 29691

864-718-1023

864-718-1024 [fax]

bhulse@oconeesc.com

www.oconeesc.com/council

Beth Hulse

From: Beth Hulse
Sent: Thursday, March 17, 2016 9:10 AM
To: Beth Hulse; Carlos Galarza; Chad Dorsett; DJM News Editor; Fox News; Greenville News (localnews@greenvillenews.com); Kevin; Ray Chandler; Steven Bradley (sbradley@upstatetoday.com); Westminster News / Keowee Courier (westnews@bellsouth.net); WGOG (dickmangrum@wgog.com); WSPA TV - Channel 7 (assignmentdesk@wspa.com); WYFF 4 News
Subject: Planning & Economic Development Committee

The June 14, 2016 Planning & Economic Development Committee meeting has been cancelled and rescheduled to June 28, 2016.

Elizabeth G. Hulse, CCC

Clerk to Council

Oconee County Administrative Offices

415 South Pine Street

Walhalla, SC 29691

864-718-1023

864-718-1024 [fax]

bhulse@oconeesc.com

www.oconeesc.com/council