



MINUTES
PLANNING & ECONOMIC DEVELOPMENT
COMMITTEE MEETING
February 27, 2018

COMMITTEE MEMBERS

Mr. Paul Cain, District II, Chairman
Mr. Julian Davis, District IV
Mr. Glenn Hart, District V

The Planning & Economic Development Committee met at 5:30 PM in Council Chambers, Oconee County Administrative Offices, 415 South Pine Street, Walhalla, SC with all members present, Administrator Scott Moulder, County Attorney David Root, and Clerk to Council, Katie D. Smith.

STAFF PRESENT: Mr. Adam Chapman, Oconee County Planner;
Mr. Richard Blackwell, Oconee Economic Alliance [OEA] Director

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]. In addition it was made available [upon request] to the newspapers, radio stations, television stations and concerned citizens.

Member of the press present: Justin Campbell / Daily Journal

Call to Order:

Mr. Cain called the meeting to order at 5:30 p.m.

Approval of Minutes:

Mr. Davis made a motion, seconded by Mr. Hart, approved 3 – 0, to approve the minutes from the October 3, 2017 meeting as presented.

Utica Revitalization Presentation – Nelson Vassey

Mr. Nelson Vassey addressed the Committee utilizing a PowerPoint presentation [copy filed with these minutes] highlighting the following:

- 300+ homes in Utica
- Multicultural Community
- Low income
- Elderly
- Request for Help
- Dilapidated houses
- Health / Safety
- Abandoned House
- Drug Use / Mfg.
- Apply for Grant
- County Ordinance / Code
- Dumpsters

Mr. Davis thanked Mr. Vassey for his presentation.

Discussion continued to include but not limited to:

- Trash service
- Bill in the Statehouse regarding extending the mechanisms that municipalities currently have in being able to apply with the cost of repairing or removing problem structures

- Abatement
- Assess each property
- Cost estimate
- Utica, Inc. was formed to raise funds to build a community youth center at Utica
- Committee has met approximately six times
- Has applied for 501c3
- Board of Directors
- Feed families on Wednesday nights of over 100 people
- Feeding children on Monday & Thursday nights
- Indoor basketball court for the children

It was the consensus of the Committee to bring this matter up at a later date.

Development of Priorities for Inclusion of Strategic Plan

Mr. Davis opened up the discussion regarding the development of priorities to include:

- Workforce Housing
- Development of Industrial properties
- Expand Sewer South
- Work with cities to encourage downtown revitalization & growth
- Comprehensive bicycle/pedestrian master plan
- Technology Incubators
- Continuation of Gateway signage
- Corridor Plan

Per Mr. Cain's request, Ms. Darlene Greene, Chairman of the Oconee County Chamber of Commerce, addressed the Committee highlighting the following:

- Strategic Planning session from the Oconee County Chamber of Commerce Board of Directors
- Ideas from this meeting consisted of: having Council vote for and institute a hospitality tax for the unincorporated County & facilitating work with the County and other municipal partners with an economic corridor plan from Hartwell Village into the County
- Palmetto Trail

Discussion continued to include:

- News article regarding Swamp Rabbit Trail [copy filed with these minutes] and the impact the trail system has had on Greenville County
- Cities of Mauldin, Simpsonville, & Fountain Inn have talked about connecting into the Swamp Rabbit Trail System

The Committee took no action on this matter at this time.

Update on Traditional Neighborhood Development

Mr. Adam Chapman, Planner with Oconee County, addressed the Committee highlighting the following:

- Planning Commission was asked to create a Traditional Neighborhood Development [TND] District plan
- Planning Commission would like more details that are essential from this Committee regarding the TND

- Could be lengthy zoning district
- Utica represents the structure of a TND; small lots, small streets, etc.

Discussion continued to include but not limited to:

- Detailed TND template given to Planning Commission
- Planning Commission wants to know what the Planning & Economic Development Committee is looking for
- Essentials for TND; i.e. small lots, amount of green space, sidewalks, etc.
- Very detailed and specific and was not received well from Planning Commission
- Developer noted a Patrick Square like development cannot be built in Oconee County due to not having that type of zoning district
- Basic components of a TND are interconnected and tighter streets, smaller front setback, sidewalks constructed within the right of way, streetlights, etc.
- More rear parking rather than having garage parking
- Essentials needed for TND would be need modification to road ordinance, setback requirements, density, etc.
- Sewer base system
- Future neighborhood developments
- Commercial and residential

Mr. Frankie Pearson, Planning Commission Chairman, asked the Committee if commercial is allowed in as a classification, could the Planned Development District [PDD] not be revised? Discussion continued and was noted this question was asked of the developer. Mr. Moulder noted to have the developer call him and they would sit down with Mr. Chapman and could discuss this issue.

The Committee took no action on this matter at this time.

Discuss clarification of certain code sections bearing on land use and development, as contained in Chapters 26, 32, and 38 of the Oconee County Code of Ordinances

Mr. Adam Chapman, Planner with Oconee County, addressed the Committee utilizing a handout [copy filed with these minutes] highlighting the following:

- Developed a list of items that are questionable and was brought to the Planning Commission
- List was provided prior to meeting so that members could review

Mr. Davis made a motion, seconded by Mr. Hart, approved 3 – 0, to send the clarification list back to the Planning Commission for corrections.

Economic Development Update

Mr. Richard Blackwell, Oconee Economic Alliance [OEA] Director, addressed the Committee utilizing a PowerPoint presentation entitled “Update to the Planning & Economic Development Committee of Oconee County Council” [copy filed with these minutes] highlighting the following:

- Logos
- OEA’s mission
- Economic Development efforts
- FILOT Revenue Growth
- Manufacturer’s Depreciation Reimbursements
- Product Development Updates

- Golden Corner Commerce Park

Ms. Janet Hartman, Destination Oconee Manager, addressed the Committee utilizing a PowerPoint presentation entitled “Update to the Planning & Economic Development Committee of Oconee County Council” [copy filed with these minutes] highlighting the following:

- Downtown initiatives
- Think Oconee’s 1st Birthday
- Promotional Item Blitz
- Oconee County Regional Airport Partnership
- The Great Oconee Cleanup
- Downtown Clean-Up Challenge
- What’s Coming in 2018 with Destination Oconee?

Mr. Davis thanked Mr. Blackwell and his staff for all of their hard work.

The Committee took no action on this matter at this time.

Mr. Hart asked about the Sewer South expansion into the village of Fair Play grant. Mr. Moulder noted it is moving along quickly. He noted the contract requires the grant to be prepared and ready to submit by the deadline.

Mr. Hart also asked about the progress of the Sewer South contract to give to the Sewer Authority. Mr. Root noted his part is almost completed. He noted he needed to compile the exhibit and review the agreement that has been drafted and should be able to send to their attorney next week, providing nothing major comes up.

Mr. Hart also asked Mr. Blackwell about the Santee Cooper funds and closing the loan. Mr. Blackwell noted he was told within two weeks and it should be completed. He further noted there were a lot of people that are working towards accomplishing these tasks.

Mr. Hart also asked Mr. Blackwell about the placement of the sign. Mr. Blackwell noted the sign will be placed on the left hand side of the entrance road, not on the wetlands side. Mr. Hart further asked if they were giving away part of the wetlands with this tract of land. Mr. Blackwell noted no, they were not giving this tract away. He further noted they are trying to sell someone a spec building for the home of industry, jobs, and investment. Discussion continued.

Mr. Davis noted the marketing is taking place. He noted just because the construction and buildings are not there, the idea of a building also brings people to the table. Mr. Blackwell noted they have submitted the spec building on projects and the marketing will continue and will not stop until it has sold. Discussion continued.

Finally, Mr. Davis asked Mr. Chapman to speak with Mr. Moulder about the following:

- Minimum lot size requirements
- Tiny lots
- Transformers, utilities, etc.
- What is the smallest lot size allowed in the Ordinance?

Mr. Chapman noted the control free district does not have a minimum lot size requirement. The other districts vary from quarter acre up to several acres.

Unfinished Business:

None at this meeting.

New Business:

None addressed at this meeting.

Adjourn:

Mr. Davis made a motion, approved unanimously, to adjourn the meeting at 7:32 p.m.

Respectfully Submitted:

Katie D. Smith
Clerk to Council