



MINUTES
PLANNING & ECONOMIC DEVELOPMENT
COMMITTEE MEETING
June 5, 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 5:00 PM in Council Chambers, Oconee County Administrative Offices, 415 South Pine Street, Walhalla, SC with all members present, Interim Administrator Rick Martin, County Attorney David Root, and Clerk to Council, Katie D. Smith.

STAFF PRESENT: Mr. Adam Chapman, Oconee County Planner;
Ms. Janet Hartman, Destination Oconee 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.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: Jason Evans / The Journal.

Call to Order:

Mr. Cain called the meeting to order at 5:01 p.m.

Approval of Minutes:

Mr. Davis made a motion, seconded by Mr. Hart, approved 3 – 0, to approve the minutes from the February 27, 2018 meeting as presented.

Utica Revitalization Presentation – Nelson Vassey

Mr. Nelson Vassey addressed the Committee highlighting the following:

- Trash pick-up in Utica is scheduled for Saturday, June 9, 2018 beginning at 8:00 a.m.
- Good cooperation from Keep Oconee Beautiful Association [KOBA], Oconee County Solid Waste Director has offered to bring dumpsters, volunteers with approximately 10 trucks and trailers to drive around the entire community, etc.
- 30+ residents will have their trash picked up
- Encourage the residents at Utica to keep the community cleaner

Mr. Vassey thanked the County and the many volunteers that are willing to help with this cleanup.

Mr. Davis thanked Mr. Vassey for his work.

Mr. Cain noted some may wonder why Utica is important to Economic Development in Oconee County. He noted that was a very large mill that shut down around 2000 and the neighborhood has gone downhill since that point. Oconee County, working along with the City of Seneca, has an industrial park that borders that village and as part of Governor McMasters Opportunity Zones for the State, he selected Utica as one of the census tracts. Mr. Cain further noted this is a huge

opportunity for Oconee County, not only in attracting investment from an industrial standpoint but as we clean up areas, more people will move into the community. Once the area is cleaned up, this will be a great opportunity for redevelopment and for workforce housing, especially considering the fact it is in an opportunity zone and next to a 100 acre plus industrial park. Discussion continued.

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

Mr. Cain noted Mr. Rick Cothran, Dean of the Corporate & Community Education Division at Tri-County Technology College, will be arriving later in the meeting and will speak regarding a workforce development effort.

Update on Traditional Neighborhood Development – Mr. Adam Chapman

Mr. Chapman addressed the Committee highlighting the following:

- Directed to look into Traditional Neighborhood Development
- Will schedule a meeting with Mr. Cain, Administration, and Neil Workman from Trehal Developers
- Spoke with other developers, builders, and surveyors and trying to get a meeting date for all interested parties involved

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

Update regarding 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

Mr. Chapman addressed the Committee highlighting the following:

- Potential challenges in code that was brought up at the last meeting
- Addressed these with the Planning Commission
- Zoning matrix
- Subdivision naming challenges
- Sign code
- Lake residential district
- Board of Zoning Appeals [BZA] Notifications
- Sign code
- Two restrictions that were included that did not exist were for the setbacks for the signs and the height of the signs

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

Mr. Rick Cothran, Dean of the Corporate & Community Education Division at Tri-County Technology College, arrived at this time during the meeting and addressed the Committee highlighting the following:

- Workforce development
- Shortage of workers due to the low unemployment
- Statistical data of where older textile mills were at, the high unemployment rate is almost 10 times what it is everywhere else
- Opportunities to get people engaged again and into the workforce
- Utica Village
- People that are long term unemployed are often difficult to get back due to not being accustomed to the changes taking place

- Skill upgrades, which include both technical and non-technical skills
- Pursuing grant called Innovation through South Carolina Department of Employment and Workforce

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

Mr. Cain thanked Mr. Cothran for his presentation and also thanked him for his work. Mr. Cain noted when speaking about Planning & Economic Development, it is about improving the lives of the people in the County.

Economic Development Update

Ms. Janet Hartman, Oconee Destination 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:

- Logos
- Oconee Economic Alliance [OEA] mission
- OEA Economic Development efforts
- Working with different companies
- Oconee citizens employed
- Unemployment rate
- Labor force
- County growth rates
- Destination Oconee update
- Downtown initiatives
- Great Oconee Cleanup
- Wayfinding Signage

Per Mr. Davis, Ms. Hartman noted they have been flagging and locating the wayfinding signs. She further noted they have gone through the County and have identified where they are and when the sign installer comes out, they will be able to identify and locate utilities to make sure when they are installed and are not causing any problems, which also helps from a County Roads Department standpoint. If there is a problem, they have the GPS location of where the sign is located. Discussion continued.

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

Unfinished Business:

None at this meeting.

New Business:

None addressed at this meeting.

Adjourn:

Mr. Hart made a motion, approved unanimously, to adjourn the meeting at 5:31 p.m.

Respectfully Submitted:

Katie D. Smith
Clerk to Council