



**MINUTES**  
**PLANNING & ECONOMIC DEVELOPMENT**  
**COMMITTEE MEETING**  
**September 4, 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, Interim Economic Alliance Director & 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](http://www.oconeesc.com/council)]. In addition it was made available [*upon request*] to the newspapers, radio stations, television stations and concerned citizens.

No media was present.

**Call to Order:**

Mr. Cain called the meeting to order at 5:05 p.m.

**Approval of Minutes:**

Mr. Davis made a motion, seconded by Mr. Hart, approved 3 – 0, to approve the minutes from the June 5, 2018 meeting as presented.

**Foothills Collaborative Action Network [Foothills CAN] Presentation**

Mr. Mike Cannon, Foothills Collaborative Action Network, addressed the Committee utilizing a handout [copy filed with these minutes] highlighting the following:

- Served on the Anderson County Disability and Special Needs Board for 20+ years
- Foothills CAN serves Oconee, Anderson, & Pickens Counties
- Mission statement: To make our communities a better place to live, work, and play for individuals with all levels of disabilities
- Jobs, Transportation, Awareness
- Use buses from local churches to transport to jobs
- Launch lunch is scheduled for September 17, 2018 at 12:30 p.m. located at the Anderson Campus at Tri-County Tech
- Approximately 400,000 individuals live in Anderson, Oconee, and Pickens; approximately 47,000 of those individuals have some kind of intellectual disability

Mr. Davis thanked Mr. Cannon for his commitment and noted the individuals are great friends as well as workers and are a great part of this community.

Mr. Hart noted he has a special needs granddaughter and his daughter is going to be very interested in this program and noted he is glad to see this happening in Oconee County.

Mr. Cain thanked Mr. Cannon for his presentation and reiterated the date and time of the launch lunch. Mr. Cannon asked individuals that would like to attend to send him an email so he can send an invite which tracks who will be attending the lunch.

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

**Creation of Protections for Agricultural Lands – Mr. Adam Chapman**

Mr. Chapman introduced Kim Alexander, Agriculture Advisory Board member, to the Committee. Ms. Alexander addressed the Committee highlighting the following:

- Agriculture has been alive and well in Oconee County for the last 150 years
- 884 farms in Oconee County, which include small operations to large commercial operations
- Over 20 century farms
- Consider a setback boundary for farms
- Zoned agriculture and zoned traditional rural
- Zone free districts; may be overlooking some of the smaller farms
- Some farms in zone free areas that cannot be zoned
- Protection of the same as lake setback
- Vegetative buffer is 25 feet
- Some form of buffer between the adjacent lands that have been zoned Ag
- Several large manufacturers of chemicals, such as pesticides, herbicides, fertilizers, etc., require a minimum setback for spraying
- Similar to the lake overlay district
- Building setback for dwelling
- Plats

Mr. Chapman gave the Committee members a handout entitled “Oconee County Agriculture Economic Impact” [copy filed with these minutes].

Mr. Cain asked what the control free setbacks are. Mr. Chapman noted they vary; however, anything over a half acre is 25 feet from the front, five feet from the sides, and ten feet from the rear.

Discussion continued to include:

- Ag Board would send this information to the Planning & Economic Development Committee for discussion and refer this to the Planning Commission if the Committee choose to
- Refer back to the Ag Board to work on this issue

Mr. Hart made a motion, seconded by Mr. Davis, to refer to the Planning Commission for further action to work on a draft ordinance.

Discussion continued to include:

- Using 25 foot buffer to spray
- Constitute a necessary need for a farm
- Take advantage of rules
- Roundup
- Careful with wording

- Allow the farmer to use as much property of their own
- Use clause
- Cautionary use in the Ordinance
- Agricultural lands that are deemed agricultural through the Assessor's office
- Use a tax designation as a means of land use planning?
- Identify what we want to protect
- Could have some serious unintended consequences if this doesn't specifically state whose property it affects
- How many pieces of property would be impacted surrounding traditional rural farms?

**Regarding the previous motion made by Mr. Hart, seconded by Mr. Davis, it was approved 3 – 0, to refer to the Planning Commission for further action to work on a draft ordinance.**

### **Economic Alliance Update**

Ms. Janet Hartman, Interim Economic Alliance 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
- Oconee Economic Alliance's [OEA] mission is focused on having Oconee County be the location of choice for investment choices
- OEA Economic Development Efforts
- OEA Retention Efforts
- OEA Recruitment Efforts
- Seneca Rail Road Improvement
- Additional lodging
- CASTO Development
- Research Update
  - Unemployment Rates
- Tri-County Technical College: Center for Workforce Excellence
- SC Economic Development Institute
- Marketing Update
  - Social Media Update
  - OEA News
- Destination Oconee Update
- Downtown Initiatives
- Destination Oconee Video [copy of disc filed with these minutes]
- Think Oconee website
- Workload from a standpoint of taking on the business recruitment, product development, Destination Oconee, etc.
- Research data
- Request to convert part-time interim position to full-time permanent position titled "Graphic Design/Special Projects"
- Individual would be responsible for graphic designs, which would include ad layout, presentation materials, website updates, project visit materials, etc.
- Salary grade would be 115 within the County salary and the range is \$32,966 to \$40,758
- Putting together a job description with the help of the Human Resources department that would outline this position in detail with the qualifications necessary

- Consider full-time position from this Committee and then present to full Council

Mr. Cain thanked Ms. Hartman for the presentation and also the hard work from herself and the remaining staff members.

Mr. Davis echoed Mr. Cain's comments and agreed with Ms. Hartman's request.

**Mr. Davis made a motion, seconded by Mr. Hart, approved 3 – 0, to convert the part-time interim position to full-time permanent position titled "Graphic Design/Special Projects" within the Economic Alliance office with a salary range of \$32,966 to \$40,758.**

**Unfinished Business:**

None addressed at this meeting.

**New Business:**

None addressed at this meeting.

**Adjourn:**

Mr. Davis made a motion, approved unanimously, to adjourn the meeting at 6:02 p.m.

Respectfully Submitted:

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Katie D. Smith  
Clerk to Council