



MINUTES
PLANNING & ECONOMIC DEVELOPMENT
COMMITTEE MEETING
November 19, 2019

COMMITTEE MEMBERS

Mr. Paul Cain, Chairman, District III
Mr. Julian Davis, District IV
Mr. John Elliott, District I

The Planning & Economic Development Committee met at 4:00 PM in Council Chambers, Oconee County Administrative Offices, 415 South Pine Street, Walhalla, SC with all members present, as well as County Administrator Amanda F. Brock, County Attorney David Root, & Clerk to Council, Katie D. Smith, present.

STAFF PRESENT: Mr. Mike Stephens, Code Enforcement Officer
Mr. Adam Chapman, Planning Director
Ms. Annie Caggiano, Economic Alliance Director
Mr. Phil Shirley, Parks, Recreation, & Tourism 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.

Members of the press present: Caitlin Herrington & Riley Morningstar / Daily Journal & Jimmy Watt / 94.1 The Lake WSNW.

Call to Order:

Mr. Cain called the meeting to order at 4:02 p.m.

Mr. Davis made a motion, seconded by Mr. Elliott, approved 3 – 0, to amend the agenda to move discussion items Economic Development Update, Local ATAX Ordinance, and Billboard Moratorium or Prohibition behind Update from Ten at the Top Workshop in order to finish the meeting by a specific time due to a Special Council meeting beginning at 5pm.

Approval of Minutes:

Mr. Davis made a motion, seconded by Mr. Elliott, approved 3 – 0, to approve the minutes from the August 20, 2019 meeting as presented.

Discussion Items

Lengthy discussion followed regarding the topics indicated below, with various opinions expressed, to include but not limited to:

Update Regarding Code Enforcement activities in Oconee County

Mr. Mike Stephens, Code Enforcement Officer, addressed the Committee utilizing a PowerPoint presentation [copy filed with backup materials] entitled “Code Enforcement Status Update” and gave a brief presentation.

A video recording of this meeting is available at www.oconeesc.com. Meetings have been live-streamed beginning January 17, 2017. Brought to you by Your Oconee.

Mr. Cain thanked Mr. Stephens and noted these were items that needed to be addressed.

Mr. Davis welcomed Mr. Stephens and thanked him for all of his work and thanked him for working with citizens when addressing a concern.

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

Updates regarding the Corridor Plan

Mr. Chapman addressed the Committee regarding the Corridor Plan and gave a brief update to include signs, designs, & landscaping along certain corridors into the County. He noted the Planning Commission coupled this with the full Council's recognition to look at certain safety aspects along certain corridors along Hwy 123 and noted the Planning Commission has accomplished setting up a subcommittee and conducting research and background work on the corridors.

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

Update from Ten at the Top Trails Workshop

Mr. Phil Shirley, Parks, Recreation, & Tourism Director, addressed the Committee utilizing a PowerPoint presentation [copy filed with backup materials] entitled "Making the Connection – Trails and Greenways" and gave a brief presentation.

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

Economic Development Update

Ms. Annie Caggiano, Economic Development Director, addressed the Committee and introduced herself both to the Committee and the community. She noted she wanted to build upon what Ms. Hartman and Mr. Blackwell has completed over the last years and work to take Oconee County to the next level.

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

Discuss amending Oconee County Local Accommodations Tax ("ATAX") Ordinance to track more closely with S.C. State ATAX statute and regulation regarding collection issues

Mr. Root addressed the Committee regarding the Oconee County, SC Code of Ordinances, Sec. 30-81 through 30-87 [copy filed with backup materials] to include the following:

- S. C. State ATAX statute states that if you are using or an outside entity is collecting fees for a short-term rental, a certain exemption wouldn't apply because the Airbnb, local real estate agent, etc. would not be the occupant of the home
- Amend the Oconee County, S.C. Local ATAX Ordinance to include language and send to full Council to [1] approve to make clear that if you are using a third party entity you will not be able to use this exemption, [2] penalty for violating the County statute or Ordinance, and [3] who can inspect the records of an entity

Mr. Davis made a motion, seconded by Mr. Elliot, approved 3 – 0, to direct the County Attorney to draft amendments to the ATAX Ordinance as discussed.

Discussion regarding a moratorium or prohibition on future billboard construction

Mr. Root noted this discussion was brought in Executive Session during a prior County Council meeting as it relates to the legal basis and received legal advice. He noted there can be a ban on

A video recording of this meeting is available at www.oconeesc.com. Meetings have been live-streamed beginning January 17, 2017. Brought to you by Your Oconee.

billboards and there have been in other jurisdictions within South Carolina. He further noted they have been found to be lawful if they have been anchored to two primary driving factors, which would include to lessen distracted driving and aesthetics. Discussion continued to include:

- Revision to the sign ordinance
- Face area of the billboard
- Billboard is defined by its location within the ordinance more than its size
- Billboards on I-85 Corridor to include spacing, proximity, etc.
- Right-of-way
- Increasing size of an existing billboard
- Temporary signage
- National Safety Transportation Board

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

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 4:47 p.m.

Respectfully Submitted:

Katie D. Smith
Clerk to Council