



MINUTES

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE MEETING

June 18, 2024

COMMITTEE MEMBERS

Mr. Mize, Chair, District III

Mr. Durham, District II

Mr. Hart, District V

The Planning and Economic Development Committee met at 4:30 p.m. in Council Chambers, Oconee Administrative Offices, 415 South Pine Street, Walhalla, SC with all members present [Mr. Durham via phone], as well as County Administrator Amanda F. Brock, County Attorney David Root [via phone], and Jennifer C. Adams, Clerk to Council, present.

Staff Present: James Coley / Planning and Zoning 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.

Press Present: None

Call to Order

Mr. Mize called the meeting to order at 4:30 p.m.

Moment of Silence

Mr. Mize asked for a moment of silence prior to the invocation.

Invocation

Mr. Root, County Attorney, gave the invocation.

Pledge of Allegiance

Mr. Hart led the Pledge of Allegiance to the Flag of the United States of America.

Approval of Minutes

Mr. Hart made a motion, seconded by Mr. Durham, approved 3 - 0, to approve the March 19, 2024 minutes as presented.

Discussion & Action Regarding the Following Items

Planning and Code Enforcement Update

Mr. James Coley, Oconee County Planning and Zoning Director, addressed the Committee utilizing a power point presentation entitled, "Planning, Zoning and Code Enforcement 2023 Review" [copy in backup] and provided details related to the following topics:

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1. Plat Reviews
2. Subdivision Applications
3. Variances and Special Exemptions
4. Buffer Permits
5. Permit Touches
6. Year to Date Overview
7. Code Enforcement Case Overview

Mr. Coley then provided a brief explanation to the Committee regarding buffer permits and went on to add comments regarding subdivision applications and reviews.

Discussion regarding commercial and industrial investment in Oconee County, specifically Oconee County properties.

Mr. Durham reminded Mr. Mize of a discussion held at a previous meeting by the Committee regarding the possibility of creating a policy that would inhibit incentivizing Chinese based companies who try to purchase land within the County.

Mr. Root noted there is not a lot of guiding legal authority on this issue and explained that the State is making efforts to attach to a federal designation that would essentially prevent foreign advisories from owning property in South Carolina after a certain date.

Mr. Durham inquired if an ordinance could be drafted noting Oconee County's stance of not selling County owned property to Chinese based entities.

Mr. Root noted that he does not think Mr. Durham's request would be out of line but may be better suited to be in a policy declaration instead of an ordinance.

Discussion regarding Ordinance 2023-22 related to lighting, buffering, and open space development requirements.

Mr. Root offered background information pertaining to **Ordinance 2023-22**, noting this ordinance is now up for Committee consideration to send before full Council.

Mr. Durham made a motion, seconded by Mr. Hart, approved 3 – 0, to send **Ordinance 2023-22**, as it stands, to the Planning Commission to be worked in with their processes and procedures they are currently undergoing, to evaluate and make necessary changes.

Adjourn:

Mr. Hart made a motion to adjourn, approved unanimously, at 4:49 p.m.

Respectfully Submitted:

Jennifer C. Adams
Clerk to Council

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