



A G E N D A

OCONEE COUNTY COUNCIL MEETING

March 3, 2015

6:00 PM

Council Chambers, Oconee County Administrative Offices
415 South Pine Street, Walhalla, SC

Call to Order

Public Comment Session [Limited to a total of forty (40) minutes, four (4) minutes per person.]

Council Member Comments

Moment of Silence

Invocation by County Council Chaplain / Mr. Tom Martin

Pledge of Allegiance to the Flag of the United States of America

Approval of Minutes / February 24, 2015 Meeting

Presentations to Council by Outside Organizations [2 max. per mtg. /10 min max. each]

- Appalachian Council of Governments, Mr. Steve Pelissier

Administrator Report & Agenda Summary

Third & Final Reading of the Following Ordinances [None scheduled at this meeting.]

Second Reading of the Following Ordinances

Ordinance 2015-09 "AN ORDINANCE AMENDING SECTION 12-34 OF ARTICLE II OF CHAPTER 12 OF THE OCONEE COUNTY CODE OF ORDINANCES, IN CERTAIN LIMITED REGARDS AND PARTICULARS ONLY, REGARDING NOISE REGULATIONS OF THE COUNTY; AND OTHER MATTERS RELATED THERETO."

Proposed Ordinance 2015-09 stems from a desire to ensure Oconee's land use regulations take into account the evolving needs of industrial development. The Oconee Economic Alliance and Community Development Department have identified an area of Oconee's code of ordinances that staff would recommend be amended to reflect changes in the economic development industry. Specifically, the issue at hand is Oconee's noise ordinance. Ord. 2015-09 would add warehousing and distribution uses under exempted uses. As the Council knows, these types of uses and the logistics involved are an important part of the economic environment in Oconee.

Ordinance 2015-11 "AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN AMENDED AND RESTATED FEE IN LIEU OF TAX AGREEMENT BY AND BETWEEN OCONEE COUNTY AND BORG WARNER TORQ TRANSFER SYSTEMS, INC., WHEREBY OCONEE COUNTY AND BORG WARNER TORQ TRANSFER SYSTEMS, INC. WILL AGREE TO A MODIFICATION OF THE EXISTING FEE IN LIEU OF TAX AGREEMENT AND WILL INCORPORATE THE TERMS OF ADDITIONAL INVESTMENT AND OTHER MATTERS RELATED THERETO."

Council's meetings shall be conducted pursuant to the South Carolina Freedom of Information Act, Council's Rules and the Model Rules of Parliamentary Procedure for South Carolina Counties, latest edition. This agenda may not be inclusive of all issues which Council may bring up for discussion at this meeting. Items are listed on Council's agenda to give public notice of the subjects and issues to be discussed, acted upon, received as information and/or disposed of during the meeting. Items listed on Council's agenda may be taken up, tabled, postponed, removed or otherwise disposed of as provided for under Council's Rules, and Model Rules of Parliamentary Procedure for South Carolina Counties, latest edition, if not specified under Council's rules.

Ordinance 2015-13 “AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AGREEMENT BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND PROJECT MOLD AND INCLUDING, WITHOUT LIMITATION, PAYMENT OF A FEE IN LIEU OF TAXES RELATED TO THE PROJECT; EXTENDING THE TERM OF THE JOINT COUNTY INDUSTRIAL AND BUSINESS PARK FOR THE PROJECT UNTIL DECEMBER 31, 2023; AND OTHER MATTERS RELATING THERETO”

First Reading of the Following Ordinances

Ordinance 2015-14 “AN ORDINANCE TO AMEND CHAPTER 38 "ZONING" OF THE OCONEE COUNTY CODE OF ORDINANCES, INCLUDING ALL ZONING MAPS INCORPORATED THEREIN AND THEREBY, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY; AND OTHER MATTERS RELATED THERETO” [2015 SUB01]

The proposed ordinance, 2015-14 (2015 SUB01), stems from a subsequent rezoning request submitted by KEO Partners LLC. The request consists of a portion of a parcel totaling 38.2 acres at the end of Melton Rd in West Union. The parcel is located in the residential area on the Future Land Use Map and is currently zoned in the Residential District and Traditional Rural District. As submitted, the portion of parcel 177-00-02-011, currently in the Traditional Rural District, would be rezoned into the Residential District. Below is the section from the Zoning Enabling Ordinance that details subsequent requests:

Sec. 38-8.6. - Subsequent rezoning.

(a) Subsequent to the initial change of zoning of any parcel or group of parcels following adoption of these regulations, any individual property owner may make application for rezoning of a parcel(s). All such rezonings shall be subject to the standards set forth in these regulations and South Carolina Code of Laws, 1976, as amended.

(b) Notwithstanding any effort to accomplish a prior rezoning, county council may at any time rezone a parcel or group of parcels pursuant to the goals established in the Oconee County Comprehensive Plan.

It is staff’s recommendation that Council [1] take first reading of Ordinance 2015-14, and [2] refer the matter to the Planning Commission for the required review.

First Reading of the Following Resolutions

Resolution R2015-04 “A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF AN INDUCEMENT AGREEMENT BY AND BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND PROJECT MOLD, WHEREBY, UNDER CERTAIN CONDITIONS, OCONEE COUNTY WILL EXECUTE A FEE IN LIEU OF TAX AGREEMENT FOR A PROJECT INVOLVING NOT LESS THAN FIVE MILLION DOLLARS (\$5,000,000) INVESTMENT” & Inducement Agreement

Discussion Regarding Action Items

[None scheduled at this meeting.]

Old Business

[None scheduled at this meeting.]

[to include Vote and/or Action on matters brought up for discussion, if required]

New Business

[None scheduled at this meeting.]

[to include Vote and/or Action on matters brought up for discussion, if required]

Executive Session

[for the purpose of discussing an Economic Development matter and a personnel matter]

- Vote and/or Action on matters discussed in Executive Session [if required]

Adjourn

Assisted Listening Devices [ALD] are available to accommodate the special needs of citizens attending meetings held in Council Chambers.

ALD requests should be made to the Clerk to Council at least 30 minutes prior to the meeting start time.

Oconee County Council, Committee, Board & Commission meeting schedules, agendas are posted at the Oconee County Administration Building & are available on the County Council Website.

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