



# Oconee County Parks, Recreation & Tourism

**Commission Restructure Proposal  
February 3, 2011**

# PRT Commission Restructure

- Recommendation from 2010 Tourism Action Plan-Adopted by Council July 20, 2011
- Consolidate existing four (4) PRT Commissions
  - PRT Commission
  - State ATAX Committee
  - Oconee Tourism Commission
  - **Arts & Historical Commission**
- Streamline the ATAX process to One Commission





# Goals of Restructuring

1. One Commission to serve as advisory Commission for both State and Local ATAX and PRT Division.
2. Membership requirements must meet SC Code 6-4-25 for State ATAX
3. Appoint Mountain Lakes CVB as managing agency over 30% State ATAX Fund
4. Contribute ongoing ATAX funding toward the continuance of the Mountain Lakes CVB



# SC 6-4-25

## State ATAX Membership

- 7 members with majority from Hospitality industry of the County
- Minimum of 2 Hospitality members-lodging
- Minimum of 1 member-represent cultural organizations of the County
- Membership shall represent all areas of the County with majority coming from no one area
- 3 year term with 4 members having an initial 2 year term

# ATAX

Oconee County

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graph TD; A[Oconee County] --- B[State ATAX Funds]; A --- C[Local ATAX Funds];
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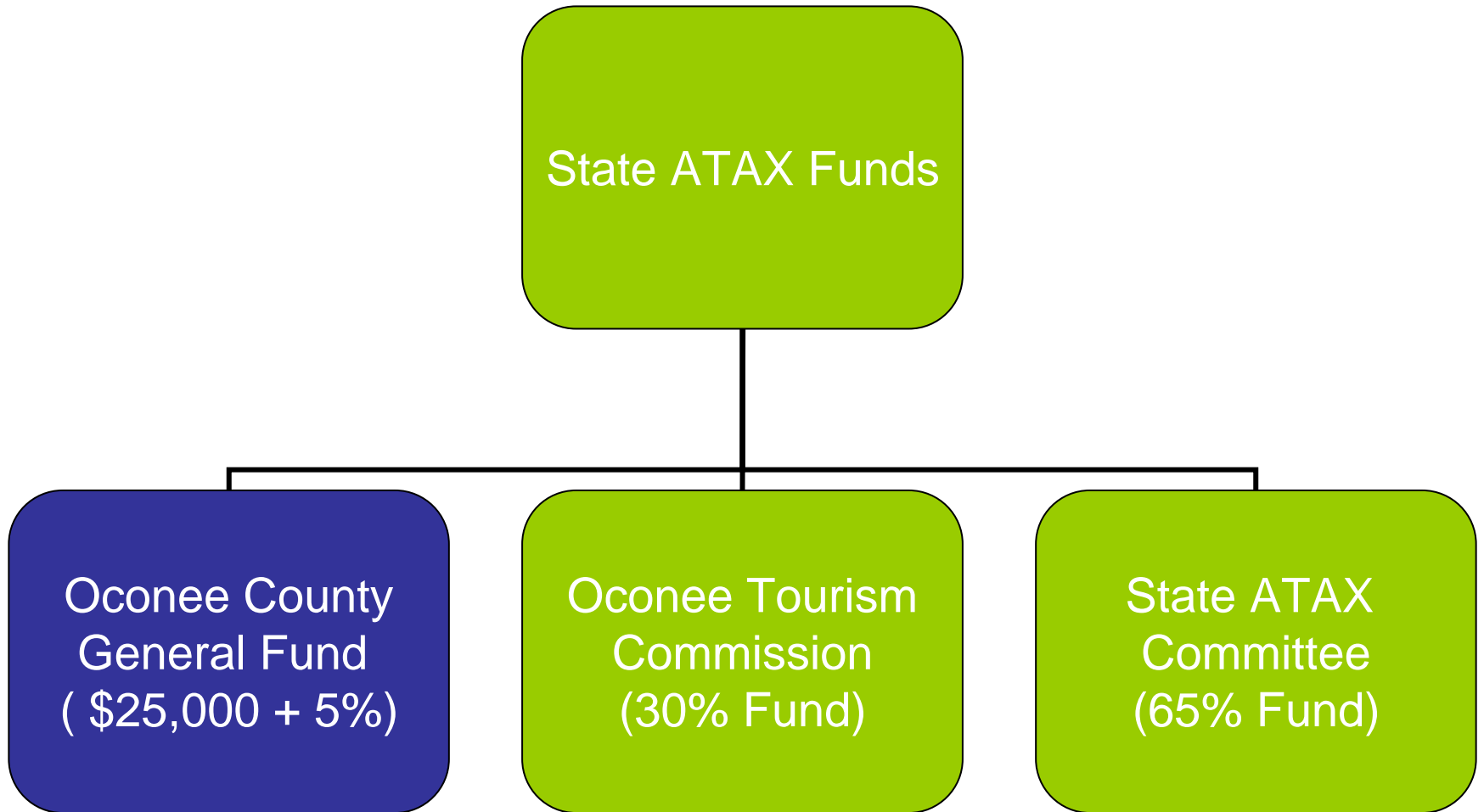
State ATAX Funds

Local ATAX Funds

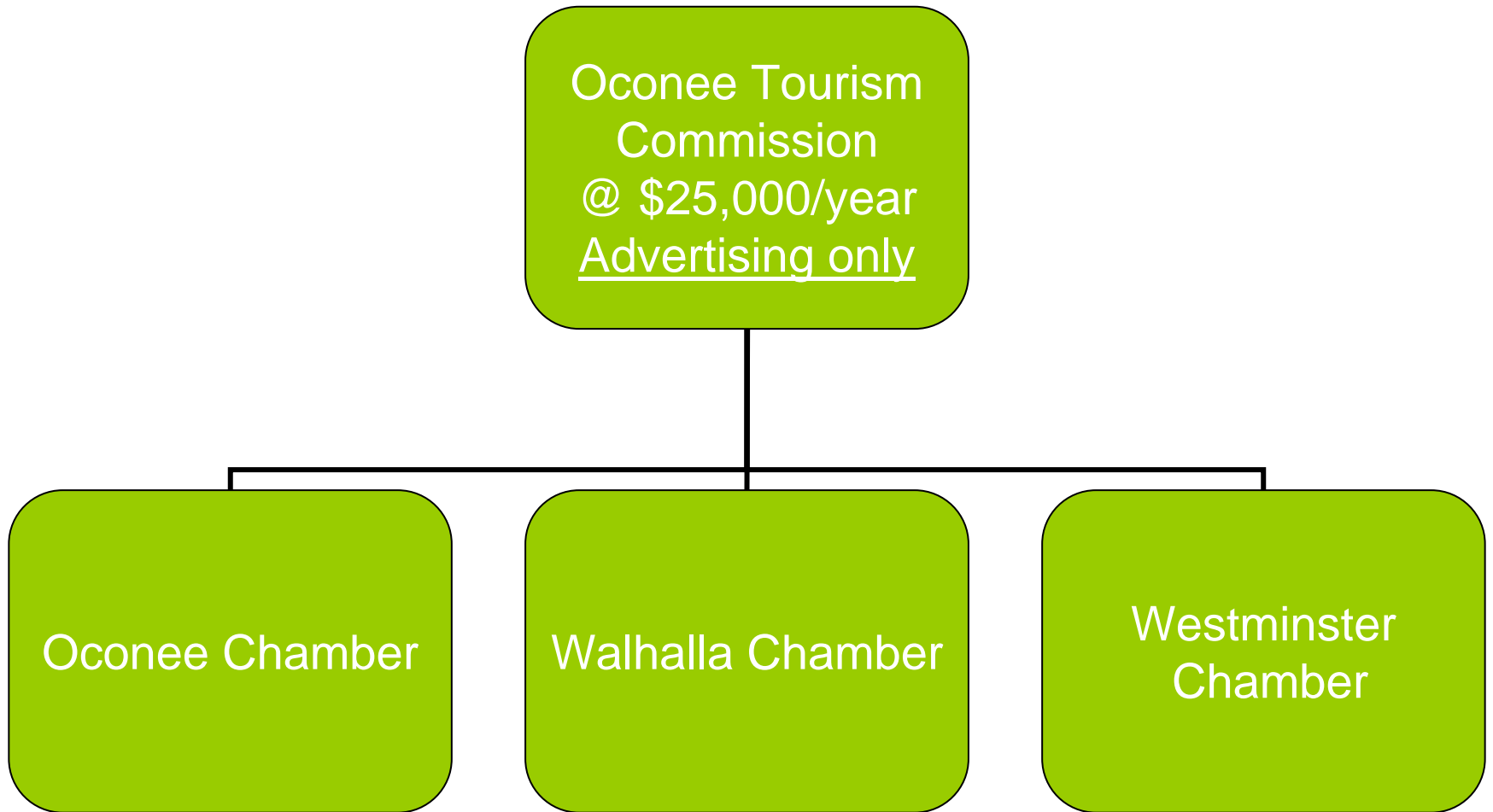
# Accommodations Tax

- **“Accommodations” is defined as any rooms (excluding meeting and conference rooms), campground spaces, lodgings, or sleeping accommodations furnished to transients by a hotel, inn, tourist court, tourist camp, motel, campground, residence, or any other place in which rooms, lodgings or sleeping accommodations are furnished to transients for consideration within the County.**
- **Exclusions**
  - **Bed & Breakfast with less than 6 sleeping rooms, owner occupied**
  - **Accommodations for more than 90 days**

# Existing Structure



# State ATAX (30% Fund) Existing Structure

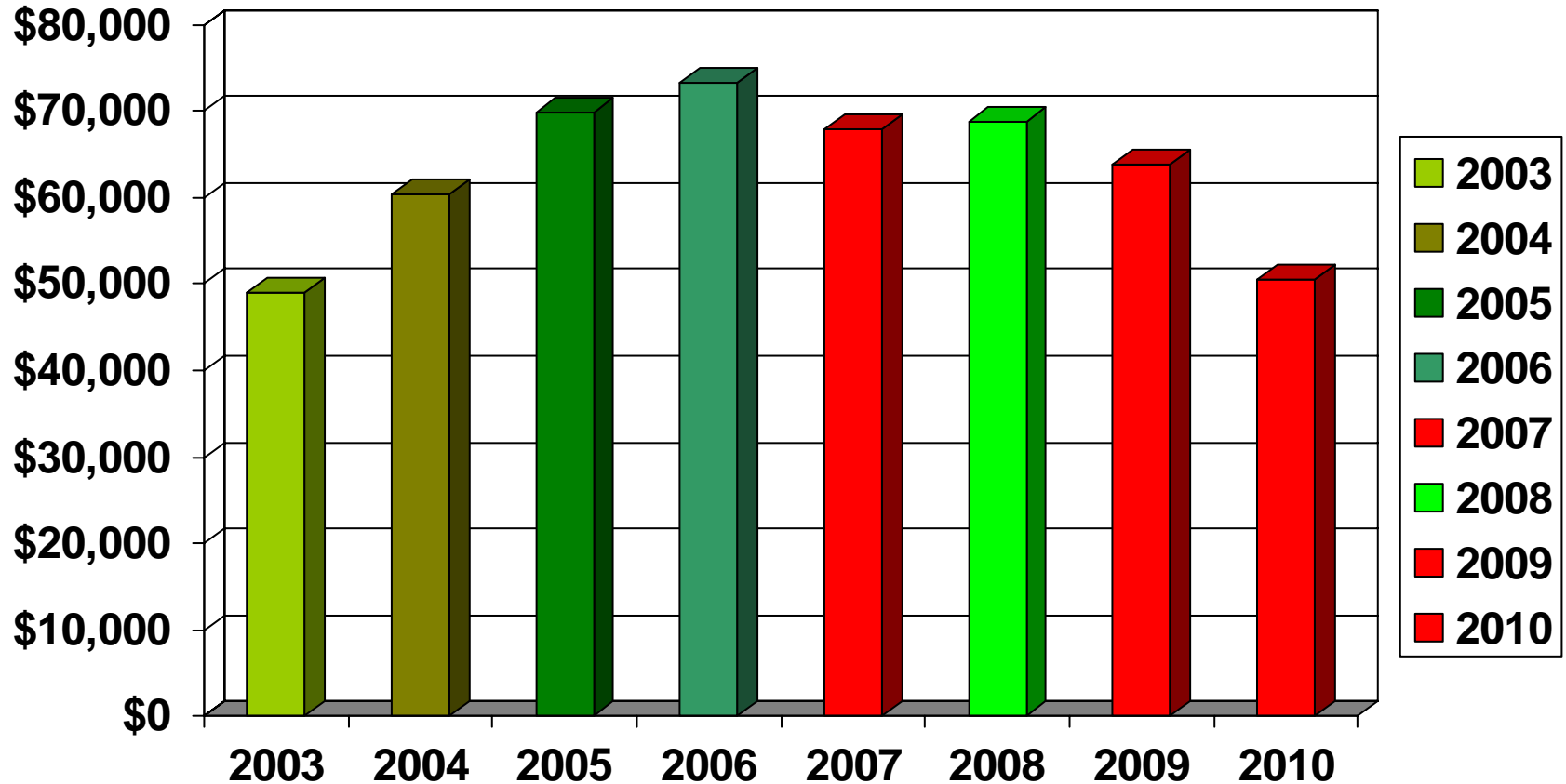




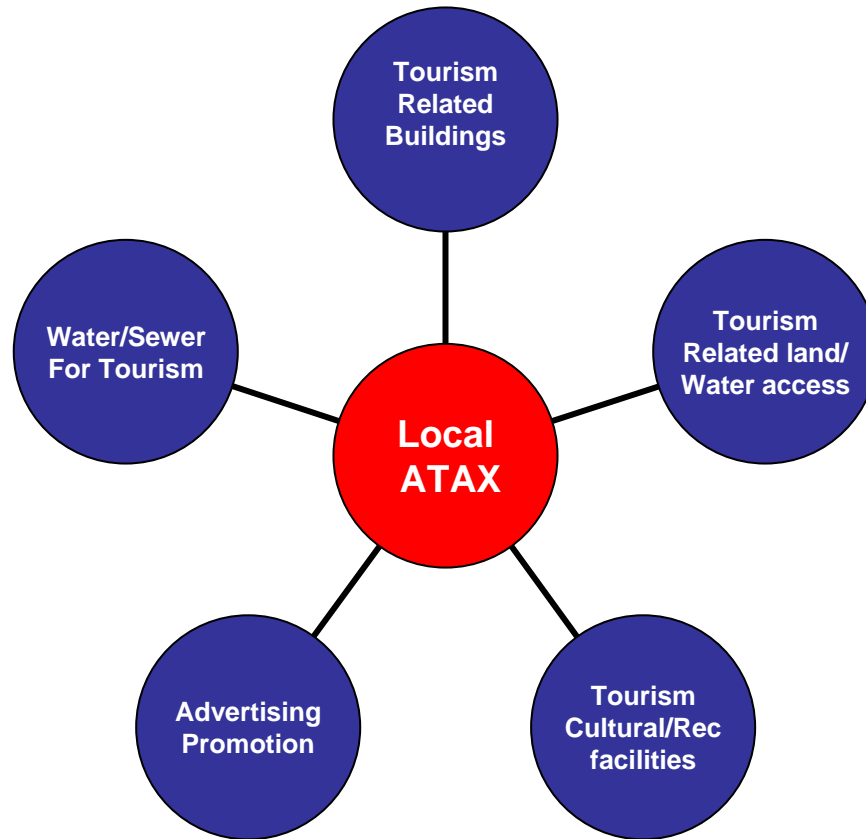
# State ATAX Committee (State 65% Fund)



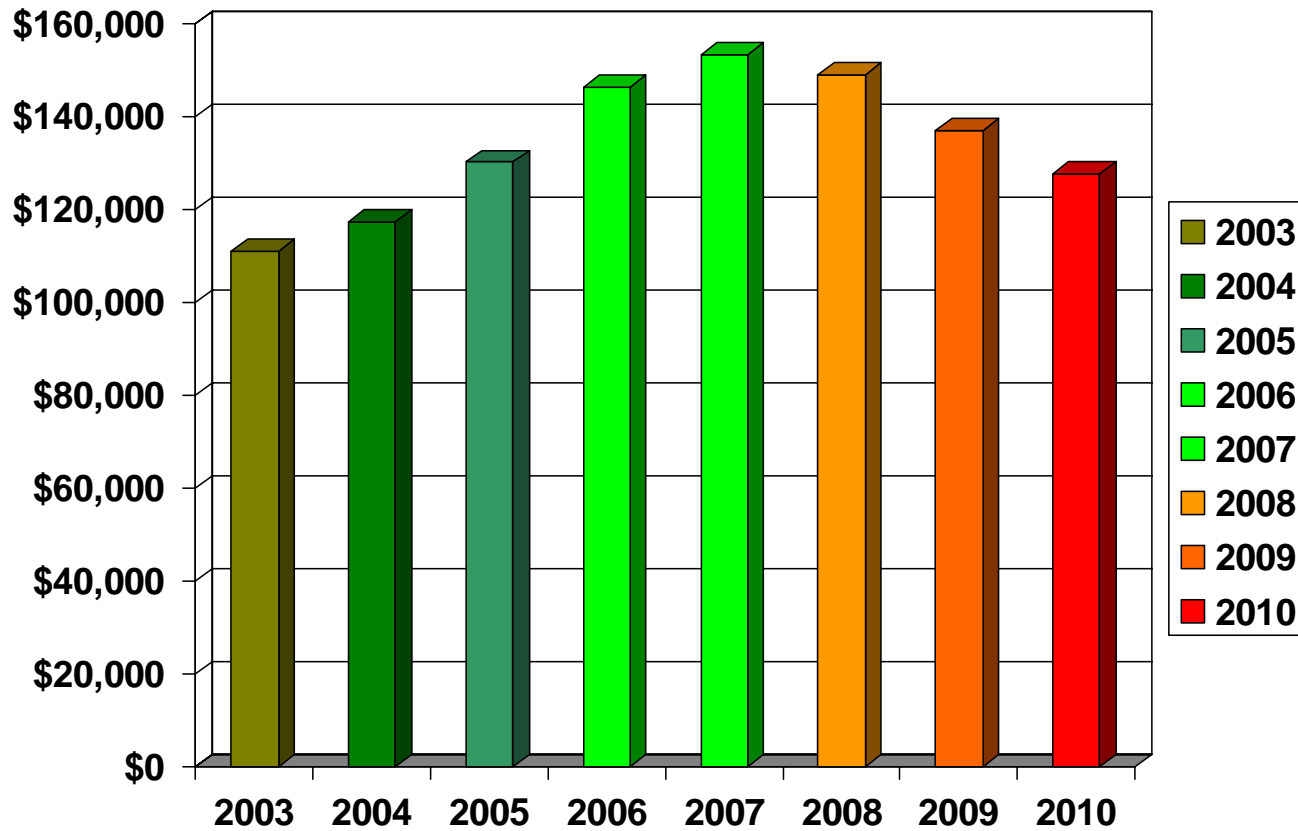
# State ATAX 65% Collections



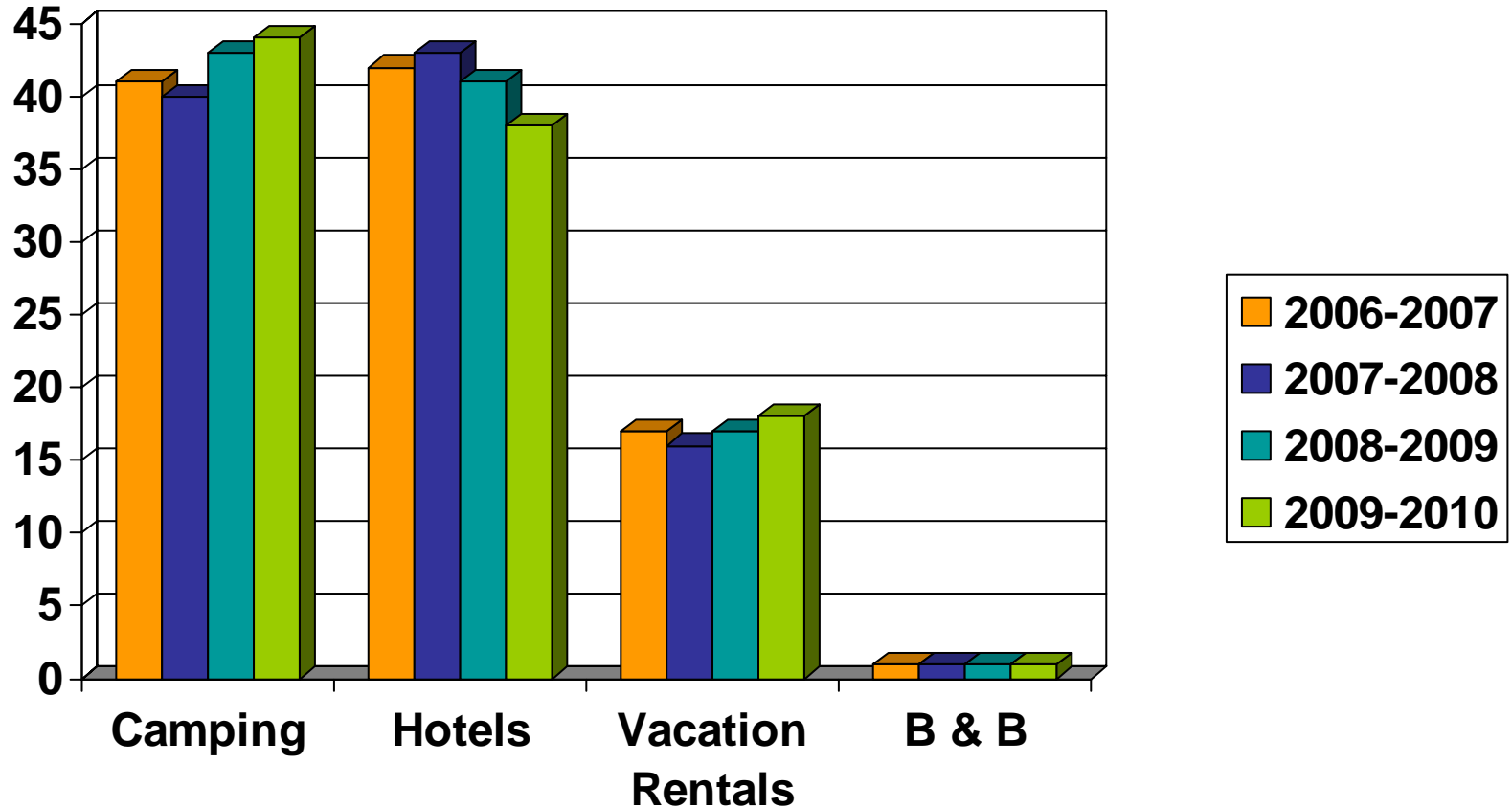
# Local ATAX



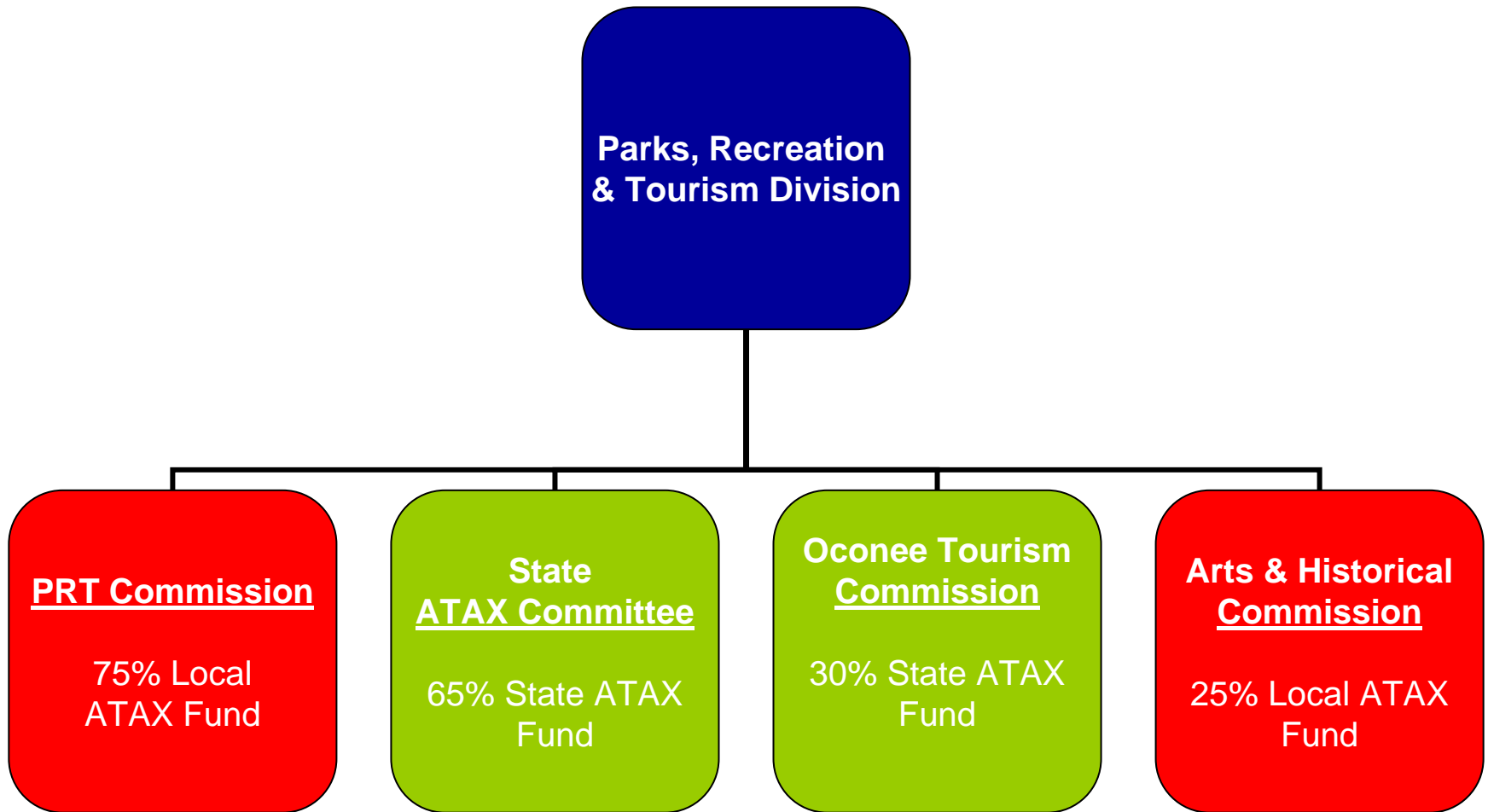
# Local ATAX Collections



# Local ATAX Category



# Existing Commission Structure



# Proposed Commission Structure

**Parks, Recreation  
& Tourism Division**

**PRT Commission**  
65% State ATAX  
25% Local ATAX  
PRT Advisory

**Arts & Historical  
Commission**  
Advisory

**Mtn. Lakes CVB**  
30% ATAX  
75% Local ATAX

# Proposed Commission

- **County Council Appointed**
- Membership Recommendations from:
  - One (1) Oconee Alliance
  - One(1) Oconee Chamber
  - One(1) Walhalla Chamber
  - One(1) Westminster Chamber
  - Three (3) PRT





# Proposed Duties

- PRT Advisory Commission
  - County Parks
  - Tourism
  - Recreation Funds
- Advisory Commission for all State and Local Accommodations tax collections and expenditures, including the 65% State Fund and all Local ATAX funds



# Next Steps

- Committee Approval
- Draft Ordinance
- Council Approval with Commission recommendations being ready by third reading





Oconee County  
Administrator



MEMORANDUM

DATE: January 14, 2011

TO: Mr. Paul Corbell, Chairman  
Planning & Economic Development  
Committee

FROM: Scott Moulder, Administrator

RE: Request for Consideration of ATAX structure

T. Scott Moulder  
Administrator  
E-mail:  
[smoulder@occonee.org](mailto:smoulder@occonee.org)

Amanda F. Brock  
Sr. Executive Assistant  
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Walton, KY 40491

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COUNCIL

Paul Corbell  
District I  
Vice Chairman

Wayne McCall  
District II

Archie Benson  
District III

Joel Thrift  
District IV  
Chairman

Reginald L. Dexter  
District V

I have attached a request from PRT Director Phil Shirley regarding a request to restructure the ATAX Commission and the PRT Commissions.

I'd like the Planning & Economic Development Commission's input on this matter before making a request for Mr. Martin's assistance in a draft ordinance.

Mr. Shirley and I will both be present for discussion or questions when this matter is placed on the agenda.





[www.ExperienceOconee.com](http://www.ExperienceOconee.com)

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Amanda Holbrooks,  
PRT Secretary  
[mholbrooks@oconeesc.com](mailto:mholbrooks@oconeesc.com)

TO: Scott Moulder, Administrator  
FROM: Phillip S. Shirley, Director of Parks, Recreation & Tourism  
CC: Beth Hulsc, Clerk to Council  
DATE:  
RE: **ATAX Restructuring**

In order to begin the process of proposing a change to the current ATAX structure and the PRT Commissions, I request assistance to allow Mr. Martin draft a new Ordinance for review that will address the following items:

1. Create a new PRT Commission that:
  - a. Serves as the advisory Commission to both State and Local accommodations tax expenditures, local accommodations tax collections, and the advisory Commission to the PRT department. (Amend 2007-11, Amend 2007-11, Amend 98-1)
  - b. Will consist of the membership requirements per SC Code of Laws 6-4-25 to satisfy serving as advisory capacity for State accommodations tax.
  - c. Supports the continuance of the Mountain Lakes CVB through a combination of both local and State accommodations taxes as well as general fund budgeted funds per the annual budget Ordinance.
  - d. Per 6-4-10(3) Appoint the Mountain Lakes CVB as the agency to manage the 30% advertising and promotion fund of the State accommodations tax as this Ordinance will eliminate the current agency (Oconee Tourism Commission) from managing the fund.

Attached is a beginning draft document from which to work. Please note the four Current PRT Commissions, which include the PRT Commission, the State ATAX Committee, the Oconee Tourism Commission made up of the three (3) Chambers of Commerce and the Arts & Historical Commission unanimously approve of this restructuring as described in the draft. This restructuring does allow the Arts and Historical Commission to remain in existence as an advisory Commission to the PRT department for all items related to the Arts and Historical division.





STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

OCONEE COUNTY COUNCIL ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE 2007-11, AN ORDINANCE CREATING THE OCONEE COUNTY PARKS, RECREATION AND TOURISM COMMISSION, AND AMENDING ORDINANCE 98-1, AN ORDINANCE ESTABLISHING THE OCONEE COUNTY ACCOMMODATIONS TAX ADVISORY COMMITTEE, AND AMENDING ORDINANCE 2007-12, AN ORDINANCE FOR THE PURPOSE OF ESTABLISHING A LOCAL ACCOMMODATIONS TAX TO APPLY TO ALL ACCOMMODATIONS LOCATED IN OCONEE COUNTY.

BY OCONEE COUNTY COUNCIL, in session, duly assembled and with a quorum present and voting,

BE IT ORDAINED:

Section 1) Name, Purpose, Effective Date.

This Ordinance shall be known, in addition to the number, as "An Ordinance Amending the Oconee County Parks, Recreation and Tourism Commission, and Amending Ordinance 98-1, an Ordinance establishing the Oconee County Accommodations Tax advisory committee, and Amending Ordinance 2007-12, an Ordinance for the purpose of establishing a local Accommodations tax to apply to all accommodations located in Oconee County", and shall be effective upon third and final reading.

WHEREAS, The purpose of the Ordinance is to amend the membership requirements, duties and responsibilities of the Oconee County Parks, Recreation and Tourism Commission to serve as both an advisory commission on all local and State accommodations taxes and as advisory commission of the PRT department, and

WHEREAS, The Director of Oconee County Parks, Recreation and Tourism and the Executive Director of the Mountain Lakes Convention and Visitor's Bureau (CVB) shall serve as ex-officio members of the commission, and

WHEREAS, Oconee County Council strongly supports the promotion of tourism and destination marketing by the Mountain Lakes CVB, and supports the continuance of the Mountain Lakes CVB as a priority through a combination of both local and State accommodations taxes as well as general fund budgeted funds per the annual budget Ordinance, and

WHEREAS, Oconee County Council strongly supports the promotion of tourism by local tourism agencies and supports the continuance of a grant program through local and State Accommodations revenues, and

WHEREAS, The amending of this Commission will eliminate the existing Parks, Recreation and Tourism Commission, the State Accommodations Tax advisory committee and the Oconee Tourism Commission by combining those duties and responsibilities into this one Commission.

WHEREAS, Upon approval of third and final reading of this Ordinance, the management of the 30% advertising and promotion fund of the State Accommodations Tax shall be granted to the Mountain Lakes CVB per SC Code of Laws 6-4-10(3), and

WHEREAS, this Commission shall adopt guidelines for accommodations tax expenditures in accordance with pursuant State Law and make recommendations for such expenditures that include the annual budget allotment of the CVB and tourism grants to Oconee County Council at least once annually. All acts of the Commission involving the expenditure of funds shall be approved by County Council.

NOW THEREFORE, BE IT ORDAINED, by a positive majority of the County Council of the County of Oconee, South Carolina, duly assembled, and by the authority of the same as follows:

Section 2: Membership

Upon the effective date of this Ordinance, the Oconee County Parks, Recreation and Tourism Commission shall be reorganized and reconstituted as set forth herein. Membership shall be in accordance with SC Code of laws 6-4-25. The Commission shall consist of seven (7) members with a majority being selected from the hospitality industry of the County. At least two of the hospitality industry members shall be from the lodging industry. One member shall represent the cultural organizations of the County. Membership of the Commission shall be representative of all areas of the County with a majority of the membership coming from no one area. Each of three Chambers of Commerce and the Oconee Alliance as partnering tourism agencies shall make recommendations to the PRT department for one representative to be considered by County Council of membership. Members of the Commission shall be appointed by Oconee County Council in session, duly assembled.

Should any member of this Commission move and establish residence outside the County, such moving shall constitute a resignation by the member and a replacement member(s) shall be appointed to fill the unexpired term of the such resigned member.

Section 3: Term of Members

Each member shall serve for a term of four (4) years, EXCEPT that the initial term of those members recommended by the three Chambers of Commerce and the

Oconee Alliance shall be for a period of two (2) years, and thereafter all members shall serve for a four (4) year term or until their successors in office are duly appointed.

If or in the event any member of the Commission shall fail to attend fifty (50%) percent of the regularly scheduled meetings within a period of twelve (12) calendar months, he or she shall be deemed to have resigned his position and may be replaced without notice by action of the Oconee County Council. PROVIDED, HOWEVER, if such absences are excused by the Chairman of the Commission and/or the Chief Administrative Officer of Oconee County, then this provision may be waived.

Members of the Oconee County Parks, Recreation and Tourism Commission may be removed at any time by majority vote of the Oconee County Council for cause.

#### Section 4: Organization, Meeting, Officers.

The Oconee County Parks, Recreation and Tourism Commission shall meet at least once a month, at a time and place selected by the membership thereof, excepting that upon vote of the majority of its members, meetings for June and July may be suspended or waived since they fall in the busy tourism season.

At the January meeting of each even-numbered year, there shall be elected a Chairman, a Vice Chairman and a Secretary, together with such other officers as the Commission may deem necessary, and these officers shall serve for a period of two (2) years or until their successors are duly elected and qualified. Vacancies in any such office by reason of death, resignation or replacement shall be filled for the unexpired term of the officer whose position becomes vacant.

In addition, the Commission may duly adopt such By-Laws as may be necessary for the orderly performance of its duties and functions. And By-Laws which may be adopted by the Commission for the orderly performance of its duties shall comply with the provisions of the general law of the State of South Carolina and of this Ordinance, and of all other Ordinances of Oconee County, including but not limited to the Freedom of Information Act.

#### Section 5: Powers and Duties

The duties of the Oconee County Parks, Recreation and Tourism Commission shall be as follows:

- a) To advise Oconee County Council on any matter affecting the County Parks, Recreation and Tourism department, with emphasis on the promotion of Parks, Recreation and Tourism, the operation of County Parks and the encouragement of tourism in the County. In no event,



however, shall this Commission enter into any contracts, contractual obligations, employment of personnel, and purchase of equipment or expenditure of funds not itemized and authorized in the budget under which it shall operate, without prior written consent, affirmation and authorization of Oconee County Council. In any event, the power and authority to enter into any contract binding Oconee County is vested with and shall remain in the Chief Administrative Officer of Oconee County and the Oconee County Council and is not herein delegated to this Commission.

- b) To serve as the advisory commission for all state and local accommodations tax collections and expenditures, including the 65% tourism related expenditures fund and all local accommodations expenditures.

Any advice or recommendations to Oconee County Council may be prepared and presented orally by the Chairman of the Commission or the Parks, Recreation and Tourism Director at a regularly scheduled meeting of Council after due notice for agenda purposes, or in writing forwarded to the Chief Administrative Officer of Oconee County for dissemination to Council members.

#### Section 6: Salaries and Funding

Each member of the Oconee County Parks, Recreation and Tourism Commission shall be paid the sum of one hundred (\$100.00) dollars per year, plus expenses for out of County travel, as sole compensation as funds allow. Any expense item or claim for same shall be first approved by the Director of Parks, Recreation & Tourism and submitted for approval and payment by County Council. In no event shall any member of the Commission be entitled to any other compensation, direct or indirect, for services on the Commission and such member shall not provide any services, materials, products, goods or equipment to the County unless the same is sold or offered for sale in accordance with existing County and State purchasing procedures.

In the event that a member of the Commission is a permanent employee of Oconee County, he shall not be entitled to any additional compensation by reason of such service to the Commission.



## Concerns for the Planning and Economic Development Committee

From: Andy Helfer Feb. 3, 2011

### Issue 1

Commercial projects entering Oconee County without Planning Commission review

Currently, Oconee County requires submission of a land use plan to the Planning Dept. to receive a permit. PC never sees or reviews the request. Oconee County has no commercial regulations.

This has allowed several surprises with proposed development such as; Pioneer Water, Restaurant on Dough Hollow, Palmetto Point Marina, Keowee Assisted Living on Hwy. 130.

(See Pickens County attachment)

### Issue 2

Stronger criteria of the Lake Overlay District to:

Protect Water Quality

Control Impact on the Watersheds

Concerns:

1. Fuel and Hazardous substances
2. Buffering to promote natural areas and manage storm water runoff
3. Ratio of impervious surfaces
4. Tighter restrictions and consequences for clear cutting and silt barriers
5. Control light and sound pollution
6. Criteria for Lake Marinas
  - a. Duke only considers lots with some improvement when judging less than 50% residential around a 1/2 mile radius of a proposed site. Platted lots or subdivisions do not count unless improvements are made.
  - b. Duke only requires 1/2 mile distance between marinas. Greater distance is needed to preserve the natural beauty, control pollution and boat traffic.
  - c. Require marinas locate away from choke points on the lake.

### Sec. 1203 Overview—land development.

The following presents a summary of the procedures involved in the land development approval and construction regulation process.

#### 1203 (a) Land use permits.

Certain uses of land, those identified in detail in Article 3, and listed below, require the submittal of an application and require a hearing before and approval of the Planning Commission. The Planning Commission must approve the land use prior to development and construction. A land use request for a major subdivision, a multi-family project, or certain non-residential projects must include a sketch plan or concept plan showing the proposed lots, layout of the buildings, parking lots, etc.

#### Uses requiring a hearing before and approval from the Planning Commission:

- (1) Hazardous Waste and Nuclear Waste Disposal Sites
- (2) Motorized Vehicle Tracks
- (3) Mining and Extracting Operations
- (4) Gun Club or Skeet Range
- (5) Stockyards, Slaughterhouses, Feedlots, Kennels, and Animal Auction Houses
- (6) Golf Course
- (7) Sexually Oriented Business
- (8) Certain Public Service Uses
  - a. Land Fills
  - b. Water and Sewerage Treatment Facilities
  - c. Electrical Substations
  - d. Prisons
  - e. Recycling Stations
  - f. Transfer Stations
  - g. Schools
  - h. Water and Sewer Lines
  - i. Junkyards
- (9) Large Scale Projects
- (10) Major Subdivisions
- (11) Junkyards
- (12) Communications Towers
- (13) Multi-Family Developments (3 or more units)
- (14) Manufactured Home Park
- (15) Prisons
- (16) Sewerage Treatment Plants
- (17) Landfills
- (18) Tattoo Facilities
- (19) Expansion by 25% or greater of the uses listed above (2/16/10)

Sec. 1203 Overview—land development  
Pickens County LDCO, Amended 2/16/10 12-3

#### 1203 (b) Minor subdivisions.

Because a Minor Subdivision does not involve any new public road and minimal construction or installation of improvements, it can be reviewed under a much more simplified process that that applicable to Major Subdivisions.

#### Approval of a minor subdivision shall be conducted as follows:

(1) Approval of a minor subdivision plat by the Community Development Director, or upon referral to the Planning Commission, will authorize recordation of the plat with the Register of Deeds.

(2) After recordation of the minor subdivision plat, the lots may be sold, and septic



Excerpt from Pickens County, SC Development Standards

permits, building permits, and driveway permits on the lots may be obtained.

1203 (c) Major subdivisions.

Permitting and construction of a major subdivision will be conducted as follows:

- (1) The Planning Commission must first conduct a public hearing on the proposed land use and approve the sketch plan of the proposed subdivision.
- (2) Project Approval is granted by planning staff upon review and approval of a Preliminary Subdivision Plat.
- (3) A Development Permit is issued by the Community Development Department based on review and approval of development plans for construction of the subdivision and approval of soil and erosion and stormwater plans.
- (4) Receipt and approval by the Community Development Department of accurate surveys of the as-built condition of public improvements is required in order to allow filing of a Final Plat.
- (5) Approval of a Final Subdivision Plat by the Community Development Department will authorize recordation of the plat with the Register of Deeds.
- (6) After recordation of the Final Plat, the lots may be sold and building permits on the lots may be obtained.
- (7) The developer will be responsible for maintenance of all public improvements for a minimum of one year and at least until development has been completed on 75% of the lots.
- (8) All public improvements will be inspected by the County prior to the end of the maintenance period. After the developer has made any required repairs, public acceptance of the improvements shall be issued by the County Engineer.

1203 (d) Staff Review

The Community Development Director may approve subdivisions of property of not more than 10 lots or development units. The director may refer subdivisions of any size to the Planning Commission for Land Use Approval based upon staff evaluation of the overall potential impact of that subdivision on the community.

1203 (e) Multi-family and nonresidential projects.

- (1) Multi-family and certain non-residential projects must first obtain land use approval from the Planning Commission prior to project approval and permitting.
  - (2) Project Approval is granted by the Community Development Department upon review and approval of a Site Plan for the project.
- Sec. 1204 Application Intake and processing  
12-4 Pickens County UDSC, Amended 2/16/10
- (3) A Development Permit is issued by the Community Development Department based on review and approval of development plans for construction of the project and approval of soil and erosion and stormwater plans.
  - (4) A Building Permit is issued by the Building Codes Administration department based on review and approval of architectural plans. Buildings falling under the authority of the State Fire Marshall shall be approved by the Fire Marshall prior to issuance of the building permit.

- (5) Receipt by the Community Development Department of accurate surveys of the

Excerpt from Pickens County, SC Development Standards

as-built condition of all required site improvements is required in order to authorize issuance of a Certificate of Occupancy.

(6) Permanent electric power and occupancy of the building is authorized by the Building Codes department based on final inspection and issuance of a Certificate of Occupancy.





## Impervious Cover and its Effects on Water Quality



Impervious cover refers to any man-made surfaces (e.g., asphalt, concrete, and rooftops), along with compacted soil, that water cannot penetrate.

Rain and snow that would otherwise soak into the ground turns into stormwater runoff when it comes into contact with impervious surfaces. Stormwater runoff carries dozens of pollutants, such as sediments, nutrients, pathogens, pesticides, hydrocarbons, metals and debris, into our surface waters. *Simply stated, any pollutant that is on the land will likely end up in stormwater runoff and ultimately into our water bodies.*

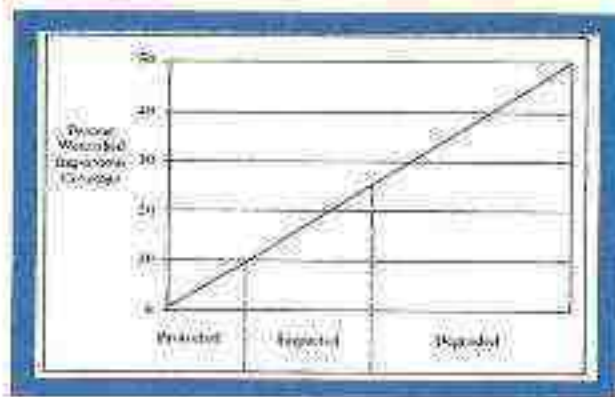
*Polluted stormwater runoff is widely recognized by scientists as the greatest threat to water quality.* In addition to changing the *quality* of water, impervious cover increases the *quantity* of runoff. Increased volumes and velocities of runoff erode stream channels and reduce the biodiversity of existing streams. Because water runs more rapidly off of an impervious area, flooding becomes both more common and more intense downstream. Meanwhile, because less water is soaking into the ground, water tables can drop and wetlands, streams and wells fed by groundwater can begin to dry up.

The Center for Watershed Protection developed the "Impervious Cover Model" which has been supported by over 200 studies. The Model is based on the average percentages of impervious cover at which stream quality declines, and classifies those impacts into three categories, making management decisions clearer:

**Sensitive streams** have watersheds that are below a 10% impervious cover. Impacts are generally minor and the water quality and habitat is good to excellent.

**Impacted streams** have water quality and habitat impairments. These are found in watersheds between 10 and 25% impervious cover.

**Non-supporting streams** have severe water quality and habitat degradation in watersheds with over 25% impervious cover. The impacts are so significant that they are not considered suitable for restoration.



These ranges are part of a continuum, and there can be variation between individual streams. The model is most reliable when impervious cover exceeds 10%. In watersheds below 10%, water quality and habitat can still be degraded where the forest cover is below 65%, the riparian or vegetated stream buffer is not continuous, and existing pollution sources, such as failed septic systems, are prevalent.

Approximately 75% of the stream miles that feed lakes, rivers and the Bay with clean water are headwater streams, small enough to be straddled by a child. These streams are very sensitive to land use changes in their small watersheds and are very susceptible to contamination. If the level of imperviousness rises too far in these areas, irreversible damage can occur to drinking water quality, to groundwater supplying private wells, and aquatic wildlife habitat. As watershed towns grow, there will be increasing pressure to replace the natural hydrology with more impervious cover. Even when effective best management practices are widely used to try and mitigate the impacts of impervious cover, a threshold of imperviousness is eventually crossed beyond which the predevelopment water quality cannot be maintained.





The existing impervious cover in the Solitude Reservoir Watershed Sub-basins is below 10%. However, Mt. Mansfield sub-basin is 3.1% dangerously close to the 10% limit. Future growth must be carefully managed with strict zoning, impervious cover restrictions, required stream buffers and low impact development to protect drinking water quality.

Now is the critical time to evaluate the impact of future development, to manage growth more effectively to minimize imperviousness and to protect the health of the watershed. By adopting more creative land use techniques and development standards towns can guide growth away from sensitive areas to those that can better accommodate it. Furthermore, by reducing impervious cover using a range of better site planning, design and construction practices, the health of the watershed can be protected even as growth continues.

### Watershed Community Recommendations:

- 1. Amend the comprehensive plan to establish 10% impervious cover as the maximum limit to be allowed.
- 2. Establish a maximum density of 3 acres per dwelling unit to stay below the 10% impervious cover threshold.
- 3. Adopt Conservation Development ordinances to significantly reduce impervious cover from roads and driveways, to guide growth to the most suitable development locations, and to preserve natural areas in perpetuity to maintain natural hydrology.
- 4. Incorporate maps of all tributary streams, wetlands and other sensitive areas into the community comprehensive plan. This supports the basis for guiding growth away from these sensitive resources.
- 5. Encourage mixed-use compact development in suitable areas. This will increase impervious cover on a site-level but reduce overall impervious cover within a watershed.
- 6. Adopt site planning and design techniques that reduce impervious cover such as narrower roads, shorter driveways and less parking area.
- 7. Require Low Impact Development (LID) to more effectively manage stormwater runoff. LID encourages precipitation to be infiltrated as close as possible to where it reaches the ground to mimic pre-development hydrology.

Scenario A	Scenario B	Scenario C
Site: 20% Impervious cover	Site: 38% Impervious cover	Site: 65% Impervious cover
Watershed: 10% Impervious cover	Watershed: 9.5% Impervious cover	Watershed: 9.1% Impervious cover

Source: Adapted from the National Stormwater Management Conference, 1998

The illustration shows the beneficial effects of clustering development to reduce impervious cover. If a watershed is developed as one-acre lots as shown in Scenario A, both the site and the watershed will have a 20% impervious cover, which is well above the recommended 10%. If that same number of homes is reduced to quarter-acre lots the site is 38% impervious, but the watershed is 9.5% impervious cover as shown in Scenario B. If all of the growth is clustered in a mixed-use village as seen in Scenario C, the site has a high impervious cover at 65%, but the watershed remains well below the 10% threshold.

For more information please contact Scott Miller at 81DEM 401.222.4700, x-4419 [scott.miller@dsnr.nh.gov](mailto:scott.miller@dsnr.nh.gov)

December 6, 2010



Mr. Scott Moulder  
Oconee County Administrator  
435 S. Pine Street  
Wahalla, SC 29692

RE: Proposed Development Agreement:

Dear Mr. Moulder:

Thompson Development Services, LLC (TDS) is pleased to present our proposal to provide wastewater treatment facilities for Oconee County's Golden Corners Commerce Park (GCCP), along with providing sewer service to southern Oconee County, particularly the I-85 corridor. As you know, Sanctuary Pointe, LLC (SPLLC) has been selected by the State of South Carolina Parks, Recreation and Tourism (SC PR) to design and develop the property south of I-85 at Exit 7 in South Carolina, also referred to as Sanctuary Pointe. TDS has been selected by SPLLC to design, build, operate and maintain their wastewater infrastructure system at Sanctuary Pointe. A critical component of this development will be the design, installation, in phases, and operation of the Sanctuary Pointe Wastewater Treatment Plant (SPWWTP). This sustainably-designed facility was originally planned to provide treatment and reuse of wastewater generated by the recreational and hospitality uses proposed only for Sanctuary Pointe.

With the County currently exploring options for the design and development of a wastewater treatment plant (WWTP) for the Golden Corner Commerce Park (GCCP), as well as providing service for the entire I-85 corridor and southern Oconee County, the opportunity is now present to fulfill these future infrastructure requirements. Through a cooperative public-private alliance with Oconee County, we propose an expanded treatment facility at Sanctuary Pointe as a real practical solution that will be beneficial to both Sanctuary Pointe and Oconee County.



The County will benefit by satisfying its long term requirements for southern Oconee County, with substantially less capital expenditures thus saving the tax payers of the County significant dollars. In addition, the region and Lake Hartwell will benefit as the SP Development will reuse treated waste water from TDS' WWTP for spray irrigation of its golf course, landscaping and natural vegetation thus reducing the need to withdraw water from the lake and eliminating wastewater discharge into the lake and/or acreage required to discharge the effluent.



Understanding the immediate need for the County to provide wastewater treatment to the GCCP to promote business and economic development on the property in the near term, our proposal herein involves a phased development strategy for the entire I-85 corridor that initially focuses on the County entering into a private sector development agreement with TDS to design, build, operate and maintain a wastewater treatment system at the GCCP. This initial phase would involve the installation of a suitably sized package plant with a spray irrigation network that would service the needs of the GCCP in the short term until the SPWWTP at I-85 Exit 115 is completely operational. The second phase II would involve Oconee County contracting with TDS for the design and engineering of a trunk line network to collect and transport effluent from the GCCP location to the SPWWTP at Exit 1. This would also include planning for the connectivity of Exits 1, 2 and 4 in Oconee County to provide a backbone of service along the I-85 corridor that meets Oconee development needs. Addition of the piping network and feeder sewers will be at the direction of Oconee County. The final phase will include the connectivity to the TDS facility at Exit 1.

It is TDS' understanding that SPLLC and Oconee County will need to work together to facilitate the transition of the WWTP at the SC DOT Welcome Center at Exit 1 into a connection point at the SPWWTP. This agreement is also essential in the County's efforts to secure transit permits with the SC DOT for bridges, road rights-of-ways and property easements. This SC DOT transition agreement will also help incentivize TDS to design in expandability and provide connectivity to the County in the future.

Attached, for your review, is an aerial photograph showing the broad concepts of the wastewater collection system that would be designed and developed by TDS for the county. Please reference our Conceptual Design Report dated June 15, 2010 provided to you earlier by separate cover.



## PROPOSAL ELEMENTS

### Phase I: GCCP Package Plant

TDS and Oconee County enters into a development agreement for the design, engineering, installation and operation of a package waste water treatment plant, suitable in size to meet the requirements for the sale of the GCCP, this includes a park wide sanitary sewer collection system and spray irrigation network for the GCCP. The costs and services shall be mutually determined between TDS and Oconee Co. upon acceptance of this proposal. Further, the County will need to provide TDS with access to all current and pending DHEC permits and approvals for the GCCP site.

Timetable for development: 6 to 12 months dependant of final scope approved by the County

#### Investment options:

1. TDS will make arrangements for private financing for this phase of the project with the proviso the Oconee County cover the debt service, margins and operational shortfalls, if any. There would be a profit sharing component with the County dependant on revenue from operations.
2. The County could mitigate financing costs and the County's obligations by directly investing into a public/private development partnership with TDS. Ownership, equity and margin sharing would to be determined upon mutual agreement of participation.

### Phase II: Design and Engineering of Collection Network

TDS and the County shall expand their agreement to include a study for the design and engineering of a core sanitary sewer collection system to transport waste water from GCCP and the surrounding area including Exit 1, 2 and 4 to the TDS WWTTP at Exit 1 and Sanctuary Pointe. Additional design and engineering for additional sanitary sewers up Hwy 11 and around the community of FairPlay will also be provided at the discretion of the County.

Timetable for development: TBE by the County

#### Obligation:

1. Oconee County will fund the cost of this design and engineering study for a core collection system for the area described above.

- TDS is willing to incorporate the cost of the study into the financing of the WWTP, thus refunding the County for its initial expenditure at the County's option.

### Phase III: Connectivity and SCDOT WWTP:

TDS and Oconee County will develop a mutually agreeable, equitable revenue plan to satisfy the overall operational, debt and management expenses for the WWTP and its collection system. Oconee County will fund the installation of all trunk and feeder lines that will connect to the main at the WWTP plant's property line.

Estimated timetable for development of SPWWTP: 3 to 4 1/2 years

### Investment:

TDS will arrange for the financing of the design, engineering and construction of the SPWWTP. The County would supplement TDS operational costs if projected flow rates are not forthcoming as projected by the County. Once the flow rates satisfy the needs of TDS operations and debt service, TDS will share the profit with Oconee County on a mutually agreeable method.

### Term:

TDS proposes a 30 year agreement with Oconee County, with TDS responsible for the entire development and operation of the system, utilizing a competitive rate structure and connection fee system to satisfy debt service and operational cost.

Upon acceptance of this proposal through a Letter of Intent and in the spirit of full transparency, TDS will provide detailed projections of costs, rates, charges, etc. as a part of the contract negotiations process.

TDS would like to thank Oconee County for this opportunity to submit this proposal. We look forward to working with you to implement this exciting and important project for the County. Should you need any additional information or would like to discuss this proposal further, please do not hesitate to contact me.

Sincerely,



William T. Thompson, PE  
2010.11.05 08:57:55  
0300

William T. Thompson  
President  
Thompson Development Services LLC











South Carolina  
Department of Transportation

January 24, 2011

Mr. T. Scott Moulder, Oconee County Administrator  
Oconee County  
Administrative Offices  
415 South Pine Street  
Walhalla, SC 29691

Dear Mr. Moulder,

Thank you for your letter of November 18, 2010 requesting some clarification in regards to the 2005 Agreement for sewer service to the Fairplay Welcome Center on I-85. Please forgive me for my delay in responding to your request.

The agreement intent as described was for a new plant to be constructed on property purchased (or to be purchased) by Oconee County/Oconee County Sewer Authority. The Federal monies that were obligated in 2005 for this purpose were removed from obligation about two years ago even though the agreement has not been canceled by either party.

While we certainly will be interested in consideration of all waste water treatment proposals, the current fiscal climate is not conducive to obligating monies for any Welcome Center or Rest Area improvements.

Please do not hesitate to contact me at (803) 737-1269 or cell (803) 429-3045 with any questions or concerns.

Sincerely yours,

Mark W. Hunter  
Assistant State Maintenance Engineer

mwh: mwh  
File: 501.00.03



# PLANNING UPDATE

Planning and Economic Development Committee Meeting  
February 3, 2011

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# DEVELOPMENT ACTIVITY

## Building Permit Activity in Oconee

2005-2010

Year	2005	2006	2007	2008	2009	2010
Number of Permits	804	847	655	391	227	181
	Comparison of Years	2005 v. 2006	2006 v. 2007	2007 v. 2008	2008 v. 2009	2009 v. 2010
		+5.3%	-22.7%	-40.3%	-41.9%	-20.0%

# ONE-STOP PERMITTING PROCESS

- ◆ IT Working on Best Method of Integrating JRSA Permitting into Process
- ◆ Met with DHEC- Interested in Pursuing Unified Permitting
- ◆ Hope to Soon Have all Remaining Technological 'pieces' in Place



# FEMA

- ◆ Working Since 2008 to Limit Identified Deficiencies to Legitimate Concerns
- ◆ Reduced Potential Problems from Hundreds of Parcels to 30 Properties
- ◆ FEMA Required Elevation Certificates and Other Documentation by End of 2010; Staff Assisted Davis & Floyd (Engineers) in Obtaining Necessary Data
- ◆ All Required Materials Submitted to FEMA Prior to Deadline
- ◆ No Response from FEMA



# AIR QUALITY

- ◆ Remains an Ongoing Issue – Concerns Over Attainment Throughout State
- ◆ Last Year EPA Announced Plans for a New Standard for Ground-Level Ozone
- ◆ January 2010 EPA Proposed Setting Standard Between 60-70 ppb; Currently 75 ppb
- ◆ Originally to be Set in August 2010
  - ◆ Delayed until October 2010
  - ◆ Delayed until December 2010
  - ◆ Now Scheduled to be Announced July 2011

# KT RELICENSING

- ◆ Continuing with 5-Year Process to Relicense Keowee-Toxaway Project
- ◆ Staff Taking Part in Stakeholder Group and Resource Committees
- ◆ No Major New Issues

# MEMORANDUM OF UNDERSTANDING

- ◆ Concept of MOU Came Out of KT Relicensing Effort
- ◆ Goal is to Clarify Roles and Responsibilities
- ◆ Council Approved Staff Initiating Process
- ◆ Working on First Draft- to be Submitted for Planning Commission Review Soon

# GOING FORWARD.....

- ◆ Implementation of Strategies Contained in Update of Comprehensive Plan
- ◆ Awaiting Results of 2010 Census to be Released (La., Miss., NJ, and Va. info released this week- all states released by April 1)
  - ◆ Implications Include:
    - ◆ Mandate for Local Stormwater Management
    - ◆ Urbanized Areas May Become Part of MPO
    - ◆ Population-Based Grant/Funding Opportunities
    - ◆ Additional Environmental Mandates
- ◆ Address Any Additional Concerns from FEMA



# ZONING

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- ◆ Pursuant to Council's Instructions Only Requests in Process, and Those Believed to be "Non-Controversial", are Being Moved Ahead
- ◆ Staff has Completed Review of ALL Requests to Determine Status in an Effort to Comply
- ◆ Attempt Made to Contact All Sponsors of Active Requests for Update

# ZONING (CONT.)

## Current Status of Rezoning Requests

Total Notices of Intent to Rezone Submitted	Complete to Date	Verified and Currently In Process	Currently Incomplete or Otherwise Not Ready to Submit	Believed to be Potentially Controversial	Petitions Submitted as Information Only (Do Not Meet Minimum for Separate Request)
<b>*54</b>	<b>6</b>	<b>3</b>	<b>16</b>	<b>6</b>	<b>10</b>

\*NOTE: Due to individual sponsors combining their efforts with adjacent requests subsequent to submission of notices, the actual number presented to Council is lower. Based on the best information available at this time, the total number of 'complete' requests (including both processed and to be processed) is 31.

**QUESTIONS?**

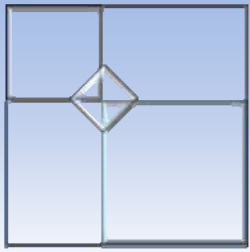


# Oconee County Economic Development Commission Report

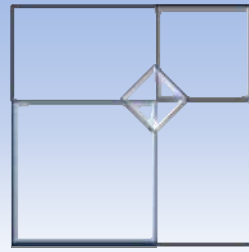
Thursday

February 3, 2011





# Agenda



- **Capital Investment and Job Creation 2010**
- **Ambassador for Economic Development**
- **Shell Progress**
- **Golden Corner Commerce Park South Entrance**
- **Altera Announcement**
- **Echo Hills (former Project North/England Property)**
- **Next Steps-**
  - Rename Project North
  - Workforce Development Efforts
  - Small Business Support
  - Partnerships for Park Development
    - Priorities
    - Design
    - Marketing

# Capital Investment & Job Creation

2011			
Company	New/Exp	Capital Investment	Jobs
Altera Polymers, LLC	New	4,000,000	50
<b>Totals</b>		<b>\$4,000,000</b>	<b>50</b>
2010			
US Engine Valve Corporation	Expansion	18,000,000	5
Schnieder Electric	Equip Upgrade	5,000,000	5
Koyo Bearings	FILOT Extension	5,000,000	
<b>Totals</b>		<b>\$28,000,000</b>	<b>10</b>
2009			
Greenfield Industries	Expansion	18,000,000	85
ltron	Equip Upgrade	30,000,000	150
<b>Totals</b>		<b>\$48,000,000</b>	<b>235</b>
<b>3 Year Total</b>		<b>\$80,000,000</b>	<b>295</b>



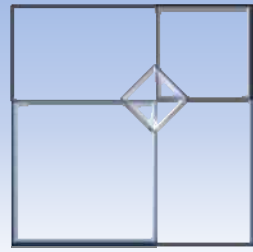
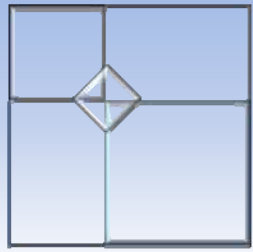
# 2010 Oconee County Ambassador for Economic Development

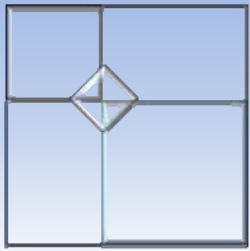


- Mike Higgins  
Plant Manager  
Itron Corporation
- Reasons for selection:
  - \$60M invested over last 5yrs
  - Over 250 jobs created



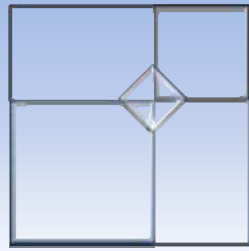
# Shell Progress 1-26-2011





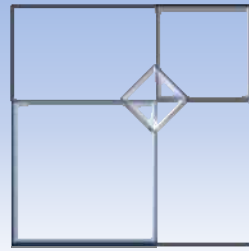
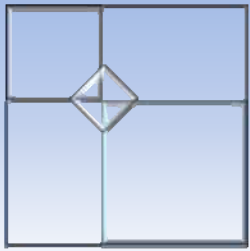
# Shell Progress

1-26-2011





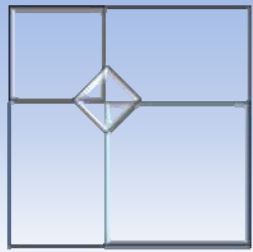
# Shell Progress 1-31-2011



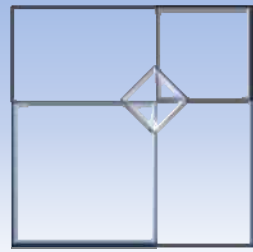
# Shell Progress

1-31-2011



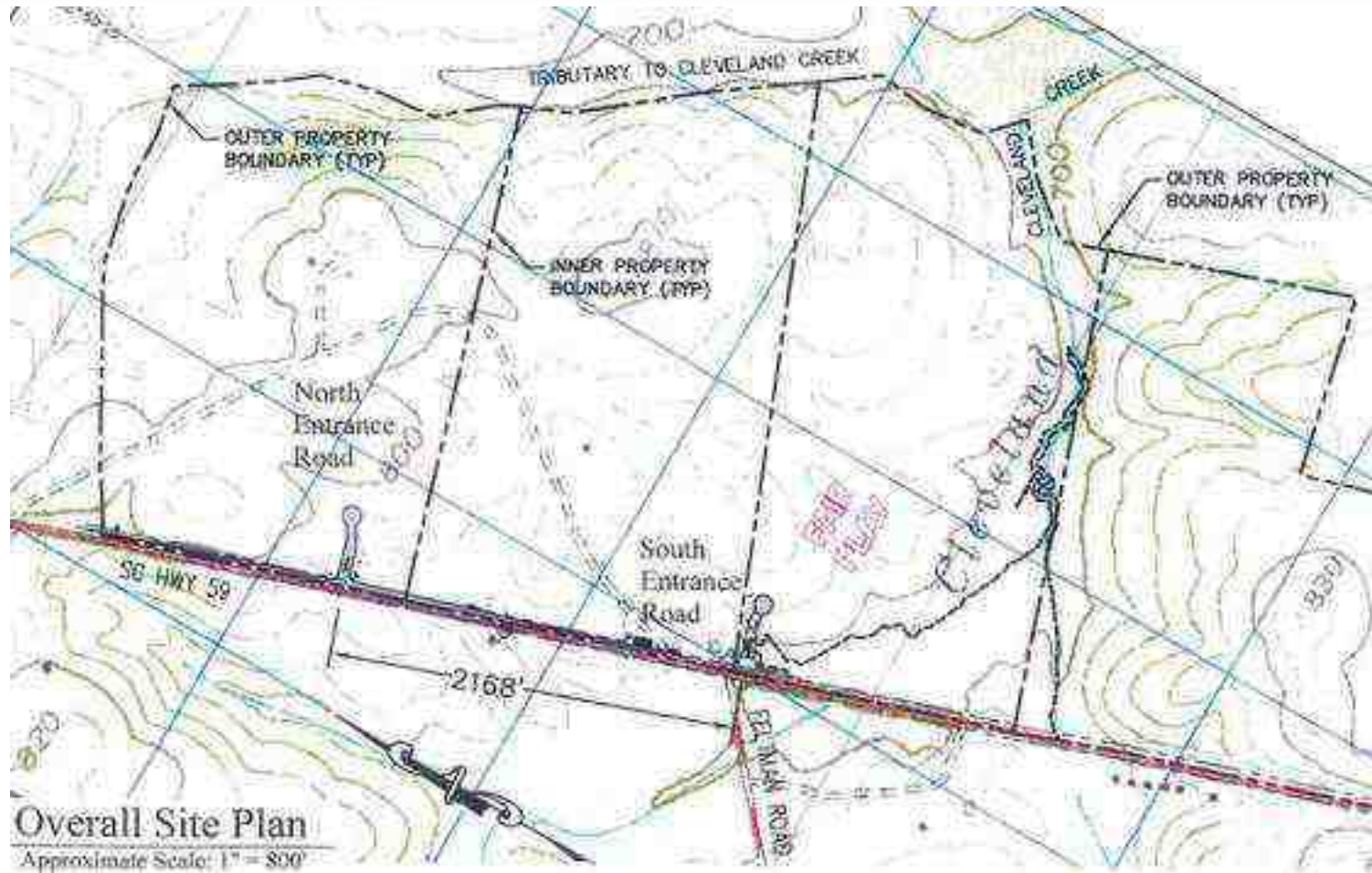


# Golden Corner Commerce Park

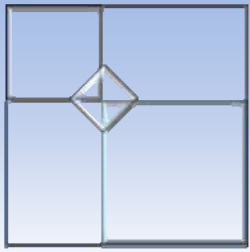


- Bid for South Entrance Opened 1-13-11
- 10 Bidders
- Winner – Thrift Brothers
- Council approved bid 2-1-2011
- Schedule will be provided within 14 days of after Notice to Proceed issued
- ECD – Mid-May

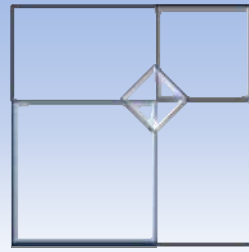
# Golden Corner Commerce Park



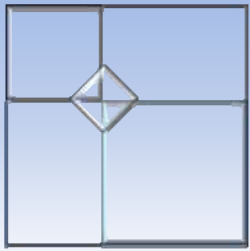




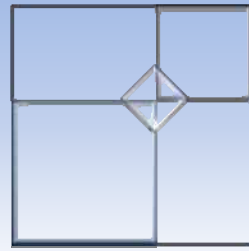
# Altera Polymers



- Announcement 1-25-2011
  - \$4.0M Investment
  - 75 Jobs
  - Special Source Revenue Credit before Council
    - February 1, 2011
  - Opportunity to grow
  - Great support from the City of Seneca



# Altera Polymers



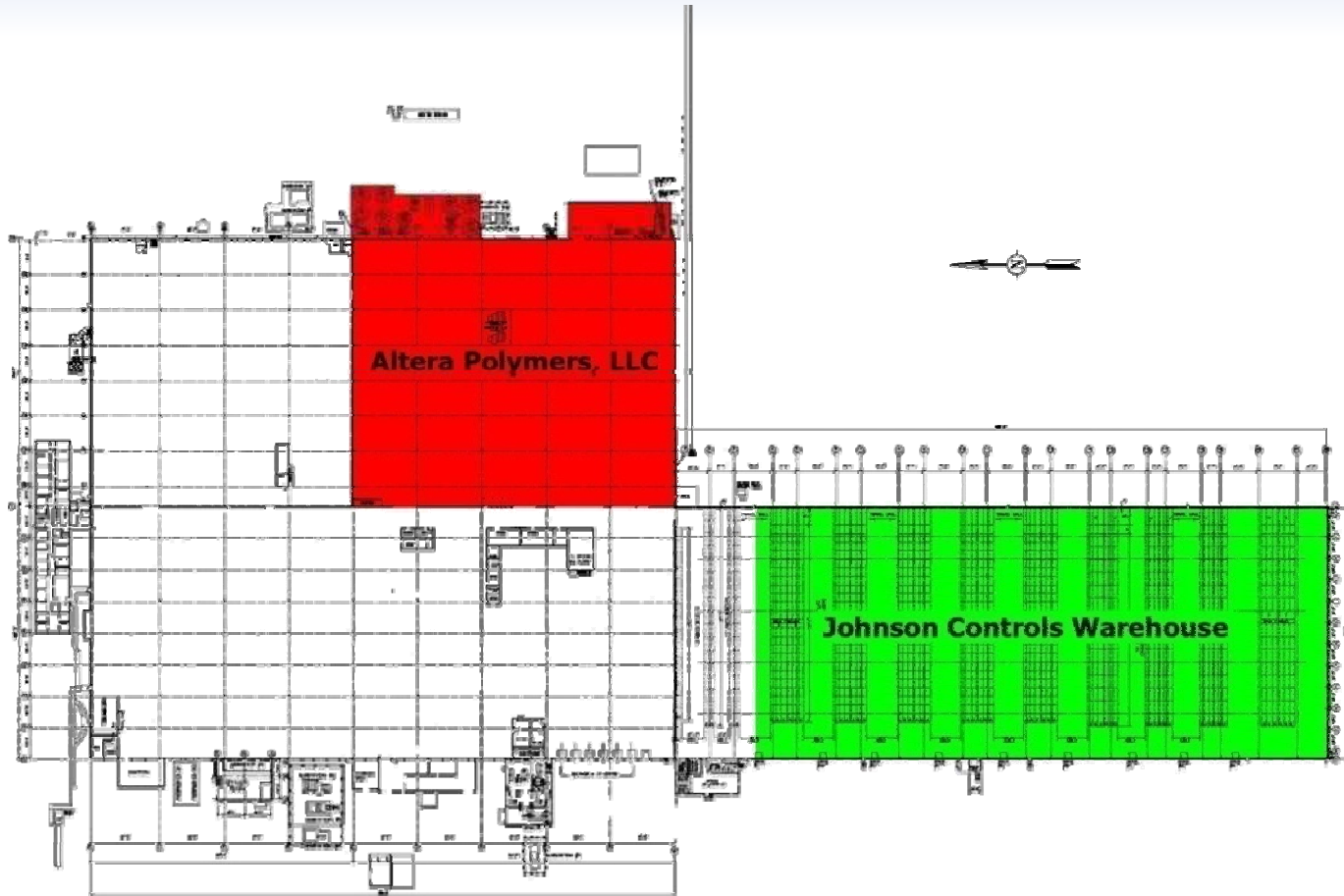
**Barry Rhodes**

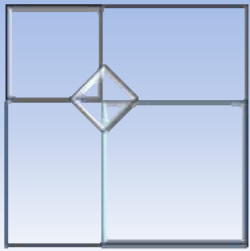
- President

**Scott Russell**

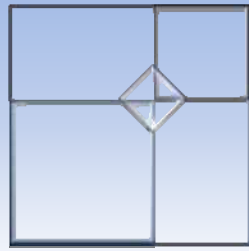
- Project  
Manager

# Altera Polymers, LLC





# Propex Facility



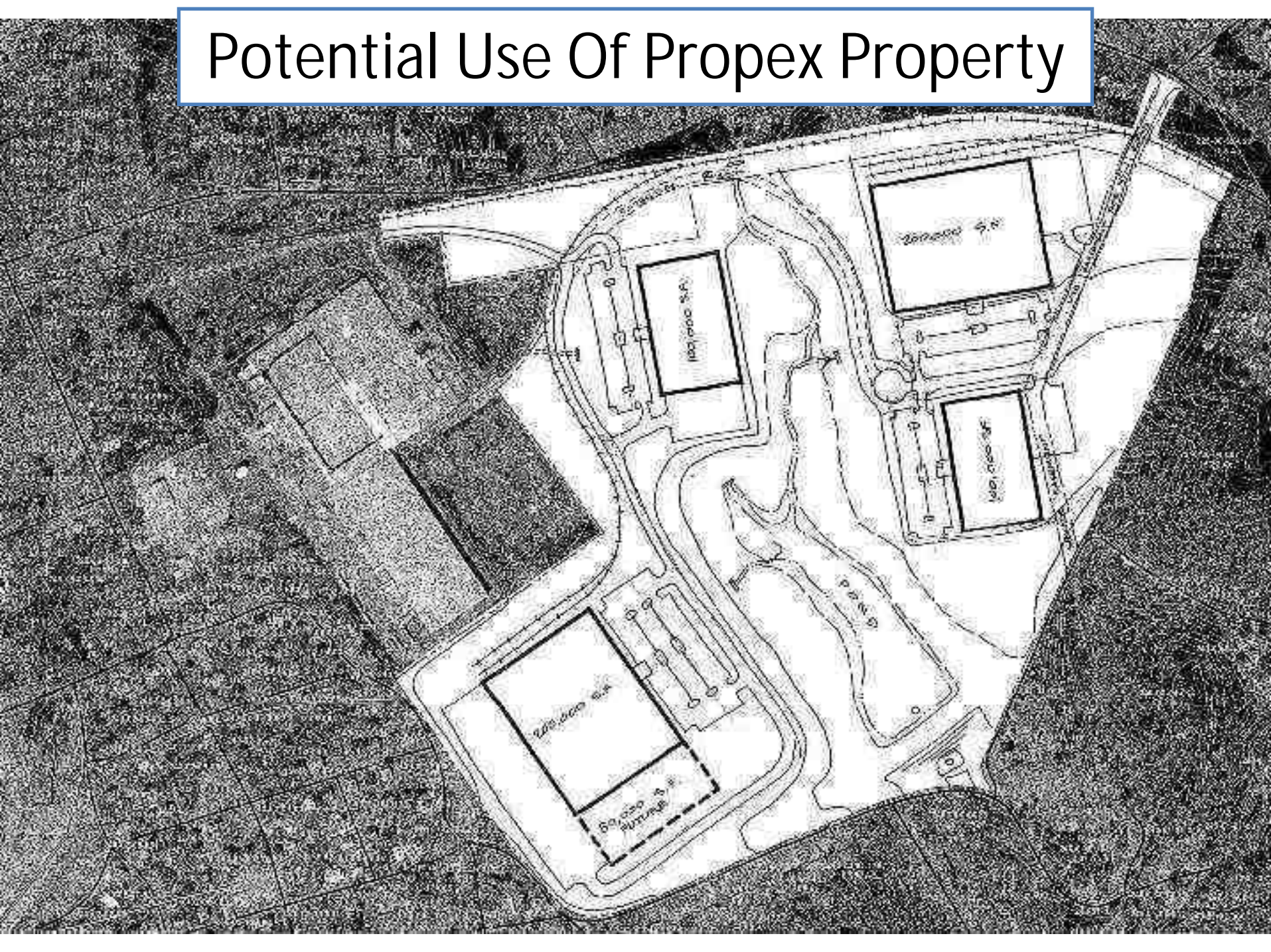


# Potential Use Of Propex Property

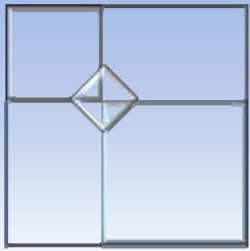




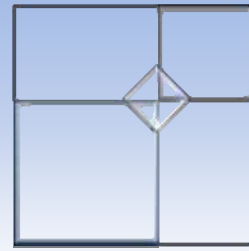
# Potential Use Of Propex Property



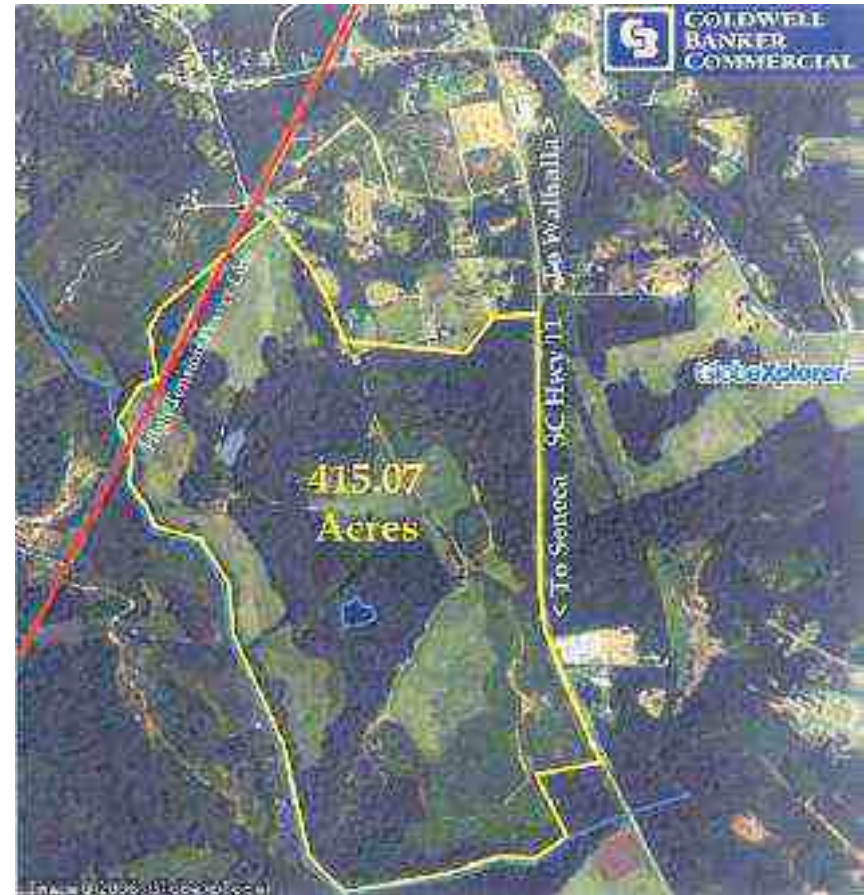




# Echo Hills (Project North)

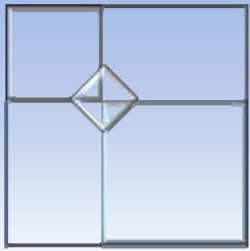


- Future Actions
  - Purchase in Dec 2010
  - Preliminary Engineering Services to prepare to bring services TO the park
    - Jan 2011
      - Topos
      - Easement Surveys & Plats
      - Wetlands delineations
      - Right of Ways for easements
- Recommend that property be renamed Echo Hills

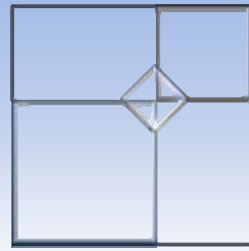








# Next Steps



- Rename Project North
- Workforce Development Efforts (On-Going)
- Small Business Support (On-Going)
- Partnerships for Park Development
- Priorities of projects
  - Complete Shell
    - Security
    - Marketing Plan
  - Conceptual Designs for
    - Golden Corner Commerce Park
    - Echo Hills Park
    - Propex Property
      - Marketing Plan(s)

# Echo Hills Possible Phasing

