

PLANNING UPDATE

Planning and Economic Development Committee Meeting

July 21, 2011

DEVELOPMENT ACTIVITY

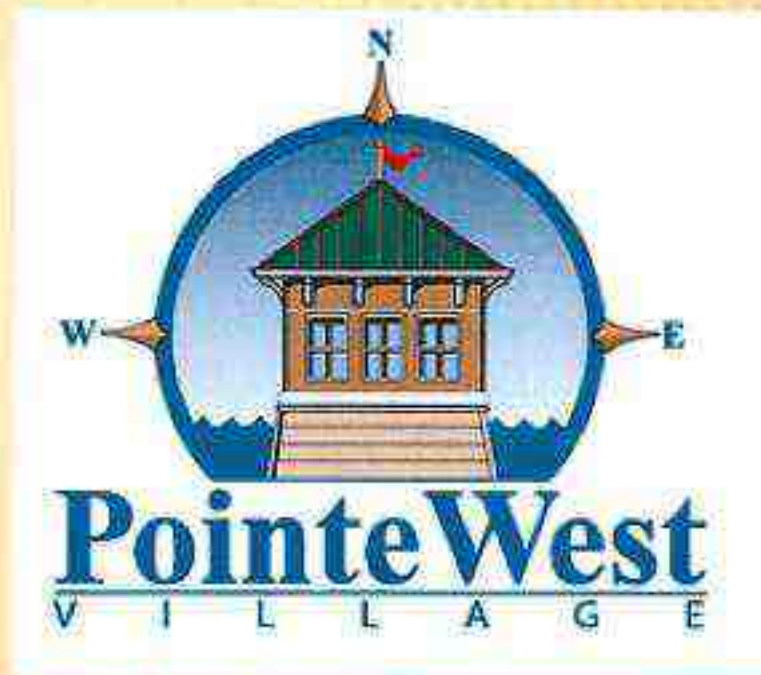
- ◆ Continues to be slow
- ◆ Some movement on stalled projects
- ◆ Signs still positive for increase in near future

POINTE WEST- PHASE I

First Significant
Development in
About 2 Years

Under Construction

232 Acres on Lake Hartwell
3 Miles of Shoreline



FEMA

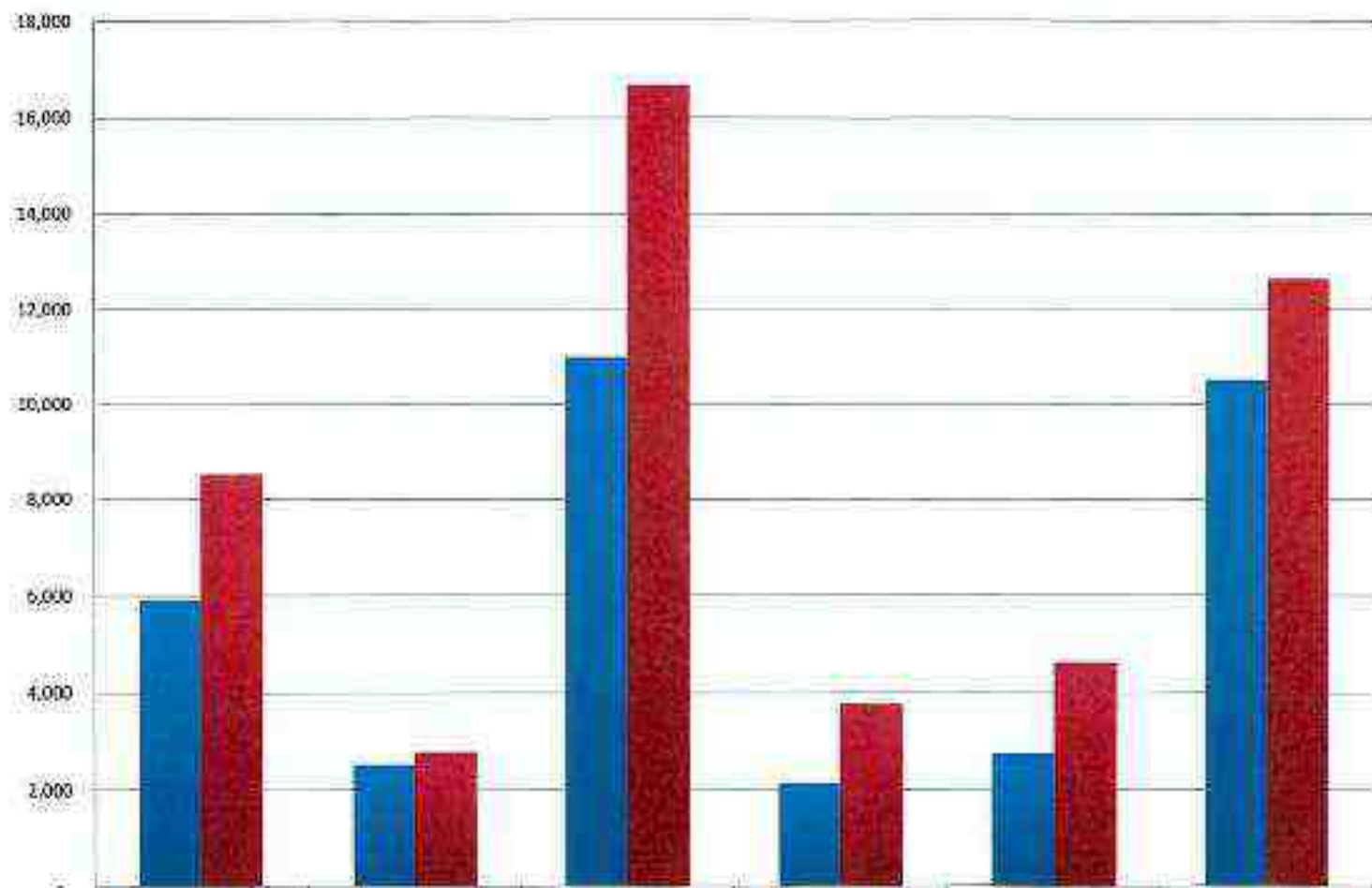
- ◆ Notified that review of submitted materials was completed
- ◆ Floodplain management program determined to be in compliance
- ◆ Community Assistance Visit (CAV) considered “closed”

AIR QUALITY

- ◆ No new announcements from EPA, but all indications are that new ground-level ozone standards are still scheduled to be announced in the very near future (officially set for this month)
- ◆ Industry leaders lobbying to soften the anticipated 60 to 70 ppb standard (currently 75ppb)
- ◆ Many believe the decision to be made in the White House

EMISSIONS BY COUNTY

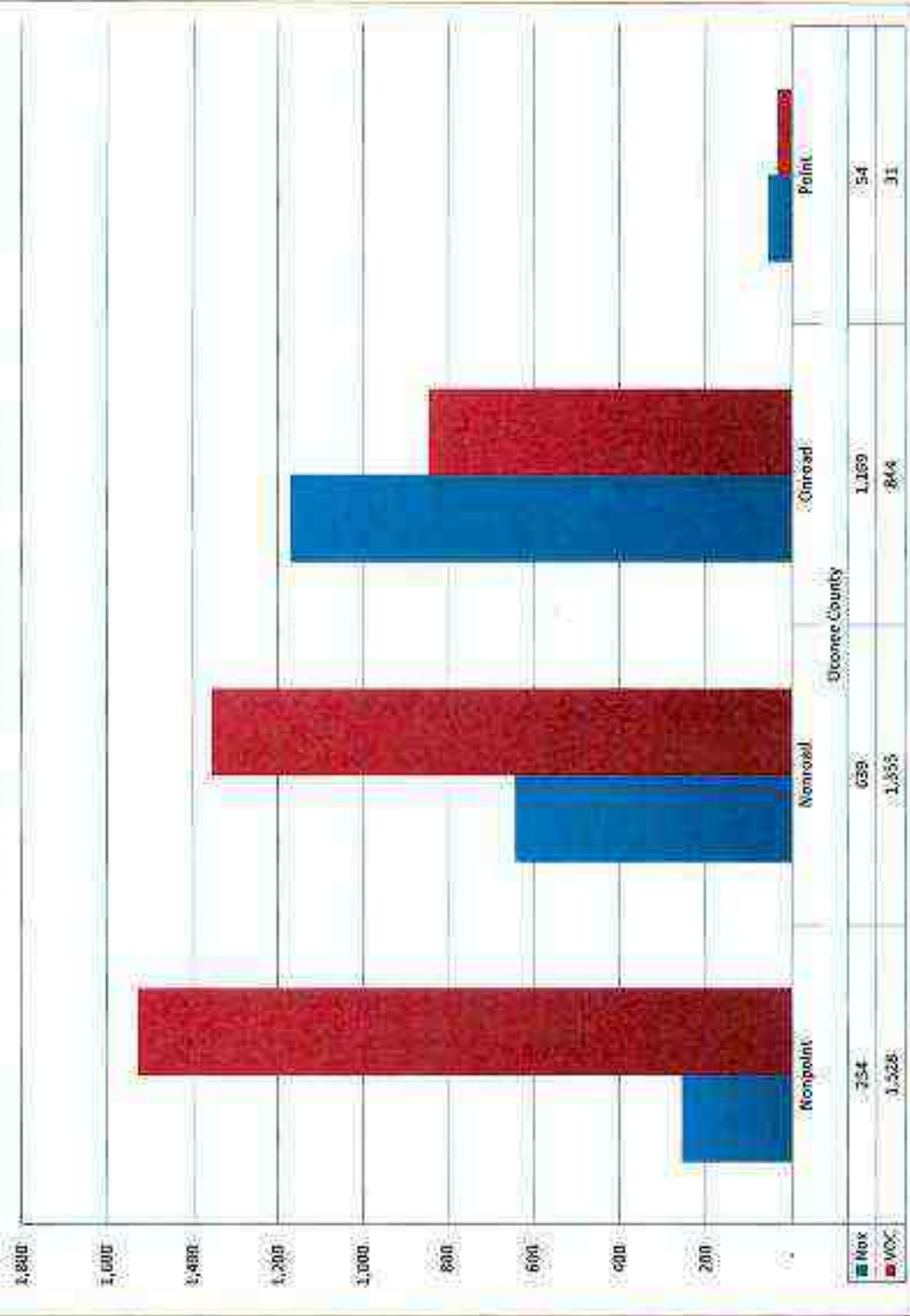
Upstate SC -- 2010 Total NOx and VOC Emissions by County (tpy)



	Anderson	Cherokee	Greenville	Oconee	Pickens	Spartanburg
Total NOx	5,920	2,499	10,972	2,117	2,753	10,494
Total VOC	8,536	2,761	16,670	3,757	4,626	12,637

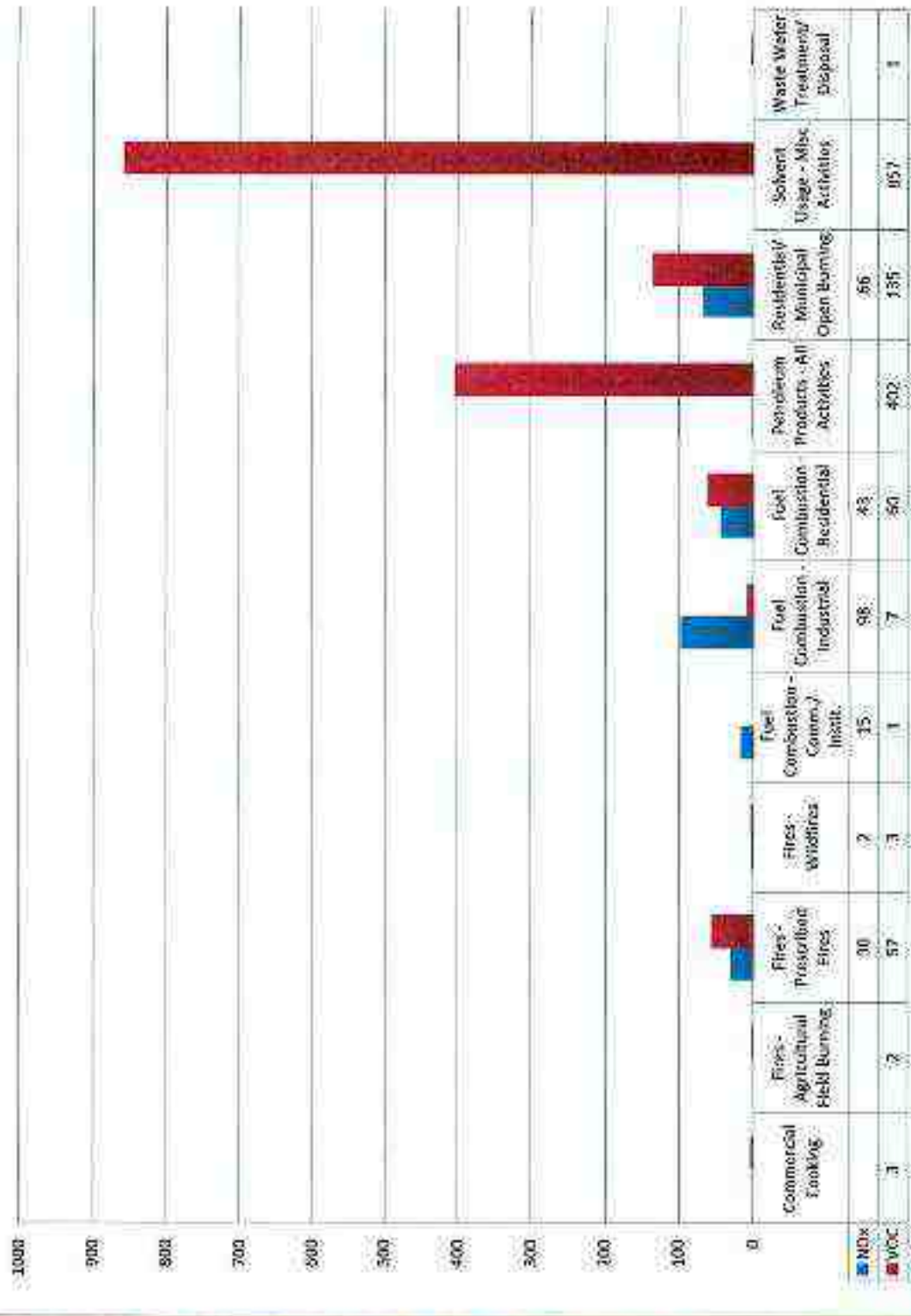
OCONEE EMISSIONS BY CATEGORY

Oconee County, SC -- 2010 NOx and VOC Emissions (tpy)



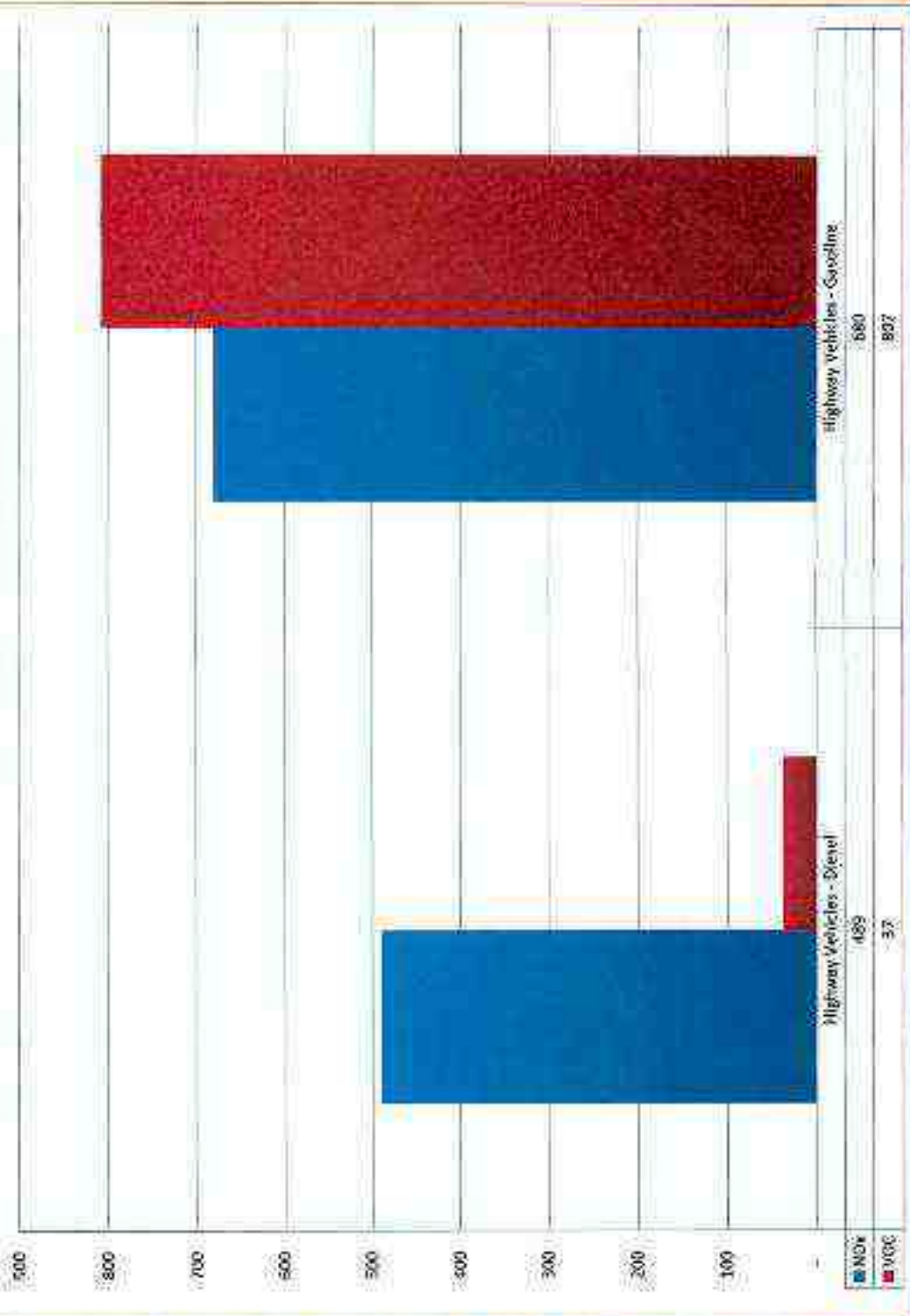
OCONEE NONPOINT EMISSIONS

Oconee County, SC -- 2010 Nonpoint Emissions (tpy)



OCCONEE ONROAD EMISSIONS

Oconee County, SC -- 2010 Onroad Emissions (tpy)



STORMWATER

- ◆ Still Waiting on Word on New MS4 Designations
- ◆ New EPA Rules Scheduled to be Proposed in Fall of 2011, with Final Action by November 2012
- ◆ May Require Controls for Existing Buildings as Point Sources
- ◆ Impact on Local Governments to be Determined

ZONING UPDATE

ZONING

- ◆ Staff Continues to Expedite Rezoning Requests
- ◆ Pursuant to Council's Instructions Only Requests in Process, and Those Believed to be "Non-Controversial" have been Moved Ahead
- ◆ Largest Request to Date is Currently being Considered (Planning Commission took up the Matter Monday Night)

ZONING (CONT.)

Current Status of Rezoning Requests

Adopted to Date	Currently In Process	Known Requests Under Development for Future Submission	Staff Review Completed	Believed to be Potentially Controversial	Ready for Presentation to Council
11	1	15	7	4	3

Staff Anticipates Moving Ahead with Remainder of Non-Controversial Requests upon Completion of Request Currently Under Consideration

PLANNING COMMISSION REVIEW

Commission Continues to Move Ahead on Items Discussed at Council/Commission Workshop in February:

- ◆ Review of Districts- *Ongoing*
- ◆ Zoning Process Brochure- *Complete*
- ◆ Major Development Standards- *Draft Presented to Commission by Staff*
- ◆ Clarification of Grandfathering- *Under Review by County Attorney*
- ◆ Update of Current Land Use Map- *Nearing Completion*

QUESTIONS?



Economic Development Commission Update

Planning & Economic
Development Committee

Council Chambers

July 21, 2011



EDC Mission Statement



The Economic Development Commission
will improve the Quality of Life
for the citizens of Oconee County
by encouraging a Diversified Economy
that attracts Industrial and Commercial
investment and fosters retention
of Existing Business and Industry



GCCP Entrance Road

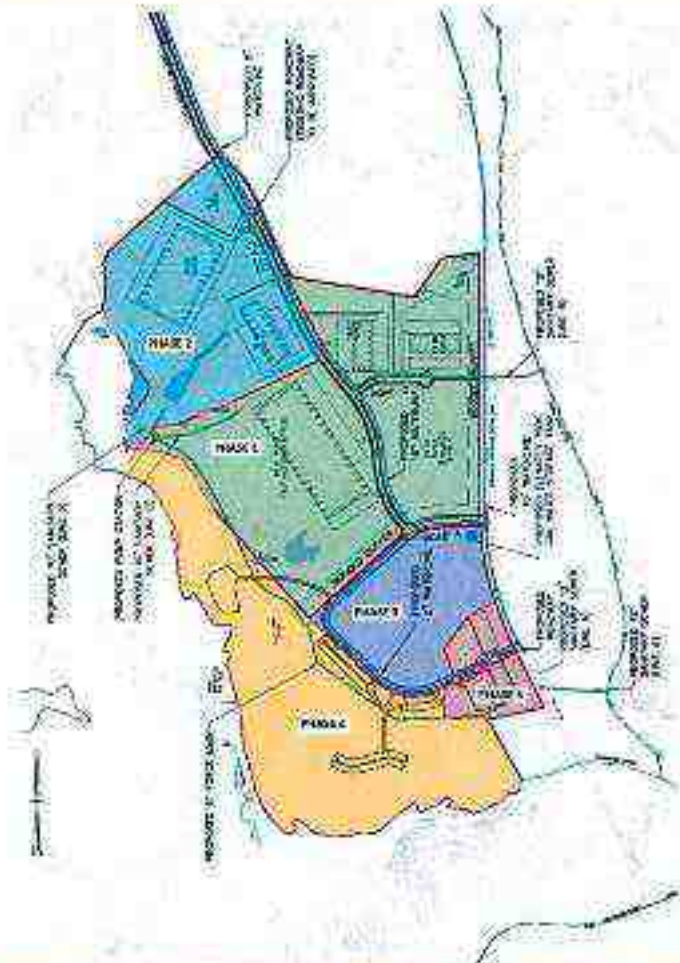


- Complete & DHEC Permit Closed
- Thanks to:
 - Thrift Brothers
 - Goldie & Associates





Echo Hills Industrial Park



- Phase 1 Engineering
- Sewer Right-of-Way Purchased
- Blue Ridge Electric Substation in Planning

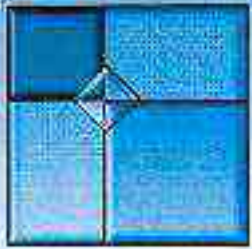


Shell Traffic



- Strong Interest in Building
- Multiple Projects In-Process
 - Good Growth Potential
 - \$3-10M Investment
 - Good Employment Projections
- Grassing Issue





Mountain Lakes Business Development Corp.



- Making Progress
 - 35 Jobs Created in Region
- Carl Cliche, Chairman
- Need For Incubator



INTUME
LOGISTICS



Sabai Technology

Blue Ridge Geriatric Care, LLC

Genesis Medical Care, LLC



Upstate Alliance Partnership Day



7/27/2011 11:58 AM



Upstate Alliance Partnership Day



Feedback –

- Shell Looks Very Good.
- 32' Ceiling Heights Smart Move.
- When will you have sewer at the Golden Corner Commerce Park?



Strategic Plan Update



- June 27, 2011
EDC Offices
- Met & Reviewed Strategic Plan
 - Determined a Number of Tasks Complete
 - Good Discussion of Remaining Tasks
- Next Steps
 - Edit Existing Plan



EDC Newsletter



Just Aircraft presented with "Export Achievement Certificate"

On July 16, 2011, the Economic Development Commission (EDC) presented Just Aircraft with an "Export Achievement Certificate" for its export of 100 aircraft to the United Kingdom. The certificate was presented by EDC Executive Director, David L. Smith, to Just Aircraft CEO, David L. Smith, at a ceremony held at the Just Aircraft facility in North Carolina.

The certificate recognizes Just Aircraft's significant contribution to the local economy through its export of 100 aircraft to the United Kingdom. The certificate was presented by EDC Executive Director, David L. Smith, to Just Aircraft CEO, David L. Smith, at a ceremony held at the Just Aircraft facility in North Carolina.



US Engine Value Network - Continued

The US Engine Value Network (USVEN) is a coalition of engine manufacturers and suppliers that aims to promote the benefits of engine products to the general public. The network includes major engine manufacturers such as Cummins, Detroit Diesel, and Isuzu. The network's goal is to increase the visibility of engine products and to provide information to consumers about the benefits of engine products.

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Just Aircraft is proud to be a member of the EDC network. The company's commitment to excellence and innovation is reflected in its products and services. The company's dedication to customer service and quality is a testament to its commitment to excellence.

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Collins/Craft Corporation Announces Expansion
Collins/Craft Corporation has announced a major expansion of its manufacturing facilities in North Carolina. The company is investing \$10 million in a new manufacturing facility in the town of Lenoir. The new facility will increase the company's production capacity and will create 100 new jobs. The company is also investing in new equipment and technology to improve its manufacturing process.

The new facility will be located on a 100-acre site in Lenoir, North Carolina. The facility will be used for the production of automotive components. The company is also investing in new equipment and technology to improve its manufacturing process.

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Schneider Electric Supports Robotics Team
Schneider Electric has announced that it will be supporting a robotics team from the University of North Carolina. The team is competing in the 2011-2012 season of the RoboCup competition. Schneider Electric is providing the team with financial support and access to its resources. The team is led by Professor David Borra and is composed of students from the University of North Carolina.

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Seneca Middle School

"Camp Success"



- Summer Camps for "At-Risk" Students
- Toured Local Manufacturing Facilities
 - Sandvik
 - Borg Warner
- 25 Students per Camp
- Dates
 - June 27 to July 1
 - July 18 to July 22



SILVER CRESCENT
FOUNDATION



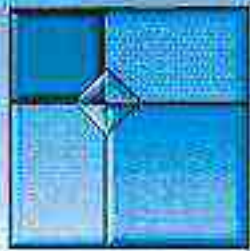


Anderson-Oconee-Pickens Business & Industry Showcase



- Littlejohn Coliseum
Clemson, SC
- Purpose
 - Individual Graduation Plan
 - 16 Career Clusters
 - Exposes Students to what jobs are available in 3 county area.
- Last Years Event
 - 5,500 - 8th & 9th Grade Students
 - 7 School Districts
 - 75 Participants

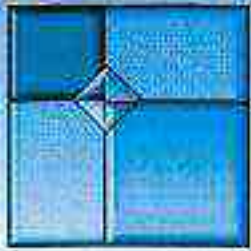




Anderson-Oconee-Pickens Business & Industry Showcase



- September 20-22
 - Tuesday, September 20 – Evening Event
 - Teachers & Elected Officials
 - Working on the Governor
 - Wednesday, September 21 – Open to Schools & Public
 - 9:00 AM – 8:00 PM
 - Thursday, September 22 – Open to Schools & Public
 - 9:00 AM – 3:00 PM
- Booths
 - 100 this year
 - Cost \$100
 - We Encourage all Types of Businesses to Participate



Items of Action



- Initiate Zoning for Echo Hills Park & Golden Corner Commerce Park within next 90 days.
- Working on Covenants for Echo Hills Park & Golden Corner Commerce Park.
- EDC By-Laws reviewed by Commission. Submitted to Council for Approval.