

Update for Council Committee for Planning & Econ. Dev.

Oconee Economic Alliance



Agenda

- Overall Progress Update
- Questions
- Closing

The Oconee Economic Alliance is a public-private nonprofit effort to accelerate job creation and capital investment, increase per capita income, diversify the local tax base and generate awareness of Oconee County, South Carolina as a business location.

Organizational Updates

OEA Activities Update

Activity Update

- As of March 11th, working with...
 - 20 Leads & Prospects
 - 10 Projects
 - 10 New Companies
 - 6 Existing
 - 10 National firms
 - 6 International
- 2014 Win:
 - USFV - \$2.1M - 225,000

Activity Update

- Recent Retention Activities:
 - Boeing Warrior, Metal Technology, BBR AeroStructures, UTKV, Schneider Electric, TTE, Greenfield
- Recent Recruitment Events:
 - Update SC Alliance Atlanta Trip, SC Commerce Visit, Update SC Alliance Visit
- Upcoming Recruitment Events:
 - SEDC "Meet-the-Consultants", SC Power Team event and SCRDA Annual Meeting

OEA Marketing Update

New Logo



Economic Alliance
South Carolina

“Geography of Opportunity”

New Website

- Website RFP sent out January 24
+ 18 responses
- February 28th Selected Winning Bid
- New website by late May (planned)

Social Media-Facebook

- 10k Likes
- Average from about 15 people
- Weekly visits in daily
- 2013 23-24 most page likes



Social Media- Twitter & Pinterest

Twitter:

873 followers



Pinterest:

20 followers

(New)



Mad Mimi

- Online Newsletter to Members
- Email Based Announcements
 - US Engine Valve Announcement
 - 2,559 emails sent

Marketing Collateral



Front



Back

Workforce Development



Questions

Oconee Economic Alliance

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www.InvestOconeeSC.com



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Main Story

TOP METROPOLITANS OF 2013

How the top metro areas performed in 2013
by: Jeff Jacoby, Kenia Baskin and Clayton Korte

Share

The Ladder Effect

Bauer Corp. steps up. So does Wooster, Ohio, claiming No. 1 Micro.



Bauer Corp. transferred New York and North Carolina before a bidding war required no-ladder manufacturing operations in Wooster, Ohio.

Photo courtesy of Bauer Corp. © Mike D'Amico

By **RON STARNER**
ron.starner@siteselection.com

The last exclusively domestic ladder manufacturer in the US helped Wooster, Ohio, claim a title it's been chasing for a long time: Top Metropolitan Area in America.

By recording more corporate facility projects than any other small-town area in the US in 2013, Wayne County expressed a vision that had eluded it for decades.

At the center of this win were manufacturing companies like Bauer Corp., which expanded its production while its footprint in America while its competitors were pulling for cheaper options abroad.

Mark McMinnell, president of Bauer, says he wouldn't have it any other way.

Related Articles

- HEADQUARTERS:** [Home Town \(Mar 7, 2014\)](#)
- INVESTMENT PROFILE:** [Toldeo, Ohio \(Mar 14, 2014\)](#)
- EDITOR'S VIEW:** [The Unsettled Mind: It's a State \(Jan 2, 2014\)](#)
- OHIO RIVER CORRIDOR:** [Cincinnati \(Dec 17, 2013\)](#)
- INVESTMENT PROFILE:** [Shelby, Ohio \(Dec 17, 2013\)](#)
- INVESTMENT PROFILE:** [Toledo, Ohio \(Oct 29, 2013\)](#)
- INVESTMENT PROFILE:** [Toledo, Ohio \(Mar 8, 2013\)](#)
- SPECIAL ADVERTISING SECTION:** [Shoreline Sites \(Jan 20, 2013\)](#)



Most Popular Articles

- TOP METROS OF 2013:** [The Connected City \(Mar 5, 2014\)](#)
- TOP MICROS:** [The Ladder Effect \(Mar 5, 2014\)](#)
- ENERGY MATTERS:** [How about a 'break' effect? Giving workers a break could go a long way \(Feb 7, 2014\)](#)
- COVER STORY:** [Deeds Take \(Mar 3, 2014\)](#)
- WHAT DO FOREIGN COMPANIES KNOW THAT U.S. COMPANIES DON'T?** [Loss of jobs have foreign-owned companies to thank for \(Mar 3, 2014\)](#)



The massive Wayne County Courthouse in Wooster stands as one of Northeast Ohio's signature works of architecture.

"Our business has been in Wooster in Wayne County for nearly 100 years," McConnel says. "We have a lot of skilled labor that has been with the company for a long time. That was the big driver of our most recent expansion. We wanted to retain the workforce that we have there."

The ladder manufacturer is building a new plant of 55,000 sq. ft. (3,310 sq. m.) in Wooster. The \$7.5-million capital investment will create 35 jobs, says McConnel.

Bauer's was one of 27 corporate facility projects announced in the Wooster Metropolitan Area last year, propelling Wooster to the No. 1 spot for the first time in history of the metropolitan Ohio economy.

Wooster announced second place (Tupelo, Miss., which ranked 19 facility projects, followed by Cullman, Ala., with 18, Findlay, Ohio, with 15, and Stoughton City, La., with 11).

The US Census Bureau designates a metropolitan area as a non-urban community anchor by a town of no more than 50,000 people. There are 378 metro areas in the country, according to the Census Bureau.

Wooster's performance was a bellwether for Ohio, which led the nation by having 15 metro areas ranked in the top 100, five of them — Wooster, Findlay, Fremont, Tiffin and Wilmington — ranked among the top 10.

Georgia and Michigan were next on the list, each with nine metro areas in the top 100, followed by North Carolina and Tennessee, which each had eight.

Wooster has been a perennial state performer, recording multiple times-up finishes and running top 10 performers in the metropolitan category over the years. Its strength is its tradition of skilled manufacturing.

A Bumper Crop of High-Growth Firms

Rod Crain, president of the Wayne Economic Development Council, says that the Wooster area economy is driven by "the great diversity of businesses in our county. Clusters of related industries are here. Scrambling, we have a great spirit of collaboration here between the public and the private sector. There is an competition between the government and economic development organizations. We are very well aligned in terms of what we are trying to do here, especially in a smaller community."

"Wayne County is a tremendously diverse community with a level of business sophistication that some executives might not expect to find in an agricultural community."

— Rod Crain, president of the Wayne Economic Development Council



INVESTING: Capital Investment News (Sep 30, 2013)

ARIZONA: Energy Start (Sep 30, 2013)

THE RURAL ADVANTAGE: Inside of Southwest (Sep 15, 2014)

TAXATION: Planning Today (Feb 15, 2014)



2013 Top Micropolitan by Number of Projects

Micropolitan	Count	Micropolitan	Count	Micropolitan	Count
1 Worcester, MA	27	117 Tulsa, OK	2	170 Winchester, VA	2
2 South Bend, IN	26	118 San Jose, Calif.	2	171 Albany, NY	2
3 Columbus, MS	14	119 Rochester, IA	2	172 Greenville, NC	2
4 Spring, TX	13	120 Appleton, WI	2	173 Dayton, OH	2
5 Dayton, OH	11	121 Oklahoma City, OK	2	174 Wichita, KS	2
16 Oklawaha, FL	2	122 Dallas, TX	2	175 Charlotte, NC	2
12 Norfolk, Mass., VA	2	123 Dallas, TX	2	176 Jackson, MS	2
74 Joplin, Mo.	1	124 Springfield, Va.	2	177 Dayton, OH	2
9 Covington, MS	1	125 Fayetteville, Ark.	2	178 Kansas City, Mo.	2
110 Atlanta, GA	1	126 Tulsa, OK	2	179 Memphis, Tenn.	2
101 Lancaster, Pa.	1	127 Tulsa, OK	2	180 Fort Worth, Texas	2
109 Dayton, Ohio	1	128 Tulsa, OK	2	181 Dayton, Ohio	2
104 Tulsa, Okla.	1	129 Tulsa, OK	2	182 Dayton, Ohio	2
100 Washington, D.C.	1	130 Tulsa, OK	2	183 Dayton, Ohio	2
106 Lynchburg, Va.	1	131 Tulsa, OK	2	184 Dayton, Ohio	2
116 Chicago, Ill.	1	132 Tulsa, OK	2	185 Dayton, Ohio	2
114 Lincoln, Pa.	1	133 Tulsa, OK	2	186 Dayton, Ohio	2
112 Norfolk, Va.	1	134 Tulsa, OK	2	187 Dayton, Ohio	2
115 Springfield, Ill.	1	135 Tulsa, OK	2	188 Dayton, Ohio	2
113 Norfolk, Va.	1	136 Tulsa, OK	2	189 Dayton, Ohio	2
111 Norfolk, Va.	1	137 Tulsa, OK	2	190 Dayton, Ohio	2
108 Norfolk, Va.	1	138 Tulsa, OK	2	191 Dayton, Ohio	2
107 Norfolk, Va.	1	139 Tulsa, OK	2	192 Dayton, Ohio	2
105 Norfolk, Va.	1	140 Tulsa, OK	2	193 Dayton, Ohio	2
103 Norfolk, Va.	1	141 Tulsa, OK	2	194 Dayton, Ohio	2
102 Norfolk, Va.	1	142 Tulsa, OK	2	195 Dayton, Ohio	2
101 Norfolk, Va.	1	143 Tulsa, OK	2	196 Dayton, Ohio	2
100 Norfolk, Va.	1	144 Tulsa, OK	2	197 Dayton, Ohio	2
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74 Norfolk, Va.	1	170 Tulsa, OK	2	223 Dayton, Ohio	2
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27 Norfolk, Va.	1	217 Tulsa, OK	2	270 Dayton, Ohio	2
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8 Norfolk, Va.	1	236 Tulsa, OK	2	289 Dayton, Ohio	2
7 Norfolk, Va.	1	237 Tulsa, OK	2	290 Dayton, Ohio	2
6 Norfolk, Va.	1	238 Tulsa, OK	2	291 Dayton, Ohio	2
5 Norfolk, Va.	1	239 Tulsa, OK	2	292 Dayton, Ohio	2
4 Norfolk, Va.	1	240 Tulsa, OK	2	293 Dayton, Ohio	2
3 Norfolk, Va.	1	241 Tulsa, OK	2	294 Dayton, Ohio	2
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By: Wayne County, Va. | Photo: Paul Gaudin

"We have been headquartered in Orrville for over 115 years and we have been very proud to call Wayne County home."

Michael Breen, vice president of corporate communications for Smith's

Wesport, with 26,000 residents, is the largest city in Wayne County, which has 111,000 people. The main industries in Wayne are food processing, automotive parts manufacturing, agriculture and ag-businesses, and timber/metal fabrication.

Wayne is the No. 3 county in Ohio in overall farm production and No. 1 in Ohio in dairy production. J.M. Smucker, Frito-Lay, Curber Prodry and Dairy Brand are the largest food-processing operations in the Wesport-Orrville area.

Located 50 miles south of Cleveland, Wesport was established in 1908 and was named after David Wesport, a general in the American Revolutionary War. A longtime leader in agriculture and ag-businesses, Wayne was named one of North America's Top 10 Midsize Cities last year by ENR magazine.

Wesport serves as the headquarters of many industrial firms. Among them are Baxley Food Markets Inc., Wesport Dairy, Seaman Corp. and Wesport Valley Way. Alcoa Brass and Frito-Lay also maintain large commercial restaurants in Wesport.

The area's rich tradition of advanced manufacturing and innovation has spawned such entrepreneurial startups as power energy giant, Cinco, ABSBrenntag and 3i ingredients.



Don't even touch! Moos is historic and hot off the press. The area closed weekend in this year's Top Micros (in ratings) Photo courtesy of Wooster Development Authority.

"Wayne County is a surprisingly diverse community with a level of business sophistication on the part of executives you might not expect to find in an agricultural community," says Chidlet. "People come here and see a thriving downtown area and several high-end restaurants. We were the original home of the Ralston Mill company. They brought a lot of people here around the globe to Wayne County. So has Smucker's. So has Ohio State University, and so has the College of Wooster."

Higher education is a strong suit in Wooster, which is home to two subsidiaries of OSU: the Agricultural Technical Institute and the Ohio Agricultural Research and Development Center, a teaching and research facility dedicated to agricultural science.

The College of Wooster hosts the Ohio Light Opera, a professional opera company that performs a mix of light operas, including Gilbert and Sullivan and a variety of American and British operas from the late 19th and early 20th centuries.

Wooster's tradition of educational excellence includes the likes of native sons Arthur and Karl Compton, accomplished physicists who each won a Nobel prize in the mid-20th century.

Beating Out New York and North Carolina

In more recent times, Wooster has distinguished itself as a hotbed of industrial expansion. McConnell's Bauer Corp. is a notable example.

At a time when other American ladder makers are greater fixtures in Mexico, Bauer forged ahead with aggressive growth plans in Wooster.

"We make fiberglass and aluminum step and extension ladders," says McConnell. "We are the last vertically domestic ladder manufacturer in the country. Louisville Ladders moved to Mexico 13 years ago. Others who are based here will import a lot of their stuff from Mexico. We are the only ones that are straight-up US-made. As a result, we have to concentrate on having better features and better quality. We have one niche, and our business has grown quite well."

The Wooster area workforce is a big reason behind that growth, he notes.

"In our experience, the work ethic and general sentiment of the employees here in Wooster is better than what we find elsewhere," McConnell says. "Clearly, other companies must be finding the same to be true, as evidenced by all the other expansions and new plants going up in the area."

McConnell says that Bauer looked at other communities before deciding to expand its manufacturing operation in Wooster.

"We own buildings that are vacant in other states, and we looked at them," he says. "We decided it was more important to keep this operation in Wooster. We did not see being able to replicate the workforce elsewhere."



"In our experience, the work ethic and general sentiment of the employee base in Wooster is better than what we find elsewhere."

— Steve Kirk Howell, President of Bauer

Bauer considered options in available buildings it owns in North Carolina and Upstate New York. "We have available manufacturing space in both locations," he adds. "North Carolina is pretty aggressive. It would have been a natural place to locate a plant. But those factors could not outweigh the fact that



...of any of our plants.”

McCune adds that “we have a great relationship with our employees there. It is a great Midwest community — and that is not true of every Midwest community where we’re located. The Wayne EDC was pretty aggressive and they spent a lot of time with us. They communicated with us all along the way and they were very proactive.”

The Wayne EDC was busy assisting other companies in 2013 as well. The Washtenaw area announced the \$237 million in capital facility investments last year that created 721 jobs and 691,000 sq. ft. (60,265 sq. m.) of new space.

German auto parts manufacturer Luk announced a \$20-million expansion in Woodstock and Meridian Salt committed to a \$10-million factory expansion in Rittman.

Workforce Gives Wayne Its Competitive Edge

But the biggest investment came from Dairy Brand, which announced a \$116-million facility project in Washtenaw last July.

The 205,000-sq.-ft. (19,260-sq.-m.) dairy product plant will create up to 89 new jobs in the community over the next several years, according to Chris Blase, operations manager for Dairy Brand.

“The plant location is good for expanding Dairy’s product distribution,” Blase says. “The ability to procure milk and cream from local sources is most important.”

The site-selection process took nine months, during which Dairy considered other locations, notes Blase.

“Dairy focused on the long term, so the incentives were important but not a deal breaker,” he says. “All parties — including the Wayne EDC and John Ohio — were helpful and supportive.”

Labor was the deal closer, he adds. “The local area has higher-level education,” says Blase. “That fact, coupled with the area’s agricultural focus, plays well with our manufacturing needs.”

J.M. Smucker Co. announced a \$8-million food-processing plant expansion in Greenville. Coupled with the existing corporate headquarters expansion on site, the company is investing \$157 million into facilities in Wayne County.

“We have been headquartered in Greenville for over 115 years and we have been very proud to call Wayne County home,” says Mariloth Barry, vice president of corporate communications for Smucker. “The decision to create a state-of-the-art manufacturing plant in Greenville represented one of the biggest investments in our company’s history.”

Upon completion, the project will include 380,000 sq. ft. (35,270 sq. m.) of new production space and 165,000 sq. ft. (15,347 sq. m.) of warehouse space. “We now have 1,700 employees,” notes Barry. “Three hundred workers are employed in the manufacturing facility and 1,400 are based on the headquarters campus.”

She adds that “the campus expansion projects were the result of a restructuring initiative a couple of years ago, especially in our fruit spread business. It allowed us to double the manufacturing capacity of the items that were produced at the new plant.”

The labor pool underpins the company’s strength in Northeast Ohio, says Barry. “The company has always been impressed by the young Midwestern values and work ethic of this region,” she says. “Wayne County provides a well-educated workforce. We have strong partnerships with many of the local universities — Akron, Ohio State, Kent State and others. We have great feeder programs at these schools. We have great access to talent throughout the region.”

Barry notes that Ohio’s JobVantage Day One™ was a great value to these projects. “Both state and local government had a great investment in this project. We greatly appreciate the strong partnership that we have with the local government officials and the Wayne EDC.”

Candice says Wayne County provides the potential best-of-both-worlds to employers. “We have a great rural environment and a

2013 Top States

with the most Top Micropolitan

	State	Count
1	Ohio	15
2	Georgia	9
3	Michigan	9
4	North Carolina	8
5	Tennessee	8
6	Iowa	7
7	Kentucky	7
8	Nebraska	7
9	Minnesota	6
10	Alabama	5
11	Mississippi	5

great quality of life," he says. "Access to urban amenities is close by. I think that is what surprises people the most when they come here."

T10	New York	5
T10	Wisconsin	5

Source: Deloitte Data, 10's near Ashi Because

Located in the heart of Amish country in east-central Ohio, the Wooster area provides a base of skilled labor that can be found to find in other rural communities, says Crider.

"We have a great rural environment and a great quality of life. Access to urban amenities is close by."

— Fred Crider, president of the Wayne Economic Development Council

"There are 11 school districts across the county. They are a great source of workers coming into the labor force here," he says. "Plus, we are near other major metropolitan areas, like Akron, Canton, Cleveland and Columbus. We can draw people from these counties to work in Wayne County. About half of our workforce comes from neighboring counties to work here every day. We have a very large labor pool to draw from within the region."

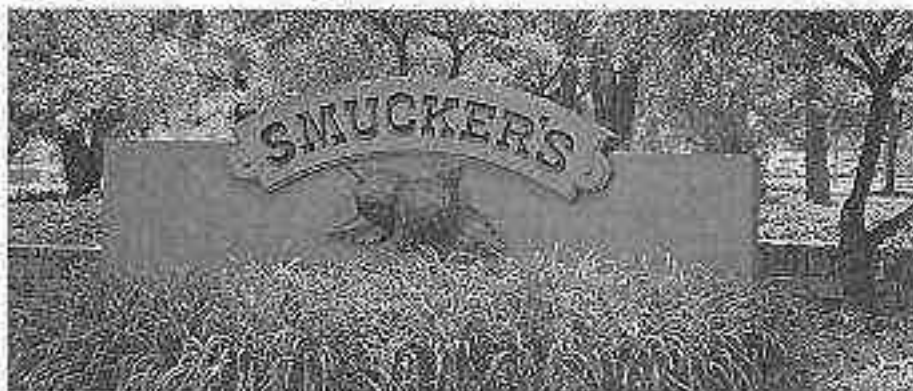


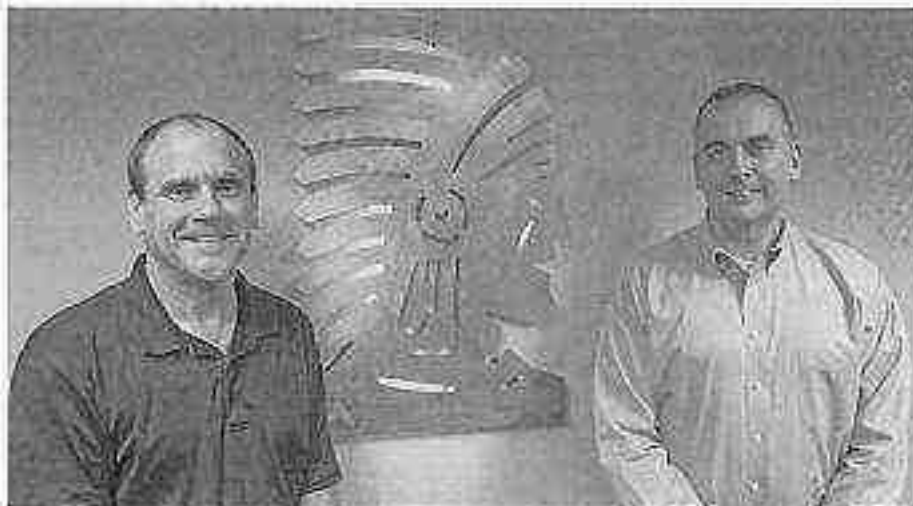
Photo: Smucker Co. announced an \$180 million food processing plant expansion in Gnaden, in Wayne County, Ohio. Photo courtesy of Smucker's Home BDD.

Unlike many Midwestern small towns, Wooster is actually growing. It has a median age of 39.2 and its population is set to grow by 2.3 percent over the next five years.

Crider notes that while "finding skilled workers is a challenge for many manufacturing companies in America today, we see directly addressing that here with our local career center, local school districts, local social service agencies and workforce board, and the Ohio workforce development system."

Now that the Wooster area has captured the crown as America's top micro, Crider says the community will bask in its win but not rest on it.

"To have an opportunity to be among the top communities has made us work harder, and we want to maintain that," he says. "Now that we have placed number one, the standard has been set even higher for us."



James J. Connor (left), vice president and CEO of Trane, told Site Selection he adopted the company's plant in the Tipton area near of Woodstock to build large capacity cooling compressors in the world. Work is why the company is

Planning Update

Planning and Economic Development Committee
March 11, 2014

Josh Stephens, Deputy Director
Art Holbrooks, Strategic Planner

Building Development - Permitting

- Total
 - 2012 - 213 with \$13.1 million value
 - 2013 - 255 with \$18.6 million value
 - 2014 - 277 with \$20.3 million value
- New Homes
 - 2012 - 33
 - 2013 - 31
 - 2014 - 56
- Commercial
 - 2012 - 21
 - 2013 - 20
 - 2014 - 36

For Jan. 1. - March 6

Planning & Zoning

- **Ordinance Review**
 - Subcommittee/Planning Commission workshop in January
 - Workshop with County Council in 2014
- **Subdivisions:**
 - Two projects have submitted and are currently under review

Community Development

- **Professional Development:**
 - Multiple training opportunities
- **Outreach:**
 - SC Chapter of American Planning Assoc.
 - Building Codes Council
- **One Stop Shop:**
 - Software – go live set for March/April
 - Exploring ways to increase digital outreach

Strategic Planning Projects

Air Quality

EPA Moving Toward Announcing Proposed New Standard- Released *Draft Policy Assessment*

Document Confirmed Expectation that Range of 60-70ppb Under Consideration (Current Standard 75ppb)

Legal Challenges Almost a Guarantee- Opponents and Supporters Gearing Up

State Taking Part in Ozone Advance Program with Required Planning to be at County Level

Should Know Proposed Numbers by End of August

GEMA

Policy Assessment for the Review of the Ozone National Ambient Air Quality Standards

Second External Review Draft

Keowee Toxaway Project Relicensing

Work Continues on Development of Application Materials Due to be Submitted to FERC in August

Discussions Related to Development of a New Operating Agreement between Duke Energy and Corps of Engineers Underway

Goal is to Reach Agreement that is Consistent with Provisions Set Out in Relicensing Agreement

Elements being Discussed Include Establishment of Drought Provisions Similar to the Low Inflow Protocol Created in RA

Parties Involved Indicate Results to Date are Very Positive

Comprehensive Plan Review

Planning Commission Scheduled to Initiate Review Process at March Meeting

Main Object of Review is to Address Developments Since Plan Adoption, and Make Changes to Goals, Objectives and Strategies that May No Longer be Needed

Review Should also Allow for Inclusion of Sections Aimed at Better Clarification of the Role of the Plan, and Steps to Make Implementation of Plan More 'Systematic'

Questions?

Some Comments on the Comprehensive Plan Review Process

Section 6-29-510 of the SC Code of Laws requires a comprehensive plan be “an expression of the planning commission recommendations” to County Council regarding the “wise and efficient use of public funds, the future growth, development, and redevelopment of its area of jurisdiction, and consideration of the fiscal impact on property owners.” To ensure the various elements comprising the plan are relevant and accurately reflect current and anticipated conditions in the community, all comprehensive plans must be reviewed no later than every 5 years. To this end, a review of our plan is scheduled to be initiated by the Planning Commission at their meeting on March 24th.

The review is likely be a regular item on Commission meeting agendas for months to come, for, as revealed by similar efforts in the past, the importance of the subject and scope of work will require the expenditure of time and energy far beyond that required of most other business. A firm timeline, however, has yet to be established, for scheduling is largely contingent on decisions that, in spite of the weight given to the plan by the state, are left for the local planning commission to make. For example, while state law notes that a commission *may* utilize advisory committees or “other public involvement mechanisms”, none are mandated. Ultimately, the only significant requirement is that, in some manner, broad public input must be sought and considered as part of the review process, meaning that the length of time necessary to complete the job will depend to a large extent upon how the Commission wishes to proceed.

In initiating preparations for the review, staff sought to identify various options for approaching the job within the parameters of existing resources. Among the ideas considered was the creation of a Planning Commission sub-committee to work with staff in guiding development of draft materials, much as was recently done for reviewing and updating land use regulations. Naturally, special meetings devoted to plan-related topics could be held to provide a forum for facilitating ideas and feedback from the public, with at least some of the sessions possibly held off-site in various locations across the county, and more than ever before in similar efforts, the County’s web presence should be taken advantage of to reach out to those unable to attend sessions in person. Finally, as always, commissioners and staff will need to leverage the assistance of local media to guarantee that all interested stakeholders are made aware of not only what is going on, but the importance of their participation, and the opportunities for it.

In spite of the fact that jurisdictions often devote significant resources in reviewing their comprehensive plans, it is not a requirement under state law, and if approached properly, not necessary for producing and maintaining a good plan. Undoubtedly, bringing in an independent third party can be valuable from time to time, and may be worth considering for the next complete update, but given the anticipated scope of the current project the extra work on behalf of the planning commission and staff- though at times likely substantial- appears to be easily manageable.

INITIATING A DISCUSSION ON VISION

Planning &
Economic
Development
Committee

3/11/2014

■ **Nov 2008** #2007-18

■ **May 2009** #2009-03

- Entire County zoned
- Zoning Enabling Ordinance (ZEO, Chapter 38) established

■ **Aug 2010** #2010-21

■ **May 2012** #2012-14

■ **Jan 2013** #2012-34

■ **? 2014**

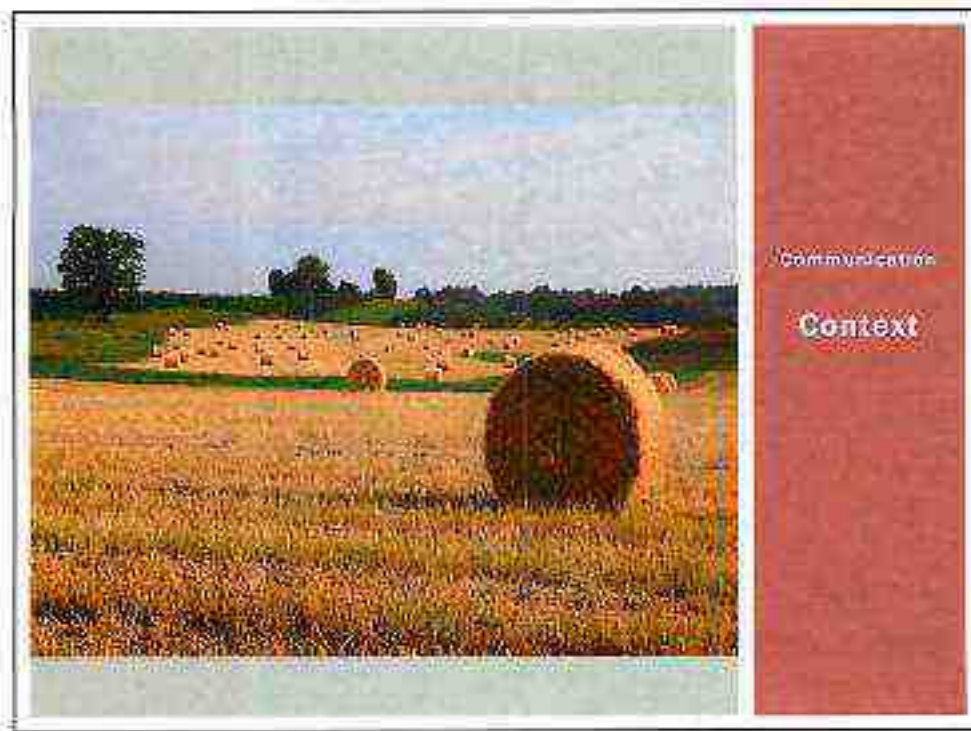
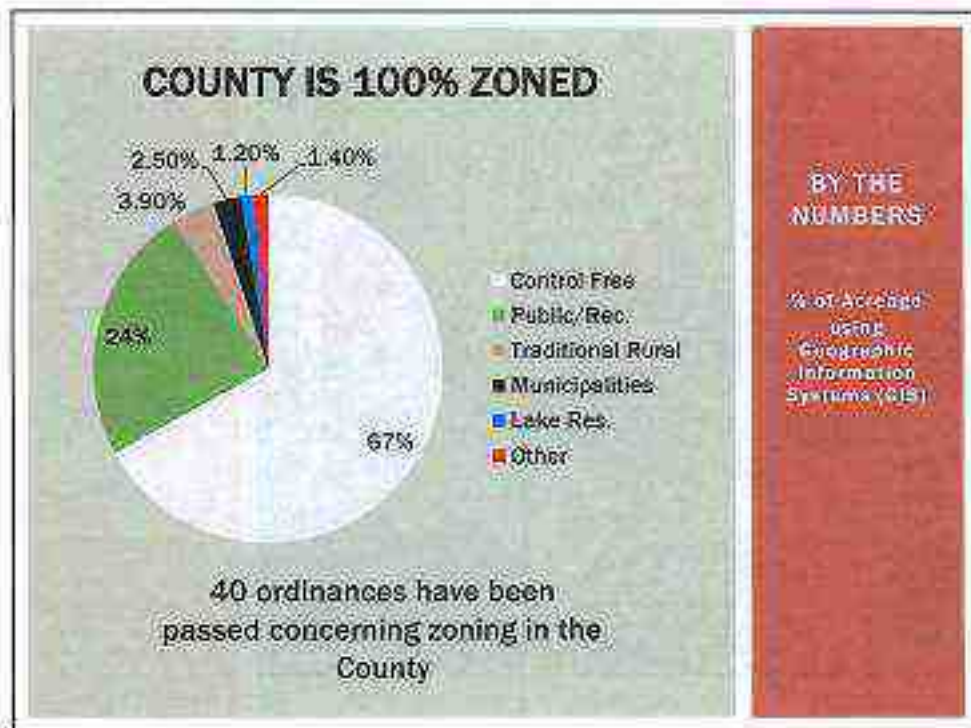
- Planning Commission is currently reviewing Land Use Policy and will recommend amendments to the ZEO

ZONING
HISTORY
IN
OCCONEE
COUNTY

- **Euclidean**
 - Focus on USE
 - Separation of USE
- **Overlay**
 - Area specific
 - Density
 - Intensity
 - Use Types

**OSGONEE'S
METHOD**







Communication

Context



Communication

Context

- Alignment
 - Vision
 - Goals
 - Land Use
- Community
 - Live-Work
 - Growth
 - Accessibility

MOVING FORWARD

- Economic Development
- Youth/Elderly
- Agriculture
- Transportation
- Natural Resources

ALIGNMENT
COMMUNITY
2012 Strategic
Planning
Session

Subcommittee of Planning Commission has started to ask these broad questions and look at innovative solutions

EARLY DISCUSSIONS

FORM BASED CODE

Economic Development

- Mix of Uses
- Innovative Solutions
- Value added product
- Incentives
- Integration
 - Connect people with business

Youth/Elderly

- HOUSING DIVERSITY
- Accessibility
 - Walkability
 - Shopping
 - Restaurants
 - Offices
 - Professional
 - Medical
 - Community Spaces
 - Ex: park, amphitheater

FORM BASED CODE

Agriculture

- Protection/Preservation
- Limits sprawl
- Promote traditional agricultural activities and agri-business

Transportation

- Linkages between people and places
- Walkability
- Buses
- Hubs located in mixed use area that includes residential, commercial and public space

FORM BASED CODE

Natural Resources

- Preservation
- Growth through protection
 - Economic Impact of lakes, Chattooga River and Agri-business

COMPARISON

Euclidean

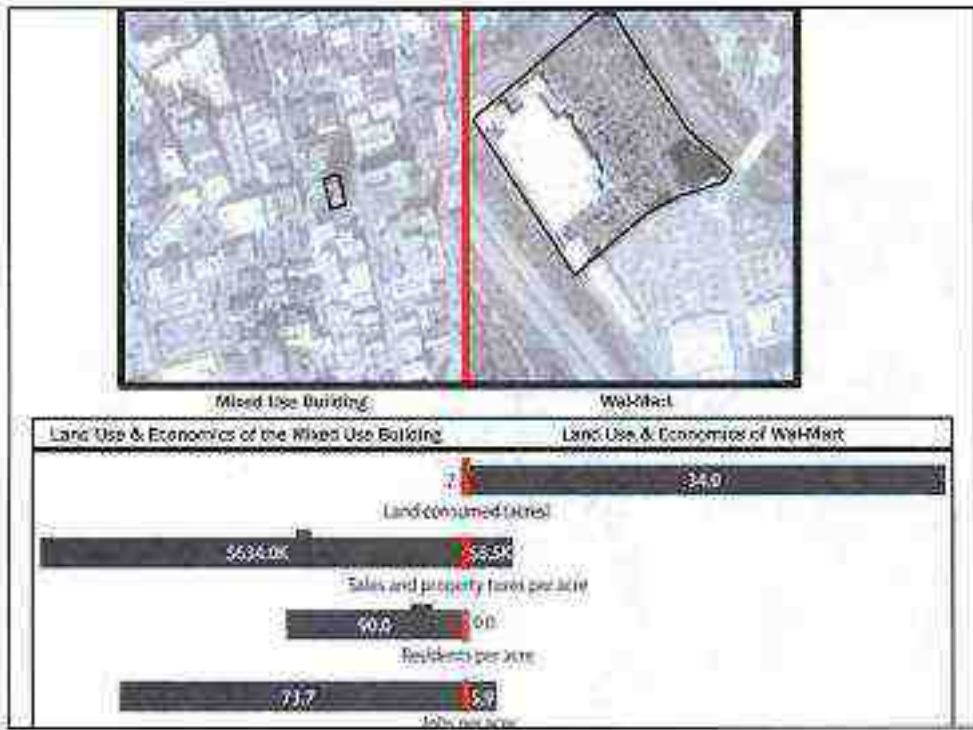
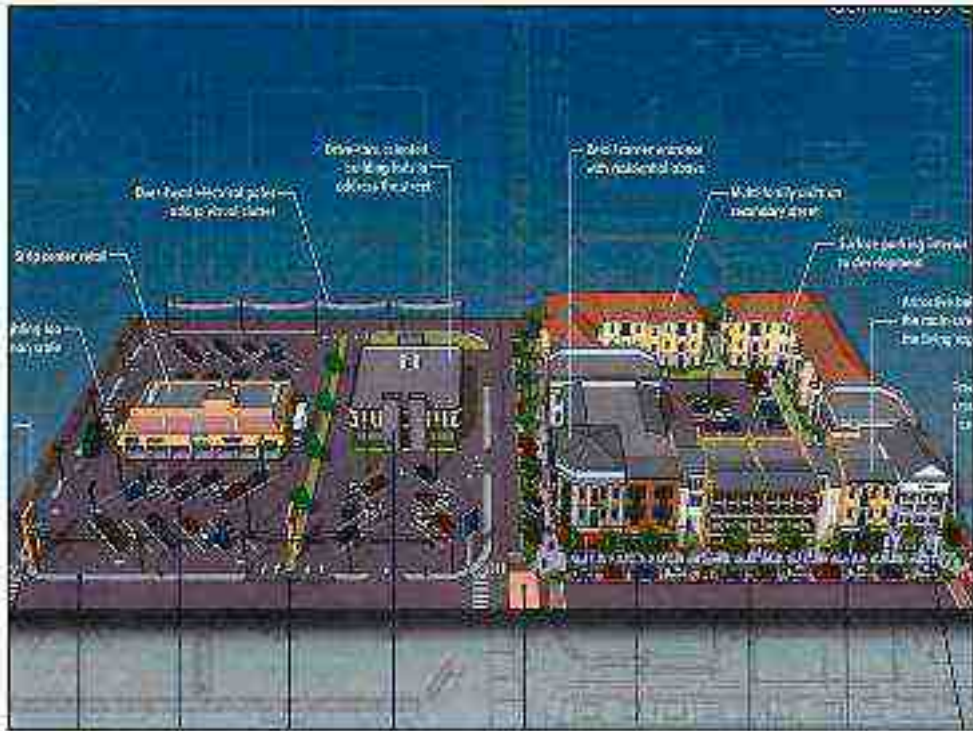
- Car oriented
- Use based
- REACTIVE to development
- One size fits all
- Rigid



Form Based

- People oriented
- Place/Form is primary
- PROACTIVE community vision
- Innovative solutions build distinct communities
- Flexible







**MAP OF OCONEE COUNTY SHOWING
GROWTH AREAS**



QUESTIONS

PUBLISHER'S AFFIDAVIT

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE**

OCONEE COUNTY COUNCIL


IN RE: Oconee Cty Council - 2014 Meeting Schedules

BEFORE ME the undersigned, a Notary Public for the State and County above named, This day personally came before me, Hal Welch, who being first duly sworn according to law, says that he is the General Manager of **THE JOURNAL**, a newspaper published Tuesday through Saturday in Seneca, SC and distributed in Oconee County, Pickens County and the Pendleton area of Anderson County and the notice (of which the annexed is a true copy) was inserted in said papers on 01/09/2014 and the rate charged therefore is not in excess of the regular rates charged private individuals for similar insertions.



Hal Welch
General Manager

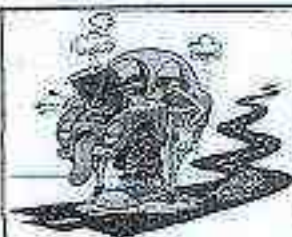
Subscribed and sworn to before me this
01/09/2014



Jennifer A. White
Notary Public for South Carolina
My commission Expires: 05/18/2014

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664-376-9001

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4dr. One careful owner, garage kept, 32,000 mi., showroom new, metallic pearl white, tan int., \$14,800 firm. Call after 01/04, 973-8380 or 723-5090.

LEGAL NOTICES

LEGALS

DOONEE COUNTY COUNCIL
& COMMITTEES

2014 MEETING SCHEDULES

Doonee County Council will meet in 2014 on the first and the third Tuesday of each month (excluding July, August and November) which will meet only on the third Tuesday of the month at 6:00 p.m. in Council Chambers, 418 South Pine Street, Walhalla, South Carolina unless otherwise advertised.

Doonee County Council will also hold a planning retreat on Thursday, February 20, 2014 beginning at 8:00 a.m. in Council Chambers. Additional Council meetings, workshops and/or committee meetings may be added throughout the year as needed.

Doonee County Council Committees will meet in 2014 on the following dates: Planning & Economic Development Committee at 5:30 p.m. on March 11th, June 10th, September 8th and December 9th, 2014.

Law Enforcement, Public Safety, Health & Welfare Committee at 5:30 p.m. & Transportation Committee at 6:30 p.m. on January 14th, April 8th, July 8th and October 14th, 2014.
Housing, Estates, Roads & Land Management Committee at 6:30 a.m. and Budget, Finance & Administration Committee at 6:30 p.m. on February 11th, May 13th, August 13th, 2014.

Planning & Economic Development Committee at 5:30 p.m. on March 11th, June 10th, September 8th and December 9th, 2014.

Sealed bid proposals will be received in the City of Doonee Public Works Department, 1128 Old Central Rd, Central, South Carolina until 1:00 p.m., 01/29/2014 and promptly thereafter all bid proposals that have been duly received will be publicly opened and read aloud for Bidding to East City one (1) Tech.

2013 Compact Tractor with a 60" Mowing Deck
Instructions to bidders, specifications and bid proposal forms may be obtained at the City of Doonee Public Works Department, 1128 Old Central Rd, Central, SC, 29639, 854.939.2003.

**Got too
much stuff?**

NO

ARIES (23-Oct. 22): Anger will impede. Are dealing with a partnership? Take it to concentrate on making your own more comfortable or your financial requisites to handle. Too much of not will set you back. Work hard; say patie.

Taurus (23-Nov. 21): Check out positive ideas and you'll find unique ways have your talent, skills and expertise, let writings and discuss your plans, read course some conflict, but using make help you overcome issues that differ.

GEMINI (Nov. 22-Dec. 21): An and idea will grab your attention, cause ins and outs of whatever you Your issue and give it your all. A make home will improve your domestic jealousy may end up costing more than

CANCER (Dec. 22-Jan. 19): Make an someone and it will make a difference people who care about you. Don't you you can do; just find a different you reach whatever situation you face will reach your destination.

LEO (Jan. 20-Feb. 18): Keep your make thoughts, habits and situations a need less you let others know about first isler it will be to go about your to the changes you make now will the future. Don't go over budget.

VIRGO (Feb. 19-March 20): The contributions to a cause, project or partnership agents you will make a difference. In respect and the confidence people you deal with. Romance is in and a commitment can be made.

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Oconee County
Administrative Offices
415 South Pine Street
Walhalla, SC 29691

Phone: 864 718 1023
Fax: 864 718 1024

E-mail:
chuce@oconeesc.com

Paul Corbell
District I

Wayne McCall
District II

Archie Barron
District III

Joel Thrift
District IV

Reg Dexter
District V

OCONEE COUNTY COUNCIL & COMMITTEES

2014 MEETING SCHEDULES

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Oconee County Council will also hold a planning retreat on Thursday, February 20, 2014 beginning at 9:00 a.m. in Council Chambers.

Additional Council meetings, workshops and/or committee meetings may be added throughout the year as needed.

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Real Estate, Facilities & Land Management Committee at 5:30 p.m. and **Budget, Finance & Administration Committee** at 6:30 p.m. on February 11th, May 13th, August 12th, 2014.

Planning & Economic Development Committee at 5:30 p.m. on March 11th, June 10th, September 9th and December 9th, 2014.



Beth Hulse

From: Beth Hulse
Sent: Wednesday, January 08, 2014 11:56 AM
To: Beth Hulse; classadmgr@upstatetoday.com
Subject: 2014 Council & Council Committee Meeting Schedule
Attachments: 010814 - 2014 Council - Committee Meeting Schedule.doc

Please run at your earliest convenience.
Thanks.

Elizabeth G. Hulse
Clerk to County Council
Oconee County Administrative Offices
415 South Pine Street
Walhalla, SC 29691
864-718-1023
864-718-1024 [fax]
bhulse@oconeesc.com
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Beth Hulse

From: Beth Hulse
Sent: Wednesday, January 08, 2014 11:57 AM
To: Beth Hulse; Carlos Galarza; Chad Dorsett; DJM News Editor; Greenville News (localnews@greenvillenews.com); Kevin; Norman Cannada (ncannada@upstatetoday.com); Ray Chandler; Westminster News / Keowee Courier (westnews@bellsouth.net); WGOG (dickmangrum@wgog.com); WSPA TV - Channel 7 (assignmentdesk@wspa.com)
Cc: _DeptMgrs_Elected_Appointed; _OfficeManagers; Mike Crenshaw; Veronda Lewis; _Procurement; Council District 1; Council District 2; Council District 3; Council District 4; Council District 5
Subject: 2014 Council & Council Committee Meeting Schedule

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Elizabeth G. Hulse

Clerk to County Council

Oconee County Administrative Offices

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Walhalla, SC 29691

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