

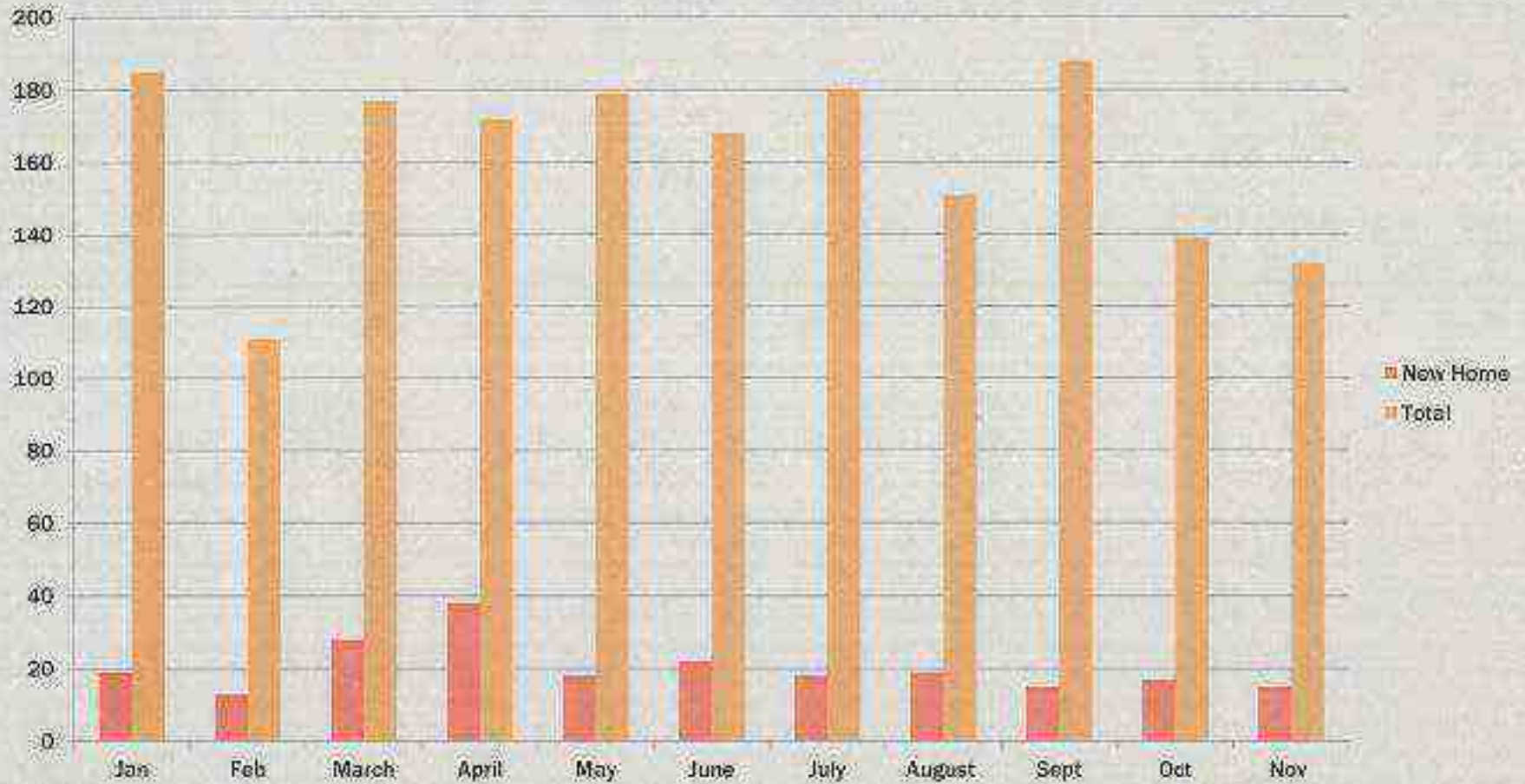
# COMMUNITY DEVELOPMENT UPDATE

Planning & Economic Development Committee

December 8, 2016

Josh Stephens, Deputy Director

# BUILDING PERMITS



# PLANNING & ZONING

## ■ Subdivisions:

- Development pipeline is filling up and projects are moving forward:
- Sketch Plan
  - Timber Bay
  - Tiny Homes at Pointe West
- Preliminary Plan
  - Sugar Hill Point
- Final
  - Little Keowee Bay
  - Sunset Cove
  - Cottages at Riverbirch
  - Peninsula Pointe Phase 2 & 3

# COMPREHENSIVE PLAN

- **Review of Goals is complete**
- **Drafting of proposed updates to Goals section is complete**
  
- **13 Community based meetings to gather public input have been held**
  
- **Next Steps:**
  - Draft proposed updates to Elements to align with Goals
  - Planning Commission review of Element drafts
  - Planning Commission review of entire Comp Plan draft
  - Planning Commission recommendation for adoption by resolution
  - Council review and adoption of Comp Plan by March 2016

# COMMUNITY DEVELOPMENT

## ■ **Workload Planning:**

- Hartwell Village and New Spring
- Staff
  - Training
  - Inspections - hiring inspector
  - Permitting

## ■ **One Stop Shop:**

- Continue to work with partners to expand use of software:
  - Westminster, Walhalla, West Union, Salem - business license and zoning/land use approvals
  - DHEC - septic permits
  - DOT - encroachment permits

# STRATEGIC PLANNING

# KEOWEE-TOXAWAY PROJECT RELICENSING

- Relicensing Continues to Move Ahead On Schedule with 2 Major Milestones Since Last Update:
  - 1)FERC Staff Completed Review of License Application
    - and Issued a Draft Environmental Assessment
    - -Duke's Relicensing Team Generally Pleased with Draft and Optimistic that New License will be Consistent with Standards Proposed by the Stakeholder Relicensing Agreement
  - 2) SC DHEC Issued the Required '401 Water Quality Certification' Stating Proposed Operational Standards for New License are Consistent with the Clean Water Act

# KEOWEE-TOXAWAY PROJECT RELICENSING

- **Duke Staff Hopeful New License will be Issued as Scheduled Next Year**
- **Note: Last Month Duke Finally Received a New FERC License to Operate the Catawba-Wateree Project for Another 40 Years**
- Relicensing Effort began in 2003 with Same Type of Stakeholder Process Oconee has Participated In
- Duke Filed Application in 2006; Old License Expired 2008 (Operations Allowed to Continue Until FERC Decision on Application)
- Challenges Delayed Issuance of New License for 7 Years



# AIR QUALITY

- EPA Met Court-Ordered Deadline and Issued New Standards for Ground-Level Ozone in October
- New Standard is to be 70 parts per billion (Old Standard 75 parts per billion)- Legal Challenges Guaranteed
- DHEC Staff had been Concerned Standard would be Tougher to Meet (Some Anticipated 65 ppb, Which May Have Resulted in Non-Attainment Designation for Much or All of Upstate; 70 ppb An Issue Only in More Dense Urban Areas)
- More Environmentally-Friendly Technologies & Practices Making Impact in Recent Years; Trends Very Positive
- Overall, *Very Good Outcome* for Oconee

- I. **Purpose:**  
Establish the Oconee County Agricultural Advisory Committee (OCAAC) in order to increase the level of representation and participation from the Agricultural community in economic policy and land use policy development as it relates to agri-business, agri-tourism and agricultural activities in general.
  
- II. **Role and General Responsibilities:**
  - a. Identify ways to bolster agri-business, agri-tourism and agriculture in general
  - b. Serve as an educational and public awareness forum for agriculture related topics
  - c. Coordinate policy development with other jurisdictions and agencies to better promote the agriculture industry on the state level
  - d. Make policy recommendations, through the Planning Commission, to County Council regarding agricultural land use policy
  
- III. **Membership:**
  - a. 7 voting: two year terms, staggered
    - i. 5 – Appointed by groups listed below
      - 1. Oconee Poultry Growers
      - 2. Oconee Cattlemen’s Assoc.
      - 3. OSWCD Commissioner or designee
      - 4. Beekeepers Association
      - 5. Fruits and Vegetable Growers (Clemson Extension)
    - ii. 2 - At Large voting: nominations for the two at-large seats will be provided by nomination through groups such as beekeepers association, small fruit growers committee, approved vendor with the Heritage Farmers Market or Clemson Extension Office, or the agriculture industry in general. An At-Large seat cannot be filled someone from one the five organizations listed above. The above five seats shall receive these nominations and vote to recommend two At-Large to County Council for consideration. County Council would make the two appointments. Should County Council not appointee a member as recommended, Council can only appoint someone from the list of nominees that was submitted to the above five members.
  - b. Other possible members, with ex-officio status, could include (These members are “institutional” in nature and will play a key role assisting the Committee):
    - i. Planning Commission Rep.
    - ii. Clemson University (Extension Office)
    - iii. Farm Bureau
  
- IV. **Meetings:**  
The OCAAC should meet monthly in order to allow for sufficient time to fully develop policy recommendations.
  
- V. **Staff Support:**  
The OCAAC will be responsible for discussing and exploring a variety of issues that affect the agriculture community. As a result, staff from a variety of county departments could be relied upon depending on what topics are up for discussion. Primarily though, the Community Development Department will be responsible for providing a staff liaison to the OCAAC.
  
- VI. **Potential Projects to include but not limited to the following:**
  - a. Recommend amendments to local ordinances to preserve, protect and promote agriculture
  - b. Host workshops on appropriate issues

- c. Recommend ways to improve permitting of agricultural projects
- d. Partner with the South Carolina Food Policy Council to promote food systems planning
- e. Develop a Transfer/Purchase of Development Rights program
- f. Make recommendation on land use issues, such as zoning, if those issues impact agriculture
- g. Identify ways to incorporate natural resources into overall policy development
- h. Identify ways to increase participation of youth



Economic Development Update

**Planning & Economic  
Development Committee of  
Oconee County Council**



# Oconee County



8th

Top Performing Micropolitan out of 576 in the  
United States



**Oconee County and the Oconee Economic Alliance are a *Top Micropolitan Group of the Year*, according to *Site Selection Magazine*.**

The magazine bases their analysis on four objective project criteria: Jobs, Capital Investment, Jobs Per Capita and Investment Per Capita as tracked in Conway's proprietary New Plant Database. Additional criteria include the creativity of economic development strategy; scope of project activity; and the ability to accurately document the link between the EDO and real results.

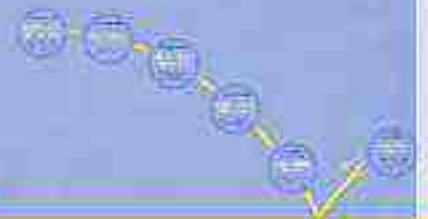




SOUTH CAROLINA  
**WORK READY**  
COMMUNITIES

# SIX

announcements



ANZ Bank Limited (ASX:ANZ)



**Truist Bank, LLC**  
\$6.03 million  
34 new jobs

**ITT Corporation**  
\$2.5 million

**BorgWarner**  
\$13.3 million  
59 new jobs

**Hartwell YRGP**  
\$30+ million  
500+ new jobs

**DM Global  
Manufacturing**  
\$500,000  
10 jobs

**Excelling  
Manufacturing, Inc.**  
\$1.02 million  
31 new jobs

## New Announcements and Expansions - 2015

## ITECH South, LLC

**\$6.03 million**  
**34 new jobs**

ITECH South, LLC, the Palmetto State operations of Injection Technology Corporation (ITECH), is expanding its existing plant in Oconee County.

# ITT Corporation

**\$2.5 million**  
over the next five years

ITT Corporation expanded its manufacturing operations in Oconee County by adding a new \$1 million testing facility.

# BorgWarner

**\$13.3 million**  
**50 new jobs**

BorgWarner, Inc., a global leader in powertrain solutions, is expanding its existing manufacturing operations in Oconee County.

# Hartwell Village

**\$30+ million**  
**300+ new jobs**

CASTO Development will develop 45.5 acres into a 300,000-square-foot mixed-use project. Hartwell Village will be the first power retail center located in the Oconee market.

# CRM Global Manufacturing

**\$500,000**  
**10 jobs**

CRM Global Manufacturing, a full service contract manufacturer, announced its new location in Oconee County.

## US Building Innovations, Inc.

**\$1.02 million**  
**31 new jobs**

US Building Innovations, Inc., a company that specializes in the production of advanced coatings, is expanding its Upstate South Carolina operations with a new facility in Oconee County.

**426  
NEW**

jobs announced in 2015



That's more the last *two* years combined!

**\$53  
MILLION**

in capital investment in 2015

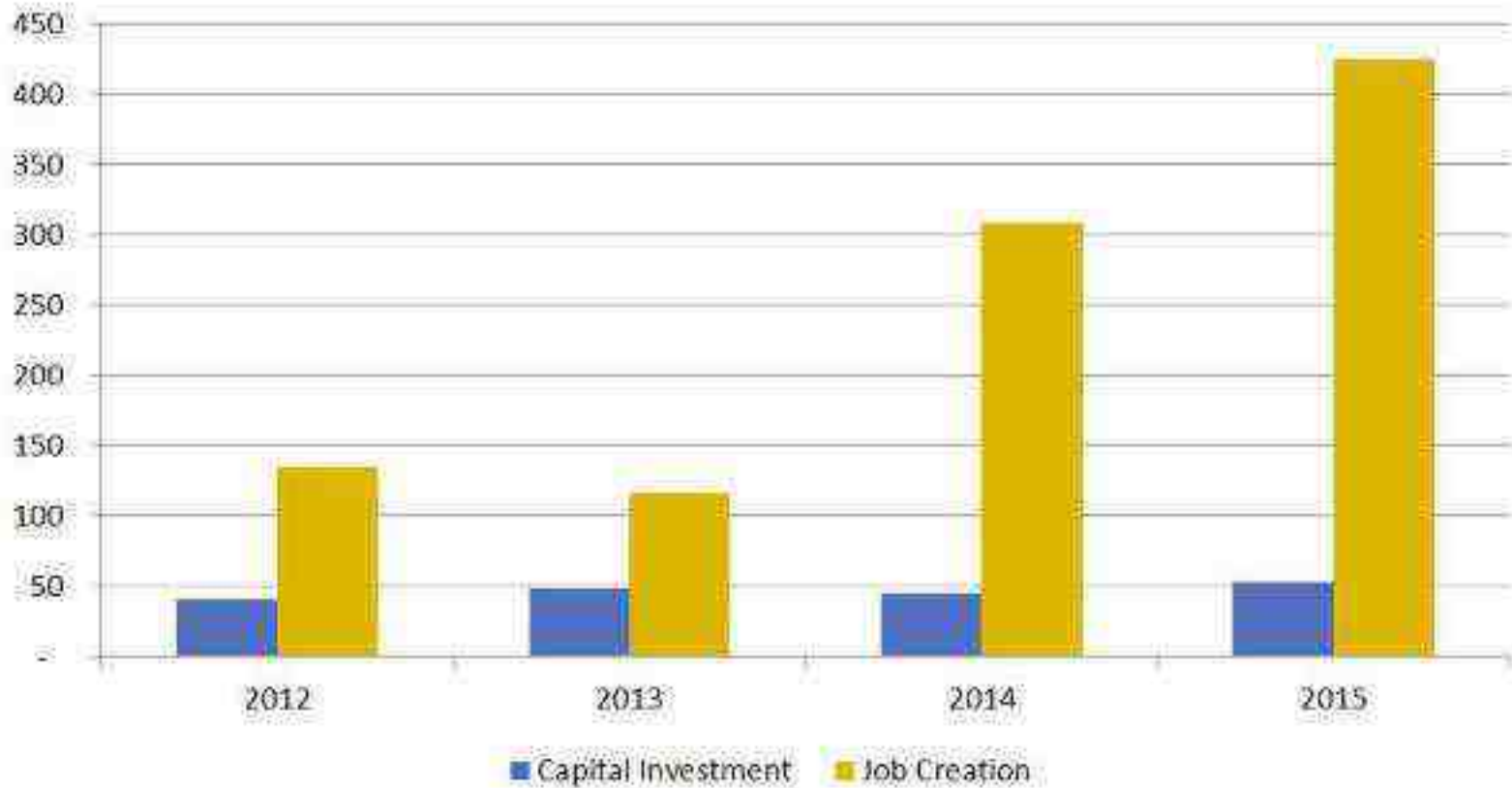


Over 188 Million since April 2012!





## Capital Investment & Job Creation



What do these **Six Announcements** mean for Oconee County?

**Total Capital Investment**

\$53,400,000.00

**Total Job Creation**

426

**Estimated 10 Year Revenue**

\$3,887,243.00

**New Square Footage**

390,000

**Square Footage Absorbtion**

180,000

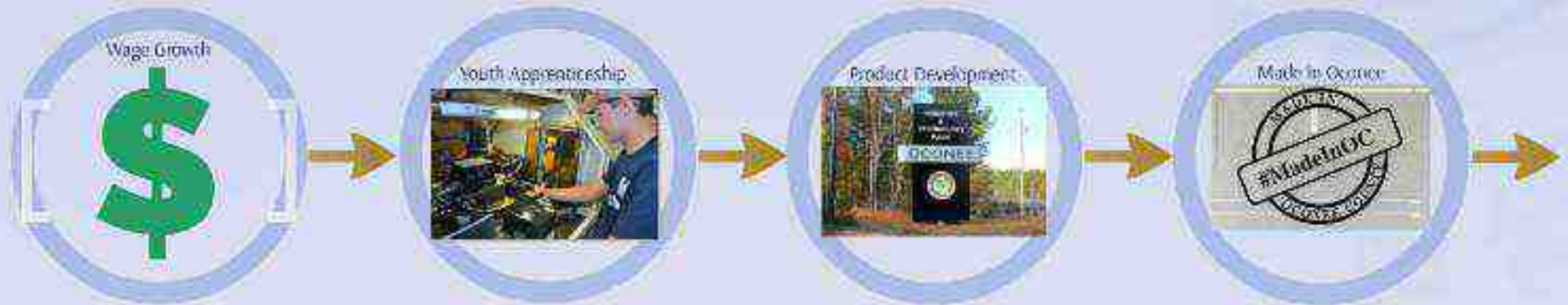
Oconee County's unemployment has *dropped* from **6.2%** in October **2014** to **5.3%** in October **2015**.

Labor

Participation:



# COMMUNITY DEVELOPMENT



Wage Growth



# Youth Apprenticeship



# Product Development





Made In Oconee



Action  
Item

**Spec Building**

**Recommendation**



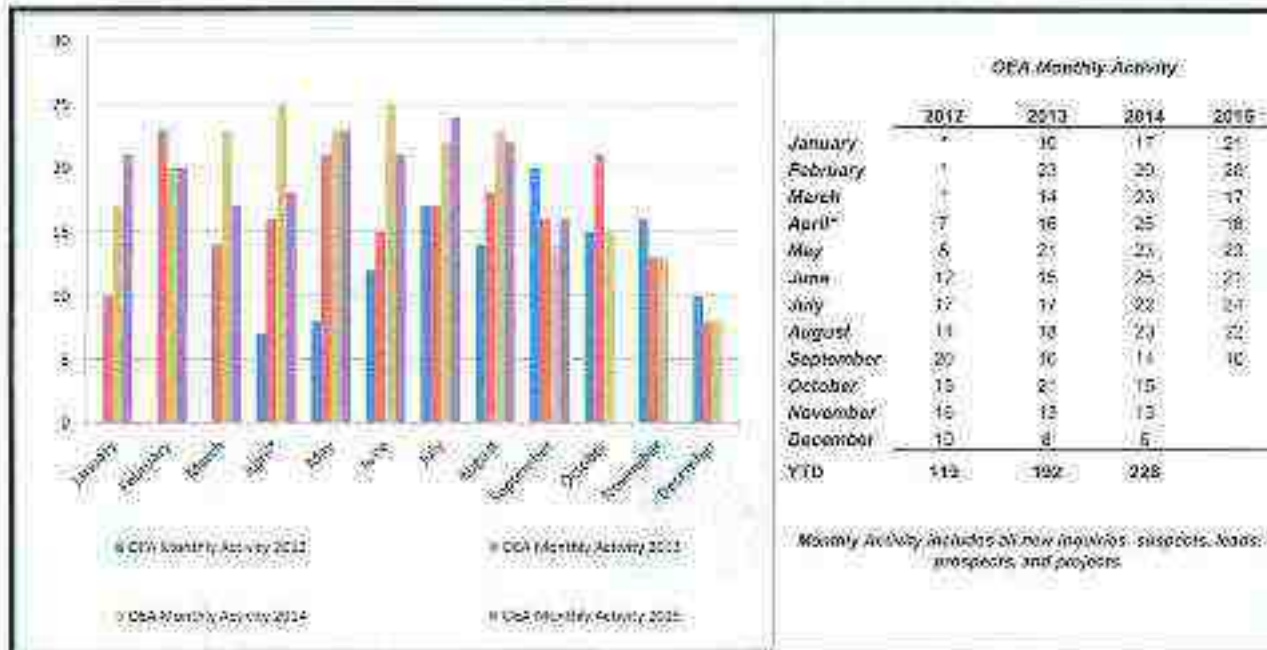
**Questions?**



Oconee Economic Alliance  
SOUTH CAROLINA

**INVESTOCONEESC.COM**

# Business Development Summary September 2015



**ONGOING ACTIVITY BREAKOUT**

- Leads & Prospects: 38
- Projects: 13
- OEA in-house Suspects: 127

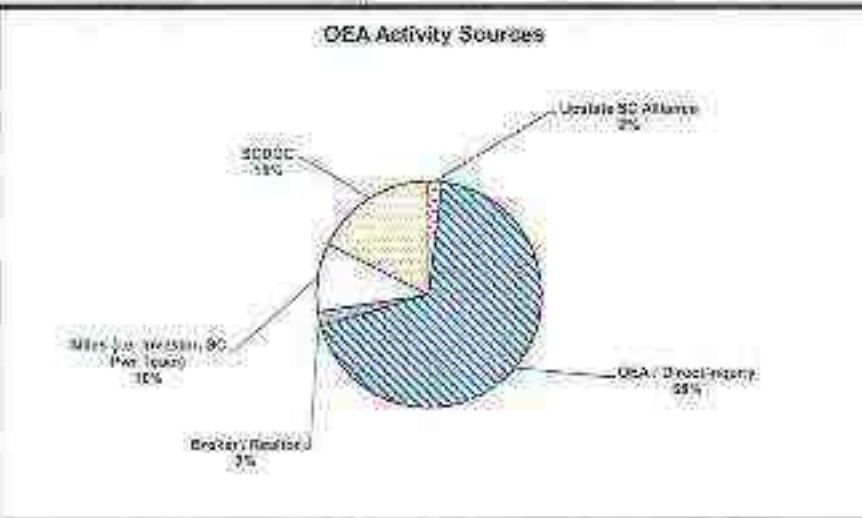
**PROJECT ACTIVITY BREAKOUT**

- New Companies: 18
- Existing Companies: 3
- National: 6
- International: 1
- Unknown: 6

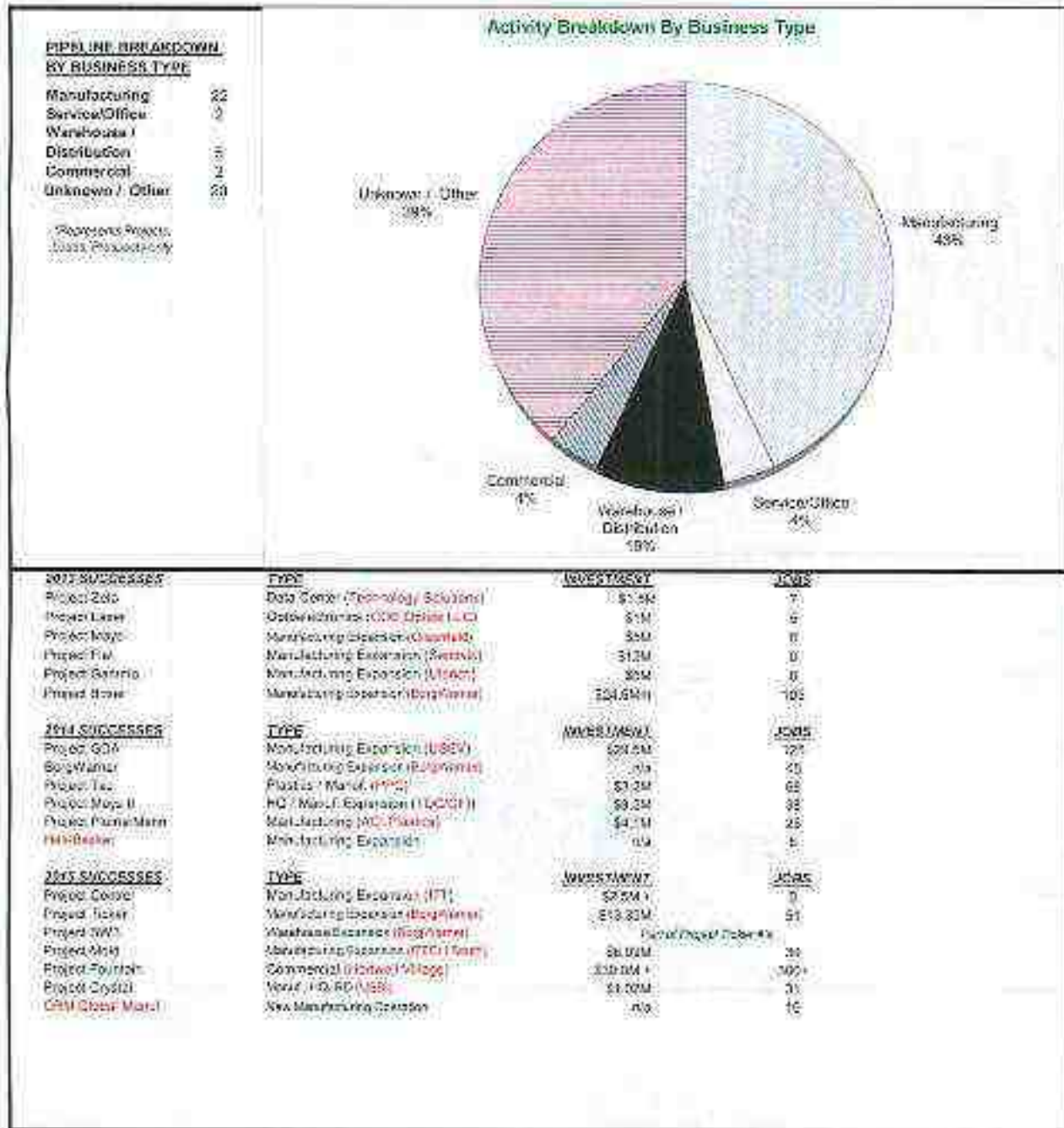
**ACTIVITY SOURCE:**

- Update SC Alliance: 3
- OEA / Direct Inquiry: 30
- Broker / Realtor: 7
- Allies (w/ investor, SC Per Team): 0
- SCDOC: 9

\*Rounded Projects, Leads, Prospects only.



**Business Development Summary  
September 2015**



# Economic Development Revolving Loan



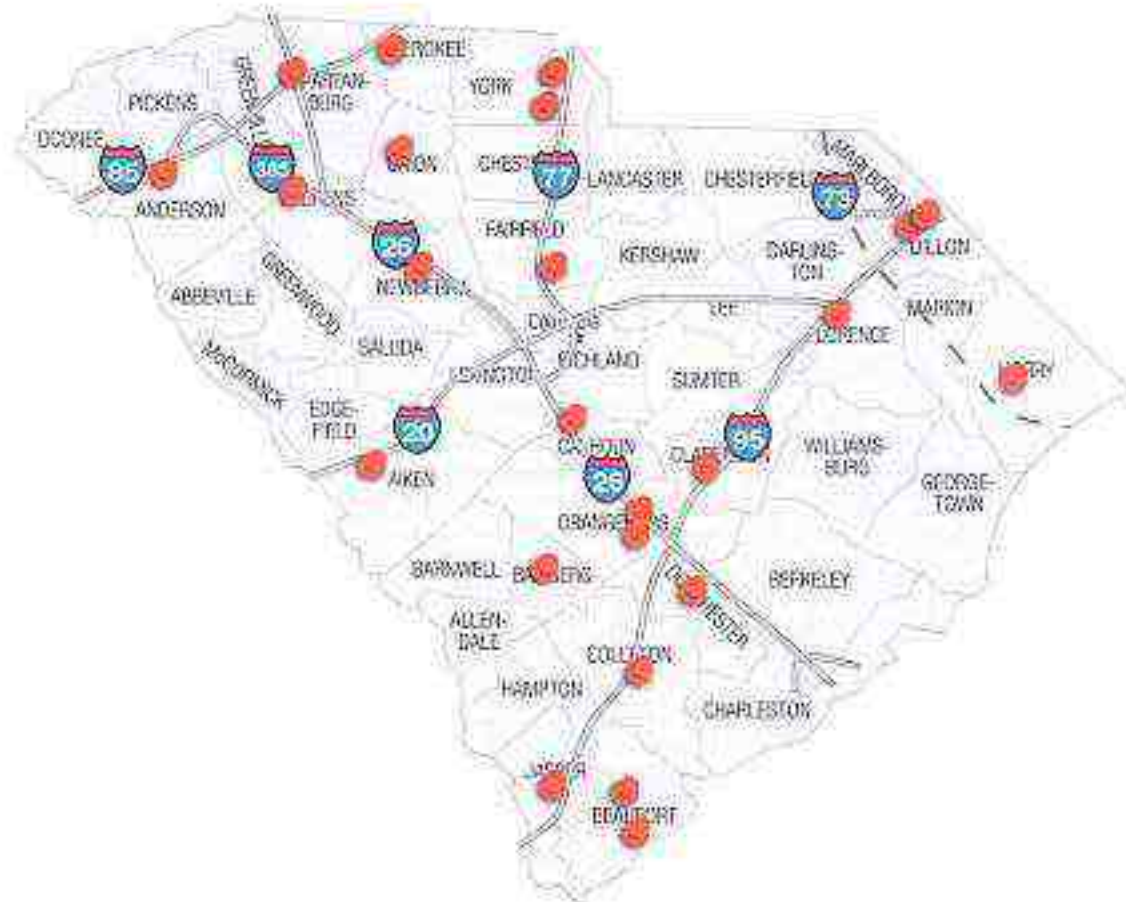
- Eligibility:
  - For Local Governments/Municipalities and Nonprofit Economic Development Organizations within Santee Cooper direct-service, wholesale, and municipal-served territories
- Up to \$6 million per project request
- Term: Not to exceed 10 years
- Interest Rate:
  - Years 1-3: 0%
  - Years 4-5:  $\frac{1}{2}$  of the 10-years "Insured" Municipal Market Data (MMD) Index
  - Years 6-10: Resets annually to the 10-year US Treasury Rate
- Eligible Uses of Funds:
  - Construction of speculative building
  - Property acquisition for industrial park
  - Infrastructure improvements or expansion
- Maximum of 60% of total "project" costs
- No prepayment penalties
- Loan must be repaid once building is sold or leased
- Certain securities and/or liens on property will be required

*\*Details current as of July 27, 2015*

# Approved ED Loans



1. **Dorchester County**
2. **Newberry County**
3. **Laurens County**
4. **Town of Blythewood**
5. **Horry County**
6. **Anderson County**
7. **Dillon County (2)**
8. **City of Greer**
9. **Florence County**
10. **City of Union**
11. **Colleton County**
12. **York County**
13. **City of Rock Hill**
14. **Clarendon County**
15. **Aiken County**
16. **Town of Bluffton**
17. **Beaufort County**
18. **Calhoun County**
19. **Jasper County**
20. **Orangeburg County (2)**
21. **Bamberg County**
22. **Cherokee County**



**Total Loans: \$55.13 million**



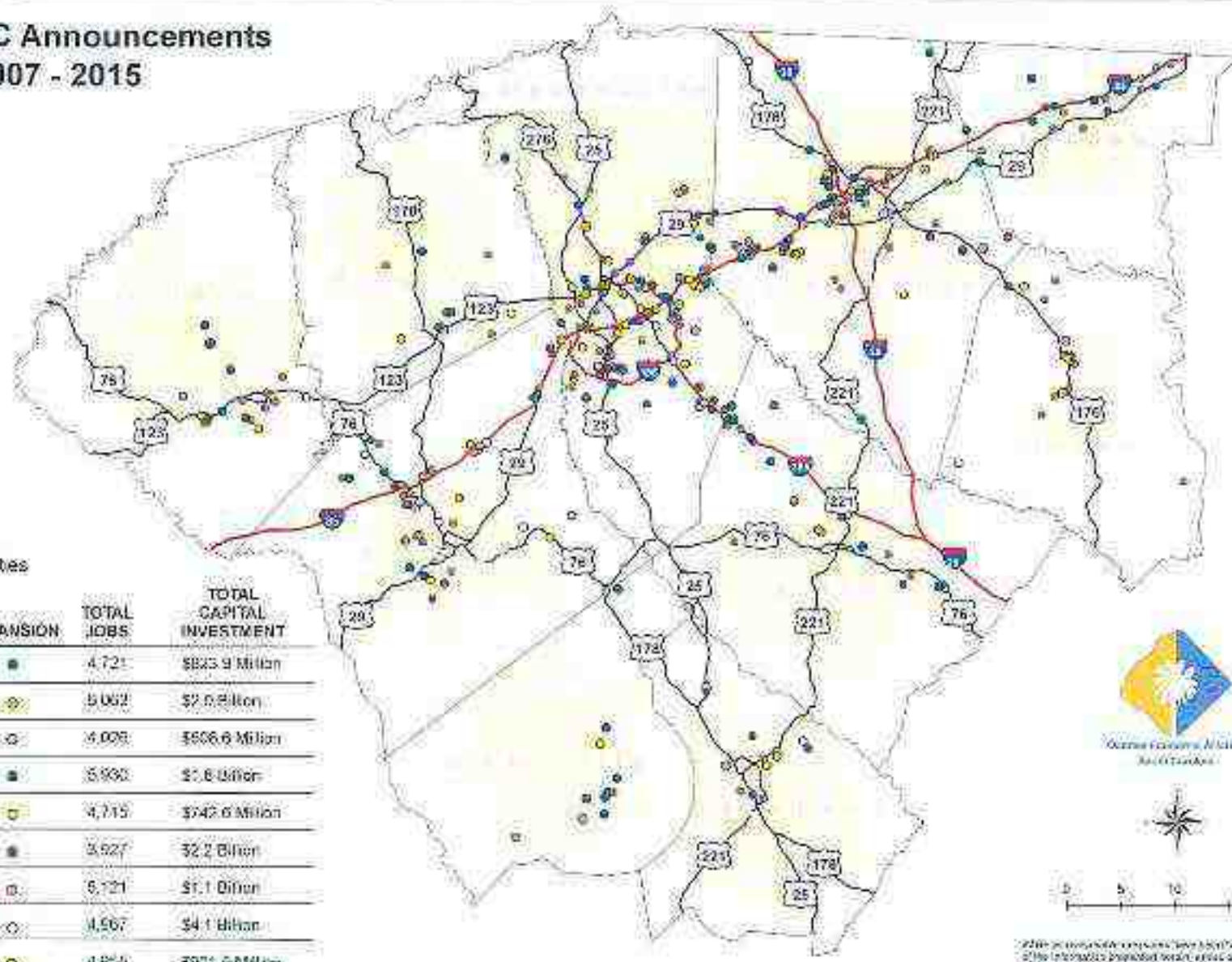
# Results

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- 2014
  - \$923.52 million in Capital Investment Announced
  - 8,381 new jobs
- Through June 2015
  - \$1.16 billion in Capital Investment Announced
  - 3,645 new jobs

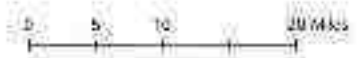
# Upstate SC Announcements 2007 - 2015



- US Highways
- Interstates
- Upstate Counties

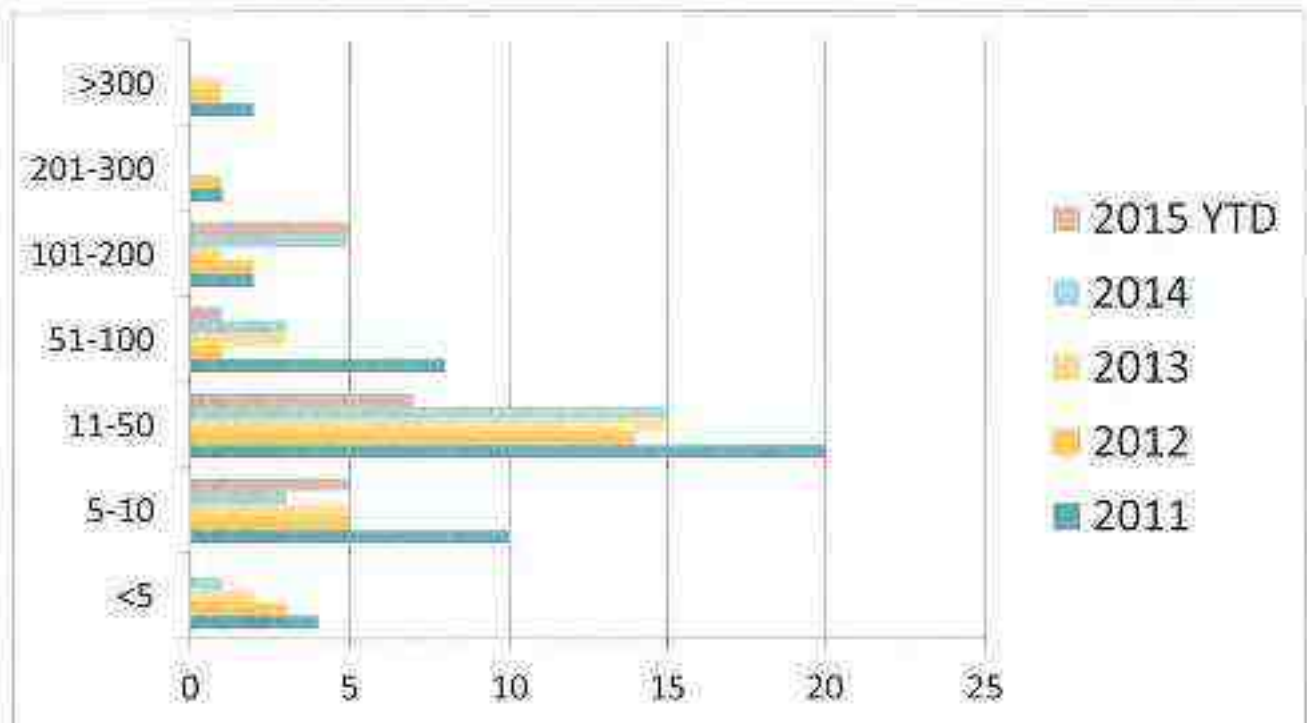
YEAR	NEW FACILITY	EXPANSION	TOTAL JOBS	TOTAL CAPITAL INVESTMENT
2007	●	●	4,721	\$823.9 Million
2008	●	●	5,062	\$2.0 Billion
2009	●	●	4,008	\$606.6 Million
2010	●	●	5,993	\$1.8 Billion
2011	●	●	4,715	\$742.6 Million
2012	●	●	5,527	\$2.2 Billion
2013	●	●	5,121	\$1.1 Billion
2014	●	●	4,567	\$4.1 Billion
2015	●	●	4,855	\$901.9 Million

Source: Upstate SC Alliance

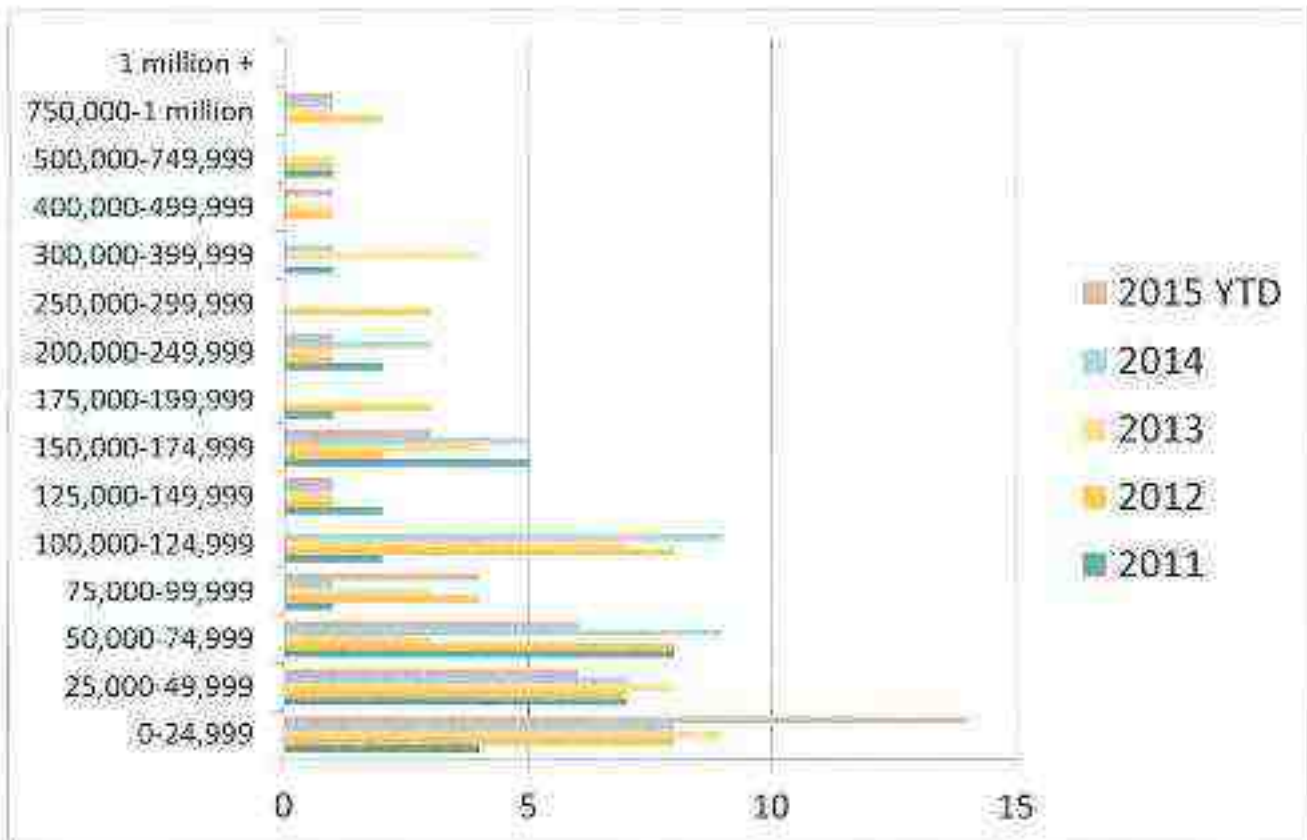


All data provided by companies have been verified to ensure the accuracy of the information presented herein, unless otherwise noted. The Upstate Economic Alliance, Upstate SC Alliance and SC Application Center & Consortium make no warranty, representation, or claim, and accept no liability with regard to any of the information.

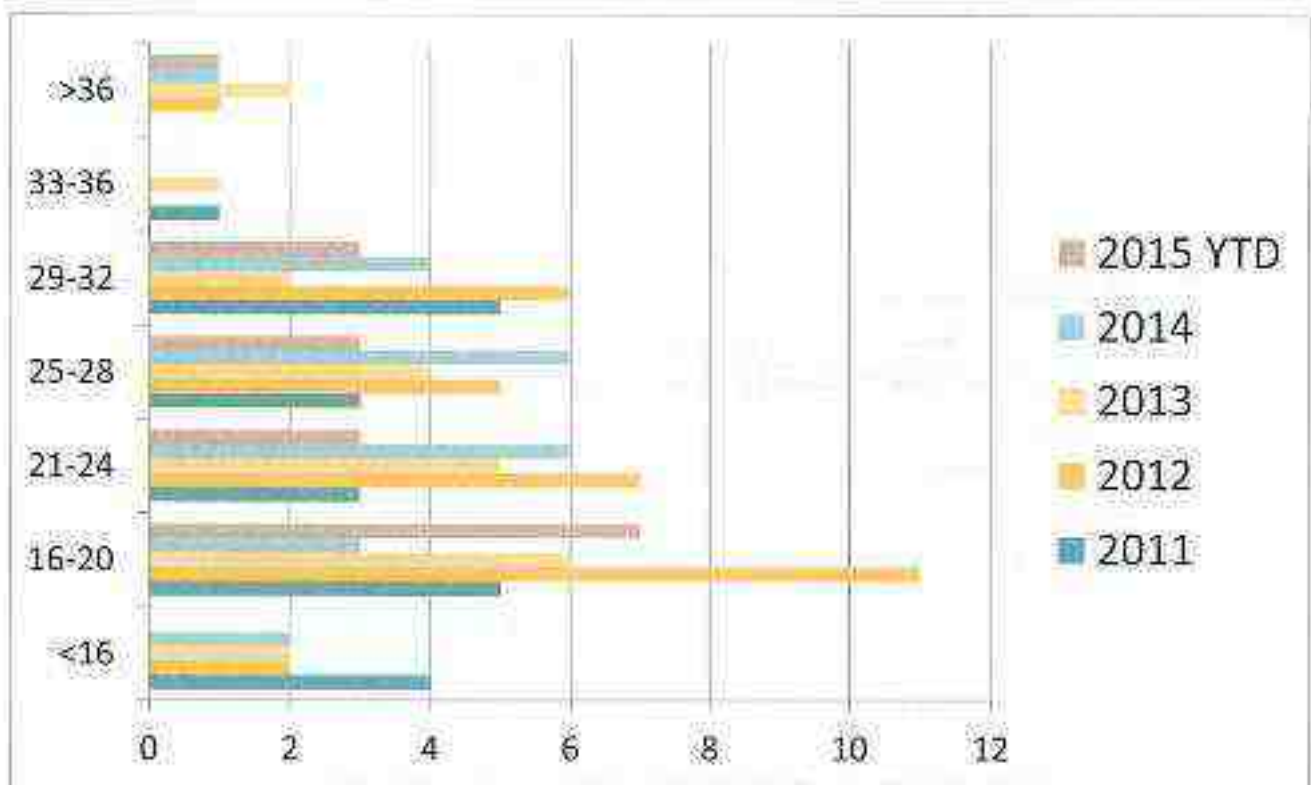
### REQUESTS BY SITE SIZE (ACRES)



### REQUESTS BY BUILDING SIZE (SQUARE FEET)



## REQUESTS BY CEILING HEIGHT (MINIMUM FEET)



Source: Requests for information received by Upstate SC Alliance, updated November 30, 2015.



UpstateSCAlliance

Business moves here.

For additional information:

Elizabeth Feather, Director of Research

Phone: 864-283-2306 | Email: efeather@upstatealliance.com

### Existing

Name	County	Business Park	Year Built	Size	Expansion Size	Clear Range	Status
Abbeville County Spec Building	Abbeville	Lakelands Commerce Center	2010	60,000	500,000	26' - 28'6"	Existing
Point Salkehatchie Spec Building	Allendale	Pointe Salkehatchie Industrial Park	2005	40,000	100,000	25' - 28'	Existing
Jebburg Spec Building 1	Berkeley	Jebburg Commerce Center	2007	342,026		33'1" - 36'8"	Existing
Crosspoint Building 4	Charleston	Palmetto Commerce Park	2024	270,000		30' - 32'	Existing
Carlinas Centre Spec Building	Chesterfield	Carlinas Centre Industrial Park	2012	52,284	100,000	26' - 28'2"	Existing
Clarendon County Spec Building #7	Clarendon	Clarendon County Industrial Park	2014	50,000	200,000	30' - 34'	Existing
Colleton County Spec Building 2	Colleton	Colleton County Commerce Park	2014	100,056	600,000	32' - 35'	Existing
Fairfield County Speculative Building	Fairfield	Walter Brown II Industrial Park	2002	75,000	150,000	26'1" - 30'4"	Existing
Pee Dee Electric Spec Building	Florence	Pee Dee Touchstone	2013	100,000	300,000	28'	Existing
130 Caliber Ridge	Greenville	Caliber Ridge Industrial Park	2015	156,000		30'	Existing
Hampton County Spec Building	Hampton	Southern Carolina Business Campus	2012	50,000	200,000	34' - 42'	Existing
Lee County Spec Building 2	Lee	I-20 Industrial Center	2007	48,884	200,000	27' - 32'	Existing
Newberry County Spec Building	Newberry	Mid-Carolina Commerce Center	2014	50,000	150,000	32' - 35'	Existing
130 Corporate Drive	Spartanburg	Business BS Corporate Center	2014	50,000	72,000	24'	Existing
Black River Spec Building 4	Sumter	Black River Airport Industrial Park	2001	104,640	300,000	26' - 29'	Existing
Union County Speculative Building	Union	Union Commerce Park	2015	60,000	65,000	30'	Existing
Hemingway Spec Building	Williamsburg	Hemingway Commerce Centre	2007	52,724	100,000	29'3" - 34'5"	Existing
Williamsburg Spec Building 3	Williamsburg	Williamsburg Cooperative Commerce Centre	2004	48,884	150,000	30' - 32'	Existing
Waterford Business Park Bldg. 1	York	Waterford Business Park	2015	40,000	60,000	28'	Existing
Saxe Gotha Spec Building	Lexington	Saxe Gotha Industrial Park	2015	120,000	180,000	30'	Existing
Aiken County Industrial Spec Building	Aiken	Sage Mill Industrial Park	2015	105,000	1,000,000	32'	Existing
				<b>93,160</b>	<b>251,611</b>		

### Under Construction

Name	County	Business Park	Size	Expansion Size	Clear Range	Status
CrossRhodes Industrial Spec Building	Bamberg	CrossRhodes Industrial Park	40,000	200,000	30'	U/C
North Pointe Business Campus Bldg. 1	Berkeley	North Pointe - MWV	350,856			U/C
Greer Spec (545 Brookshire Road)	Spartanburg	Velocity Park	240,070		32'	U/C
141 Southchase Blvd.	Greenville	South Chase Industrial Park	250,000	N/A	30'	U/C
100 Ben Hamby Building	Greenville	Logee Park	110,000	N/A		U/C
Flatwood Industrial Park Spec Bldg	Spartanburg	Flatwood Industrial Park	362,880			U/C
Wingu Park Spec Building	Spartanburg		175,000		32'	U/C
Hamilton Industrial Park Bldg. 1	Spartanburg	Hamilton Industrial Park	701,600		24' to 27'	U/C
Hamilton Industrial Park Bldg. 2	Spartanburg	Hamilton Industrial Park	119,350		20' to 25'	U/C
PointSouth Spec Building	Jasper	PointSouth Commerce Park	53,775			U/C
Carolina Place Spec Building	York	Carolina Place	50,000	80,000		U/C
Uptate Corporate Park Spec Building	Cherokee	Uptate Corp. Park	60,000	100,000	40'	U/C
			<b>167,807</b>			





**PUBLISHER'S AFFIDAVIT**

**STATE OF SOUTH CAROLINA  
COUNTY OF OCONEE**

**OCONEE COUNTY COUNCIL**

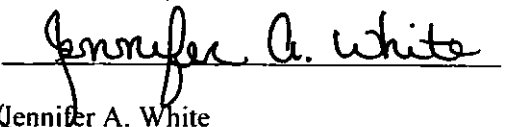
**IN RE: Cancelled Meeting on Nov. 10, 2015**

**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 08/27/2015 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  
08/27/2015



Jennifer A. White  
Notary Public  
State of South Carolina  
My Commission Expires July 1, 2024

**JENNIFER A WHITE  
NOTARY PUBLIC  
State of South Carolina  
My Commission Expires July 1, 2024**





**Occonee County  
Council Office**



**T. Scott Maulder  
Administrator**

Occonee County  
Administrative Offices  
415 South Pine Street  
Walhalla, SC 29687

Phone: 864.773.1023  
Fax: 864.773.1024

E-mail:  
[tmhules@occontee.com](mailto:tmhules@occontee.com)

**Eddie Carruck  
Chairman Pro Tem  
District I**

**Wayne McCall  
Chairman  
District II**

**Paul Cull  
Vice Chairman  
District III**

**Joe Thrift  
District IV**

**Reginald T. Devor  
District V**

**LEGAL AD**

**PLEASE ADVERTISE IN THE NEXT ISSUE  
OF YOUR NEWSPAPER**

The Real Estate, Facilities & Land Management Committee meeting scheduled for November 10, 2015 has been cancelled.

The Occonee County Planning & Economic Development Committee meeting scheduled for September 8, 2015 has been cancelled.

The Occonee Council has scheduled a meeting for September 8, 2015 at 6:00 p.m. in Council Chambers, Occonee County Administrative Offices, 415 S. Pine Street, Walhalla, SC to both solicit public input and hold discussions regarding the existing county noise regulations.



## Beth Hulse

---

**From:** Beth Hulse  
**Sent:** Wednesday, August 26, 2015 10:55 AM  
**To:** Beth Hulse; classadmgr@upstatetoday.com  
**Subject:** 9/8 council mtg, no PEC, no 11 REFLM  
**Attachments:** 082615 - PEC cancel - Council Noise scheduled 09-08-15.doc

Please run at your earliest convenience.  
Thanks.

*Elizabeth G. Hulse, CCC*  
Clerk to Council  
Oconee County Administrative Offices  
415 South Pine Street  
Walhalla, SC 29691  
864-718-1023  
864-718-1024 [fax]  
[bhulse@oconeesc.com](mailto:bhulse@oconeesc.com)  
[www.oconeesc.com/council](http://www.oconeesc.com/council)

## Beth Hulse

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**From:** Beth Hulse  
**Sent:** Wednesday, August 26, 2015 10:57 AM  
**To:** Beth Hulse; Carlos Galarza; Chad Dorsett; DJM News Editor; Fox News; Greenville News (localnews@greenvillenews.com); Kevin; Norman Cannada (ncannada@upstatetoday.com); Ray Chandler; Steven Bradley (sbradley@upstatetoday.com); Westminster News / Keowee Courier (westnews@bellsouth.net); WGOG (dickmangrum@wgog.com); WSPA TV - Channel 7 (assignmentdesk@wspa.com); WYFF 4 News  
**Subject:** FW: Meeting Dates Update

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*Elizabeth G. Hulse, CCC*

**Clerk to Council**

Oconee County Administrative Offices

415 South Pine Street

Walhalla, SC 29691

864-718-1023

864-718-1024 [fax]

[bhulse@oconeesc.com](mailto:bhulse@oconeesc.com)

[www.oconeesc.com/council](http://www.oconeesc.com/council)