



MINUTES
PLANNING & ECONOMIC DEVELOPMENT
COMMITTEE MEETING
October 3, 2017

COMMITTEE MEMBERS

Mr. Paul Cain, District II, Chairman

Mr. Julian Davis, District IV

Mr. Glenn Hart, District V

The Planning & Economic Development Committee met at 4:30 PM in Council Chambers, Oconee County Administrative Offices, 415 South Pine Street, Walhalla, SC with all members present, Administrator Scott Moulder, and Clerk to Council, Katie D. Smith.

STAFF PRESENT: Mr. Adam Chapman, Oconee County Planner;
Mr. Richard Blackwell, Oconee Economic Alliance [OEA] Director;
Ms. Janet Hartman, Destination Oconee Manager

Press:

Pursuant to the Freedom of Information Act, notice of the meeting, date, time, place of meeting and agenda were posted on the bulletin board at the County Administrative Offices, 415 South Pine Street, Walhalla, SC, and the County Council website [www.oconeese.com/council]. In addition it was made available [upon request] to the newspapers, radio stations, television stations and concerned citizens.

No members of the media were present.

Call to Order:

Mr. Cain called the meeting to order at 4:31 PM. This meeting was originally scheduled for Tuesday, September 12, 2017. However, the meeting was cancelled due to the storm from Hurricane Irma and was rescheduled to Tuesday, October 3, 2017 at 4:30 p.m.

Approval of Minutes:

Mr. Davis made a motion, seconded by Mr. Hart, approved 3 - 0, to approve the minutes from the June 20, 2017 meeting as presented.

Discussion Regarding Traditional Neighborhood Development [TND] Zoning Classification

Mr. Cain opened the discussion by giving background information regarding traditional neighborhood development. He noted at the Oconee Economic Thursday monthly meeting there was a presentation by Ten at the Top Executive Director Dean Hybl regarding development in the Upstate and regional growth. A developer that works throughout the Upstate noted the inability to build certain types of residential development in Oconee County due to current zoning classifications. Further, he noted developers do not want to come into a community and have to get an ordinance changed in order to build their project. Lastly, he noted to make sure the code provides a clear path to constructing this type of development. Mr. Cain noted this is something that needs to be considered because there is zoning in Oconee County and even in the control free, the setback lines do not allow for the type of development that is being discussed at this meeting. Discussion continued.

Mr. Adam Chapman, Planner with Oconee County, addressed the Committee utilizing a PowerPoint presentation [copy filed with these minutes] highlighting the following:

- Patrick Square in Clemson, SC is the model that was used as an example
- Neighborhood with merchants, farmers market, etc.
- Developing this type of neighborhood would require one of two options: BZA special exemptions of variations or variances or Planned Development District [PDD]
- Equus, a winery Golf Course multi-residential neighborhood
- Initial rezoning from control free district to PDD is 200 acres at this point
- Rental
- Multi-family
- Control free district set backs
- PDD edits that Planning Commission will look at in the future
- Multi-family townhomes, single family townhomes, mother-in-law suites, etc.
- Buffer zone
- Walkability

Lengthy discussion followed.

Mr. Moulder addressed the Committee noting behind this type of development is the interconnectivity that creates with neighboring properties. The interconnectivity requirements would need to be created between the parcels so the gridded multi or density development connect to each other and alleviate traffic out on the main roads. He noted a possibility is that a neighboring 40 acre site could have this development as well and if properly planned, there could be interconnectivity between the two so that the walkability, rideability, and the neighborhood feel is expanded even into another development. Discussion continued.

Discussion continued to include:

- Infrastructure is dense
- Minimal roads
- More beneficial to developers
- Taxing authority
- Potentially more expensive to maintain roads due to narrow road path, sidewalks, lights, trees, etc.
- Impervious surface requirement

Mr. Davis made a motion, seconded by Mr. Hart, approved 3 – 0, to direct the Planning Commission to start work on a Traditional Neighborhood Development zoning classification.

Economic Development Update

Mr. Richard Blackwell, Oconee Economic Alliance [OEA] Director, addressed the Committee utilizing a PowerPoint presentation [copy filed with these minutes].

- Destination Oconee, Made in Oconee, NOW Program, Think Oconee, Tri-County Entrepreneurial, etc.
- Educator in the Workforce sponsored by School District of Oconee County [SDOC]
- Economic Development Efforts
- In the last five years, roughly 1,400 new jobs and over \$432 million in new capital investment
- BorgWarner
- Ulbrich
- Oconee County Job Fair
- OITP Workforce Campus
- GCCP Spec Building Update

Discussion continued.

Ms. Janet Hartman, Destination Oconee Manager, addressed the Committee utilizing a PowerPoint presentation [copy filed with these minutes].

- The Great Oconee Clean-up
- Downtown Clean up Challenge
- Downtown Walhalla Development includes:
 - Façade Grants
 - Design Guidelines
 - Business incentive programs
 - Building inventories
 - Ordinance review
- Westminster Development Corporation has adopted a business incentive plan
- Destination Oconee report
- Started Think Oconee program on October 6, 2016
- Oconee Economic Alliance Networking Event held on August 21, 2017 at the Oconee County Airport

No action taken at this time.

Unfinished Business:

Mr. Cain addressed the Committee regarding the potential of technology incubators. He noted the Committee needs to take a long, hard look at in the next few months because it is a big opportunity considering the close proximity of Clemson University and is a huge economic driver for this area and for the State. Mr. Cain noted he met with Mr. Blackwell, Ms. Hartman, and people from the City of Seneca who are interested in a tech incubator in Oconee County, which has the potential to work well with the existing Tri-County Entrepreneurial Development Corporation. Additionally, at the next Committee meeting, he would like for these individuals to speak with the Committee regarding opportunities, noting it is not without investment.

No action taken at this time.

New Business:

None addressed at this meeting.

Adjourn:

Mr. Davis made a motion, approved unanimously, to adjourn the meeting at 5:28 PM.

Respectfully Submitted:

Katie D. Smith
Clerk to Council