



PLANNING & ECONOMIC DEVELOPMENT COMMITTEE MEETING AGENDA

June 5, 2018
5:00 P.M.

Oconee County Administrative Offices
Council Chambers
415 South Pine Street, Walhalla, SC

1. Call to Order
2. Approval of Minutes:
 - February 27, 2018
3. Discussion Items *[to include Vote and/or Action on matters brought up for discussion, if required]*
 - Update on Utica Revitalization – Mr. Nelson Vassey
 - Update on Traditional Neighborhood Development – Mr. Adam Chapman
 - Update regarding clarification of certain code sections bearing on land use and development, as contained in Chapters 26, 32, and 38 of the Oconee County Code of Ordinances – Mr. Adam Chapman
 - Economic Development Update – Ms. Janet Hartman
4. Unfinished Business
5. New Business *[to include Vote and/or Action on matters brought up for discussion, if required]*
6. Adjourn

There will not be a scheduled opportunity for public to comment at this meeting.
Council members will discuss recommendations from the Administrator at this meeting.
If time permits at the end of the meeting [and at the Committee Chair's discretion] the Committee may take questions from the public.

[This agenda is not inclusive of all issues which the Committee may bring up for discussion at this meeting.]

Assisted Listening Devices [ALD] are available to accommodate the special needs
of citizens attending meetings held in Council Chambers.
ALD requests should be made to the Clerk to Council at least 30 minutes prior to the meeting start time.

Oconee County Council

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

Phone: 864-718-1023
Fax: 864 718-1024

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Edda Cammick
District I

Wayne McCall
District II

Paul Cain
District III

Julian Davis
District IV

J. Glenn Hart
District V



The Oconee County Council will meet in 2018 on the first and the third Tuesday of each month with the following exceptions:

- April meetings will be held on the second and fourth Tuesday;
- July & August which will be **only** on the third Tuesday of each of the two months;
- September's Council meetings will be held on the second and third Tuesday of the month.
- The Auditor's millage presentation will be held on September 4th at 6:00 p.m.

All Council meetings, unless otherwise noted, are held in Council Chambers, Oconee County Administrative Offices, 415 South Pine Street, Walhalla, South Carolina.

Oconee County Council will also hold a Planning Retreat at 9 a.m. on Friday, March 2, 2018 in Council Chambers to establish short and long term goals.

Council will also meet on January 8, 2019 at 6:00 p.m. in Council Chambers at which point they will establish their 2019 council and committee meeting schedules.

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

Oconee County Council Committees will meet in 2018 on the following dates/times in Council Chambers, 415 South Pine Street, Walhalla, South Carolina unless otherwise advertised.

The Law Enforcement, Public Safety, Health & Welfare Committee at 5:30 p.m. on the following dates: April 10 [5pm prior to Council meeting], July 10 and October 9, 2018.

The Transportation Committee at 5:30 p.m. on the following dates: April 24 [5pm prior to Council meeting], July 10 and October 9, 2018.

The Real Estate, Facilities & Land Management Committee at 5:30 p.m. on the following dates: May 8, August 14 and November 13, 2018.

The Budget, Finance & Administration Committee at 5:30 p.m. on the following dates: April 17, May 8, May 29, August 14 and November 13, 2018.

The Planning & Economic Development Committee at 5:00 p.m. prior to the Council meeting on the following dates: February 27 [5:30 p.m.], June 5, September 4 and December 4, 2018.

TRANSPORTATION

AUTOS FOR SALE



2010 Cadillac SRX
Luxury, 45K miles, \$16,500.
Pete's Auto
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Call 882-1467



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\$7,995. 123K
Seneca Auto Sales
542 W.N. First St. Seneca, SC
Call 864-888-1100



93 Buick Roadmaster
115K miles
"Reduced...\$5,500"
Pete's Auto
402 Oak Street • Seneca
Call 882-1467

FIND IT IN THE CLASSIFIEDS!

LEGAL NOTICES

LEGALS

NOTICE
VALLEY SERVICES, INC., located at 926 Shiloh Rd. Seneca, SC, will hold an auction on **MONDAY MARCH 12, 2018 AT 2PM** to auction off the following items:

2013 Black Solana Moped
L8YTCAPFIEY602517

2017 Grey Sports 50 Moped
LT4ZINAA3HZ000394

2017 Black Sports 50 Moped
LT4ZINAA3HZ000692

2013 Red VIP Moped
L9NTELDK2E1000701

2016 Black Solana Moped
LYDY3TB83G1500431

2013 Black/Grey VIP
Bahama Moped
L8YTCAPX4DM500174

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Termite Treatments



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Removal of Dead or Dangerous Trees
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Crane Service
Lic. & Insured

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PUBLISHER'S AFFIDAVIT

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE**

OCONEE COUNTY COUNCIL

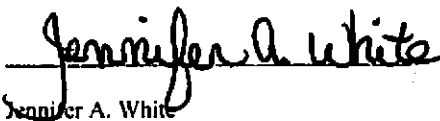
IN RE: OCONEE COUNTY COUNCIL MEETING SCHEDULE & EXCEPTIONS FOR 2018

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 02/21/2018 and the rate charged therefore is not in excess of the regular rates charged private individuals for similar insertions.

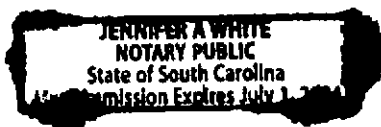


Hal Welch
General Manager

Subscribed and sworn to before me this
02/21/2018



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



Update to the Planning and Economic Development Committee of Oconee County Council

June 5, 2018

Oconee Economic Alliance



OEA's mission is focused on having Oconee County be the location of choice for investment decisions.

Core Objectives:

Diversify our Economy

Develop Competitive Assets

Nurture Strategic Partnerships

Tell our Story to New and Existing Audiences

OEA Economic Development Efforts:

Job Creation:

2012-2018: 1,591 new jobs

Taxable Capital Investments:

2012-2018: \$501,376,354 in taxable investments

Economic Development deals since 2012

38 completed

JTEKT

Koyo | **TOYODA**

RBC
AeroStructures™

LAKESIDE LODGE
CLEMSON

OEA is proud to have worked with these companies in 2018 to usher in a combined **\$69.05 million** in new taxable capital investment and **123** new jobs.

These represent past OEA code name projects: Crumble, Lodge, Valley, Bremen and Dart.

Oconee citizens employed

January 2012	28,762
April 2018	33,262

Increase of **4500** Oconee Citizens Working

Unemployment Rate

According to the Bureau of Labor Statistics, the unemployment rate for Oconee County in April 2018 was

2.7%

Which is the lowest the rate has been since April 1998 (2.5%)

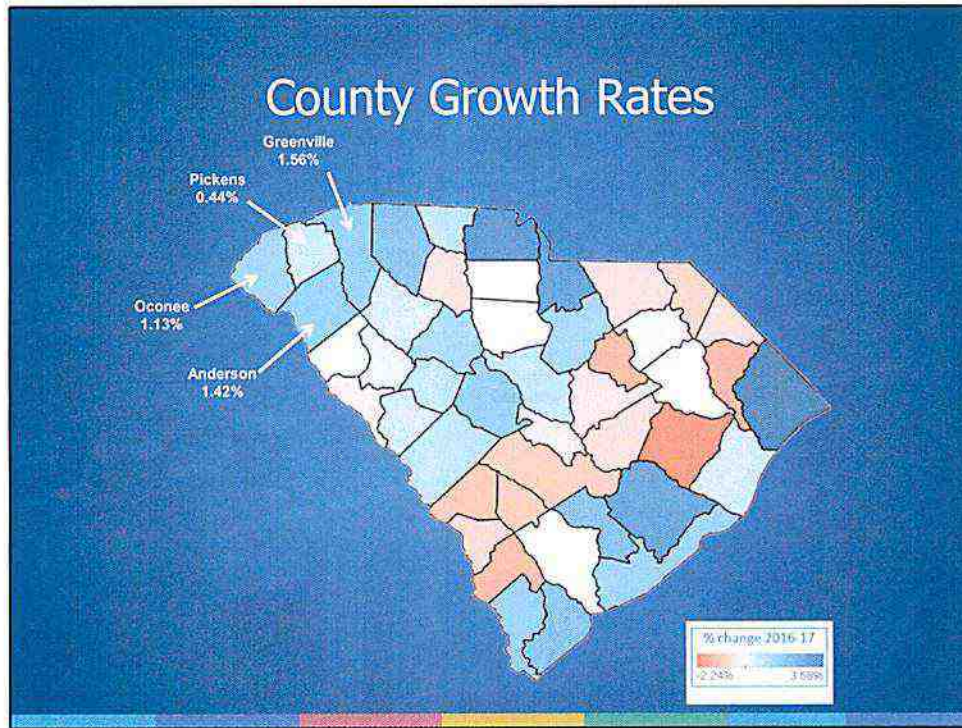
FYI...In July 2009, it was 14.6%.

Labor Force

Unemployment is down and labor participation is up.

Pickens → 56,289 to 56,213	-76
Anderson → 89,060 to 89,045	-15
Oconee → 33,755 to 34,185	+430

(Data from April 2017 to April 2018.)



Population Growth 2016-2017				Population Growth 2010-2017					
County	Pop 2016	Pop 2017	% Change '16-'17	County	Pop 2010	Pop 2017	% Change '10-'17		
1	Horry	321,440	333,268	3.68%	1	Horry	270,438	333,268	23.23%
2	York	257,998	266,439	3.27%	2	Berkeley	178,977	217,937	21.77%
3	Lancaster	89,855	92,550	3.00%	3	Lancaster	76,973	92,550	20.24%
4	Berkeley	211,863	217,937	2.87%	4	York	226,873	266,439	17.44%
5	Dorchester	153,471	156,456	1.94%	5	Beaufort	162,845	186,844	14.74%
6	Spartanburg	301,066	306,854	1.92%	6	Charleston	351,023	401,438	14.36%
7	Beaufort	183,497	186,844	1.82%	7	Jasper	24,931	28,458	14.15%
8	Greenville	499,034	506,837	1.56%	8	Dorchester	137,466	156,456	13.81%
9	Lexington	286,394	290,642	1.48%	9	Greenville	452,752	506,837	11.95%
10	Anderson	195,968	198,759	1.42%	10	Lexington	263,299	290,642	10.38%
11	Jasper	28,071	28,458	1.38%	11	Spartanburg	284,749	306,854	7.76%
12	Charleston	396,570	401,438	1.23%	12	Richland	385,858	411,592	6.67%
13	Kershaw	64,269	65,036	1.19%	13	Anderson	187,289	198,759	6.12%
14	Newberry	38,044	38,488	1.17%	14	Kershaw	61,682	65,036	5.44%
15	Oconee	76,407	77,270	1.13%	15	Aiken	160,527	168,179	4.77%
16	Saluda	20,295	20,452	0.77%	16	Oconee	74,342	77,270	3.94%
17	Aiken	166,922	168,179	0.75%	17	Pickens	119,193	123,479	3.60%
18	Cherokee	56,725	57,105	0.67%	18	Cherokee	55,515	57,105	2.86%
19	Richland	409,104	411,592	0.61%	19	Saluda	19,914	20,452	2.70%
20	Pickens	122,939	123,479	0.44%	20	Georgetown	60,176	61,607	2.38%

DESTINATION OCONEE UPDATE

Downtown Initiatives

- Helped Establish & Serve on Walhalla Downtown Development Corporation
- Helped Establish & Serve on Seneca Development Committee
- Joined Westminster Economic Development Commission
- Orchestrated Business Incentive Plans
- Orchestrated Façade & Building Improvement Grant Programs
- Working on Downtown Building/ Business Inventory
- Working to support Downtown Business Recruitment



GREAT OCONEE CLEAN UP

Getting picky about litter

150 Volunteers



2,040 lbs of Litter



14 miles of Highway 11

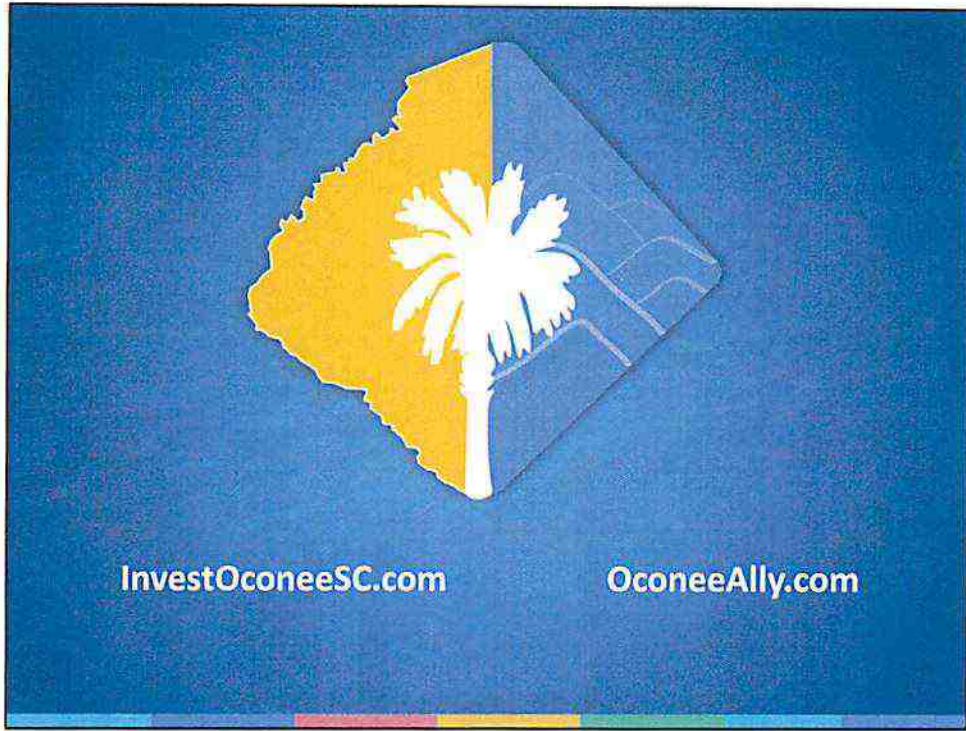


- Spring '17 Edition
 - 200 volunteers
 - 2,300 lbs. of litter
- Fall '17 Edition
 - 62 volunteers
 - 790 lbs. of litter
- Spring '18 Edition
 - 150+ volunteers
 - 2,040 lbs. of litter

5,130 lbs of litter collected!

Wayfinding Signage

- **144** Wayfinding signs located throughout the county
- Project put out to bid April 13 - 9 companies submitted sealed bids
- Signs Etc. from Charlotte, won the bid for fabrication and installation
- County Council approved the project May 15th
- Hope to see installation in the next 60 days



For Immediate Release

May 31, 2018

Press Contacts:

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clusk@g.oconee.k12.sc.us

Richard K. Blackwell
Oconee Economic Alliance
Phone Number: (864) 638-4210
rblackwell@oconeesc.com

OEA and Hamilton Career Center Celebrate NOW Graduates

SENECA, S.C. – Nurturing Oconee’s Workforce, NOW, is a unique program designed collaboratively by the Oconee Economic Alliance and the School District of Oconee County. With manufacturing as the back bone of Oconee County, serving as the home to over 60 diverse industries, this innovative program was created to ensure students enter the workforce prepared with a skill set that provides them a competitive edge over their peers. The skill-sets learned today by the students of Oconee prepare them for the jobs of tomorrow, as well as give Oconee County a competitive economic development edge. This is what makes this program a win-win for everyone involved.

The NOW Program is manufacturing focused and began in the fall of 2016. Principals and guidance counselors selected 30 students, 10 from each local high school, to be a part of the inaugural class. Participants attended monthly off-campus meetings that address advanced employment skills as well as learned about programs and careers surrounding machining, welding, maintenance, and engineering. Students were also provided opportunities for industry exposure and networking, sometimes one-on-one, with Oconee County’s top manufacturing employers and partners including: BorgWarner, ITT, I Tech South, Just Aircraft, Sandvick, Itron, Koyo Bearings, Clemson University and Tri-County Technical College. As a result of the networking, many students have and will take part in paid summer internships while others plan on working full-time in their respective field beginning this fall.

The accomplishments of the inaugural class of the NOW students was celebrated at the Hamilton Career Center’s yearly Skills & Scholars Awards Ceremony held on Thursday May, 8th. In attendance were friends, proud parents, extended family, and business leaders eager to celebrate the accomplishments of the students. Also in attendance were key figures who helped orchestrate the creation of the NOW program including: Chad Lusk, Director of the Hamilton Career Center, and Richard Blackwell, Executive Director of the Oconee Economic Alliance.

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While several students were recognized as NOW scholars, some students also received college scholarships, paired with industry employment. That is correct; there were students who walked away from the awards ceremony with college scholarships and a job before graduating from high school. That is what we call developing a competitive and viable workforce. One student in particular who received a \$3,000 scholarship was Colin Keylon. Colin received the RBC Scholar Award, which will aid in his continued education at Tri-County Technical College in the fall. This is just one of many examples of the support and collaboration between the School District of Oconee County and Oconee County industry, as groups continue to work together to address the issues of workforce development.

As these students step into their futures, we hope they recognize the jump-start they received from being a part of the NOW program. The goal is to continue to foster an environment of collaboration between Oconee County schools and businesses in order to nurture Oconee's workforce, present and future. Here are the 18 student graduates of the inaugural class of the NOW program and their accomplishments:

Lake Alexander:

High School: West Oak High School Senior
Future Plans: Attend Tri-County Tech in the fall
Course Focus: Mechatronics
NOW Accomplishments: Intern for Sandvik in fall 2017

Ryan Butts:

High School: West Oak High School Senior
Future Plans: Attend Tri-County Tech in the fall
Course Focus: Mechatronics
NOW Accomplishments: Employed by Feltman Brothers in fall 2017

Alex Galvez:

High School: Walhalla High School Senior
Course Focus: PLTW/Engineering
NOW Accomplishments: Intern for PVS Sensors in summer 2017

Olivia Grant:

High School: Walhalla High School Senior
Future Plans: Attend Tri-County Tech to pursue a degree in welding
Course Focus: Welding Engineer
NOW Accomplishments: Intern for Sandvik in summer 2017, Intern for Lift-tek in summer 2018

Sam Harbin:

High School: West Oak High School Senior
Future Plans: Attend Tri-County Tech Bridge Program in the fall
Course Focus: Agriculture Mechanization
NOW Accomplishments: Intern for ITT in summer 2017, Current Co-op at Baxter/Hi Tech Mold

Tabitha Jiminez:

High School: West Oak High School Senior

Future Plans: Attend Johnson and Wales in the fall on scholarship

Course Focus: Culinary Arts

NOW Accomplishments: Recommended by Culinary Arts Program and took part in all tours

Colin Keylon:

High School: Walhalla High School Senior

Future Plans: Attend Tri-County Tech to pursue a degree in welding

Course Focus: Machine Tool Technology/ Welding

NOW Accomplishments: Recipient of the RBC Scholar Award, Currently employed by Triple J Machining, Intern for Koyo Bearings in summer 2017

Jordan Lee:

High School: West Oak High School Senior

Future Plans: Attend Truett McConnell University in the fall

NOW Accomplishments: Intern for School District of Oconee County in summer/fall 2017

Danny (Trey) Marcengill:

High School: Walhalla High School Senior

Future Plans: Attend Tri-County Tech in the fall

Course Focus: PLTW/Mechatronics

NOW Accomplishments: Intern for US Engine Valve in summer 2017, First student intern for Schneider Electric summer/fall 2018

Adam Moore:

High School: Walhalla High School Senior

Future Plans: Attend Tri-County Tech in the fall

Course Focus: Mechatronics

NOW Accomplishments: Intern for Sandvik in summer 2017

Aaron Moran:

High School: Walhalla High School Senior

Future Plans: Attend Tri-County Tech in the fall

Course Focus: Automotive Technology/ Business Management

NOW Accomplishments: Currently employed by Lake Keowee Chrysler Dodge.

Jesse Murphy:

High School: Walhalla High School Senior

Future Plans: Attend Tri-County Tech in the fall

Course Focus: Machine Tool Technology/ CNC Programming

NOW Accomplishments: Intern for ITT

Logan Richardson:

High School: Seneca High School Senior

Future Plans: Attend Tri-County Tech in the fall

Course Focus: Automotive Technology

NOW Accomplishments: Intern for Brown CNC in summer 2017, Currently employed by Automotive Express

Noah Sheriff:

High School: West Oak High School Senior

Future Plans: Attend Tri-County Tech in the fall

Course Focus: Mechanical Engineering

NOW Accomplishments: Project Lead the Way, Currently employed by Sandvik

Wesley Smith:

High School: Walhalla High School Senior

Future Plans: Attend Tri-County Tech in the fall

Course Focus: Mechatronics/ Engineering

NOW Accomplishments: Completed HCC Mechatronics Program

Ethan Surrat:

High School: West Oak High School Senior

Course Focus: Welding

NOW Accomplishments: Currently employed by Lift-Tek

James Walls:

High School: West Oak High School Senior

Future Plans: Enlisted in the US Army and will report to Fort Hill, OK in July

Paul Wilson:

High School: West Oak High School Senior

Future Plans: Attend Tri-County Tech in the fall

Course Focus: Welding/ Metal Manufacturing

NOW Accomplishments: Current Co-op at Lift-Tek

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Hamilton Career Center

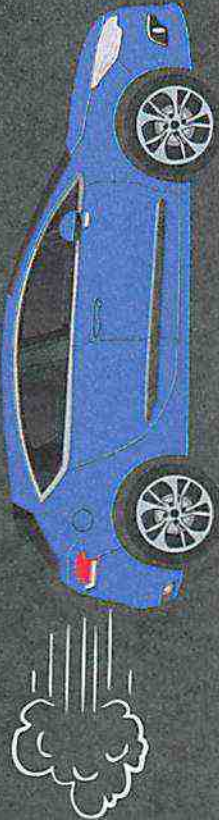
The mission of the Fred P. Hamilton Career Center, in partnership with the home and community, is to enable students to become socially responsible citizens and lifelong learners in a global society. To learn more, please call 864-886-4425.

Oconee Economic Alliance

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. To learn more, please visit www.InvestOconeeSC.com.

OCONEE LABORSHED

WITHIN 40 MINUTE DRIVE TIME



375,699

UNEMPLOYMENT RATE

4.0%

Oconee Economic Alliance
SOUTH CAROLINA

76,972

OCONEE COUNTY POPULATION

UNDEREMPLOYMENT RATE

16.5%

PEOPLE WITH HIGH SCHOOL DIPLOMA OR HIGHER

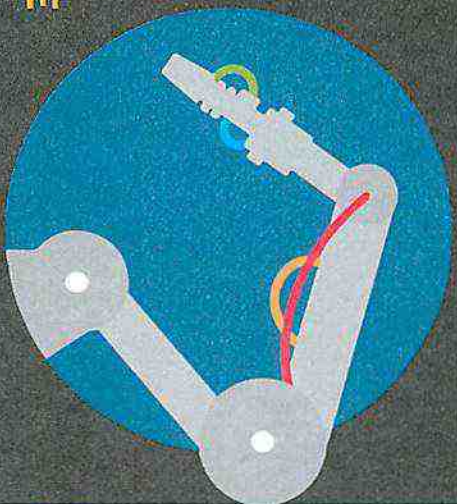
83.7%

PEOPLE WITH BACHELORS DEGREE

11,430

MANUFACTURING INDUSTRY CONSISTS OF

5K
OVER
2.9X
HIGHER THAN
THE NATIONAL AVERAGE



LABOR FORCE
PARTICIPATION
RATE

70%



OCCONEE WORKFORCE BUSINESS CASE

AVERAGE HOURLY

WAGE

\$16.26



EMPLOYEE TURNOVER IS

< 10%

IN MANUFACTURING



PROJECTED POPULATION GROWTH

3.7%



ON AVERAGE WORKERS TRAVEL

24.6 MINUTES FOR WORK

61.4%
are willing
to travel
30 mins.

