



## PLANNING & ECONOMIC DEVELOPMENT COMMITTEE MEETING AGENDA

**December 4, 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:
  - September 4, 2018
3. Presentation regarding Entrepreneurship in Oconee County – Dave Elridge
4. Discussion Items *[to include Vote and/or Action on matters brought up for discussion, if required]*
  - Economic Development Update – Ms. Janet Hartman
5. 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 & Committee meeting schedules and agendas are posted at the Oconee County Administration Building and are available on the County Council Website [www.oconeesc.com/council.html](http://www.oconeesc.com/council.html) [All upcoming meetings will be held in Council Chambers unless otherwise noted]

# Oconee County Council

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

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

E-mail:  
[ksmith@oconeesc.com](mailto:ksmith@oconeesc.com)

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 4<sup>th</sup> 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**



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Pete's Auto  
402 S. Oak St. • Seneca  
Call 882-1467



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402 Oak Street • Seneca  
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**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  
L9NTEKLD2E1000701

2016 Black Solana Moped  
LYDY3TBB3G1500431

2013 Black/Grey VIP  
Bahama Moped  
L8YTCAPX4DM500174

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**PUBLISHER'S AFFIDAVIT**

**STATE OF SOUTH CAROLINA  
COUNTY OF OCONEE**

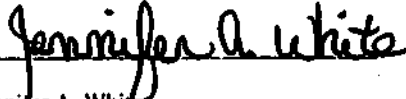
**OCONEE COUNTY COUNCIL**

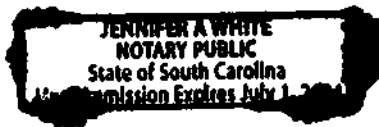
**IN RE: OCONEE COUNTY COUNCIL MEETING SCHEDULE & EXCEPTIONS FOR 2018**

**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



# TRENDS PREP OPPT COUNTY 2018

Oconee Economic Alliance  
SOUTH CAROLINA



Demographics | Cost of Living | Agriculture and Tourism | Economy and Business | Residential Real Estate | Education

# Welcome

## MESSAGE FROM MRS. CHRISTINE TEDESCO CHAIRWOMAN

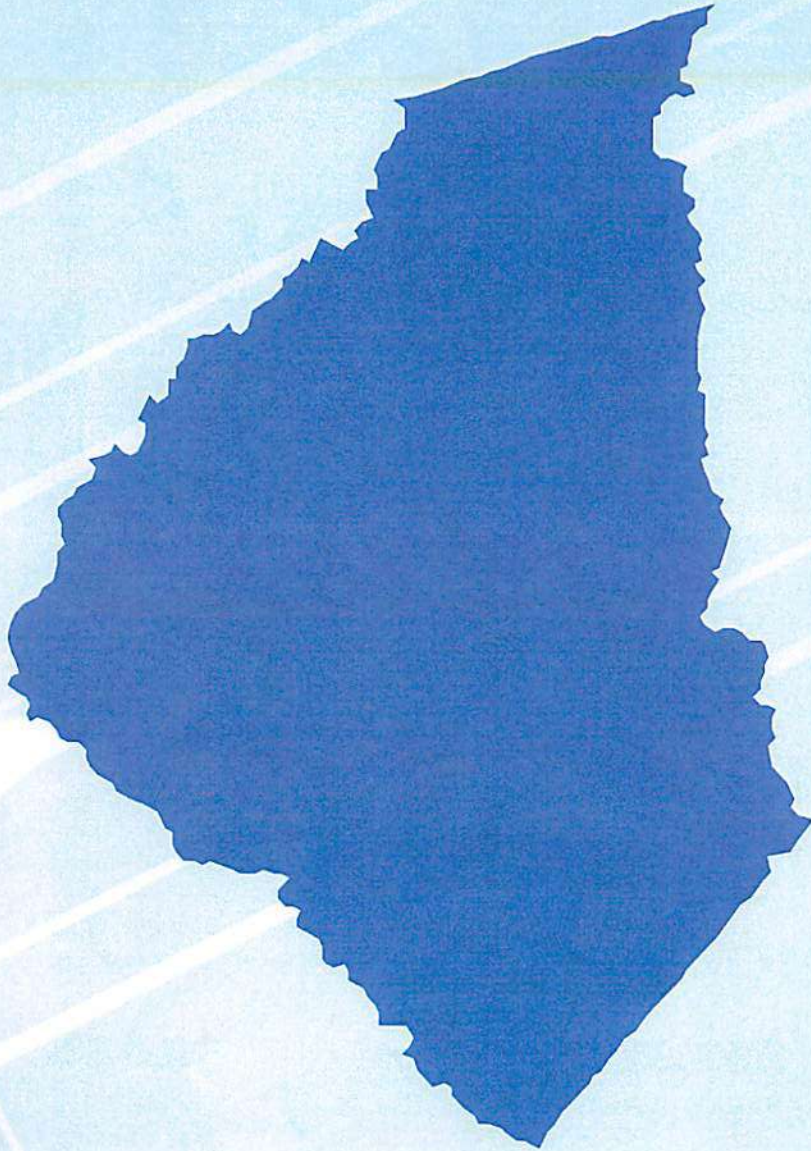


Oconee County has, once again, experienced a record breaking year in economic growth. While this success is often largely attributed to its geographical location, the county's location along the interstate 85 corridor and proximity to Atlanta, Georgia, are only part of what make Oconee County the location of choice for business relocations and expansions. The golden key to successful economic growth is the economic climate within a community and Oconee County has fostered an environment that says, we want your business. As a result, Oconee County has established itself as the geography of opportunity, the place where businesses want to do business. We are proud to have welcomed so many new vibrant, diverse, and poised for success businesses to our community. To our existing businesses - thank you for making Oconee County home.

Since 2012, Oconee County has won 38 projects resulting in \$501.38 million dollars of capital investment and 1,591 new jobs. More people are working than ever before in the history of our county, with our unemployment rate even reaching a 20 year low. It's worth noting that 59 percent of the last six years' capital investment came from expansions. Needless to say, the businesses that are here are thriving and want to remain in Oconee County. We appreciate every project we win but these expansions really make us proud.

While our county has grown exponentially over the past six years, there is still work to be done. In order to see continued success, we need to truly understand where we have been, where we are, and where we want to go. In order to do this, we have compiled this trends report, which will serve as a snapshot of where the county stands regarding demographics, cost of living, economy and business, transportation, real estate and education. The Oconee Economic Alliance hopes to inform the community, and those that wish to join it, of the state of the local economy. Through the core values of the Oconee Economic Alliance: Diversify our Economy, Develop Competitive Assets, Nurture Strategic Partnerships, and Tell our Story to New and Existing Audiences, we are certain to see continued growth for years to come.

The Oconee Economic Alliance is behind Oconee County's efforts devoted to improving the quality of life for the county's citizens and building a robust and healthy economy that is diversified and sustainable.



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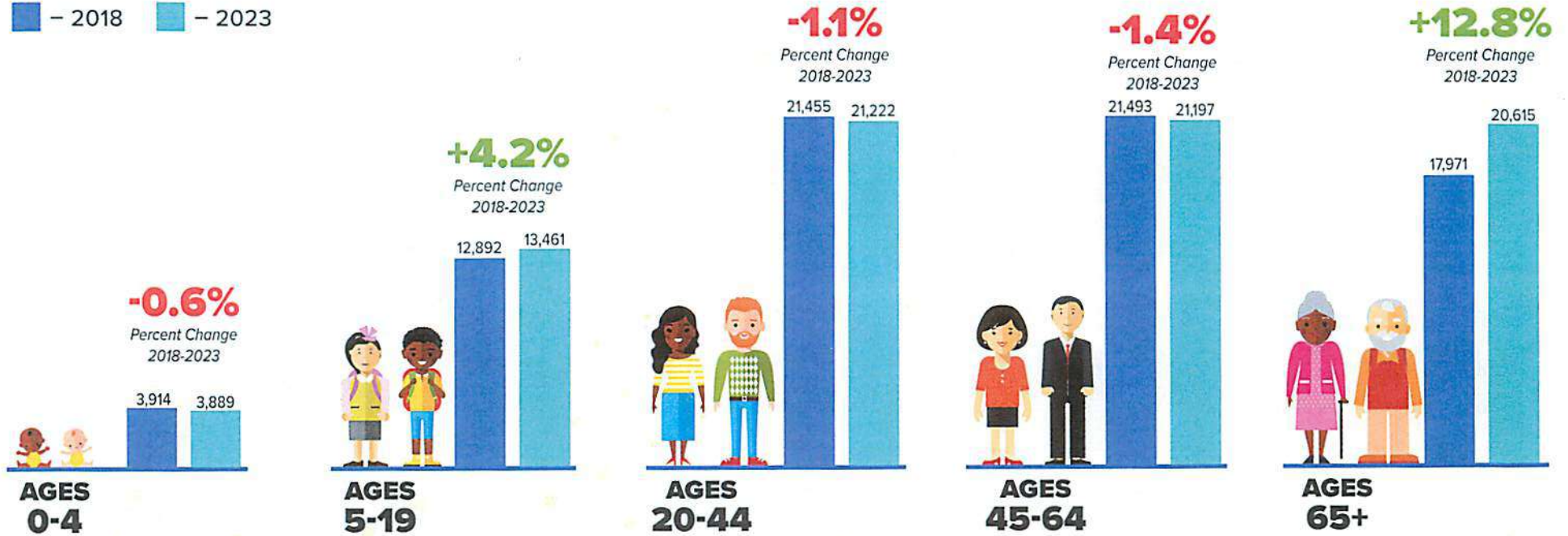
# Demographics

## POPULATION PROJECTION 2018 – 2023

## TOTAL POPULATION CHANGE



■ - 2018 ■ - 2023



Source: Esri Demographic and Income Profile

## 2018 SNAPSHOT

**32,070**

Households

**2.4**

Average Household Size

**1,459,766**

Upstate\* SC total population

**647,300**

Labor Shed

**\$63,880**

Avg HH Income

**45.6**

Median Age

**50.46%**

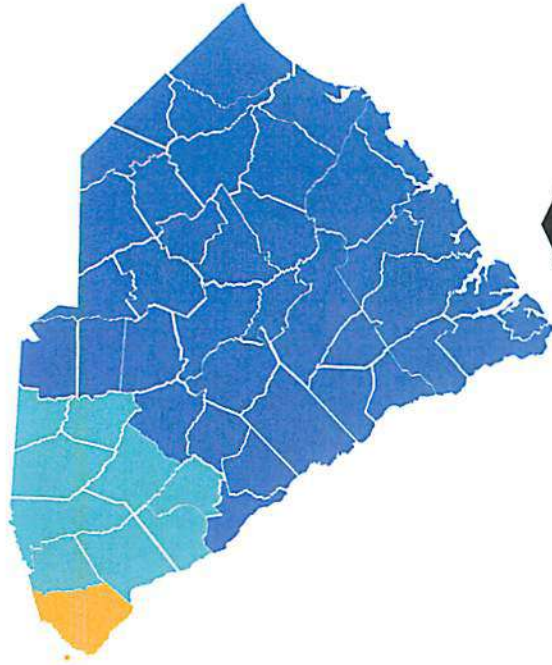
% of population that is female

Source: Esri Community Profile; Emsi Q3 2018 Data Set

\* Includes Abbeville, Anderson, Cherokee, Greenville, Greenwood, Laurens, Oconee, Pickens, Spartanburg, and Union Counties



# OCONEE COUNTY



**1.54%**

of South Carolina's total population  
(5,024,369)

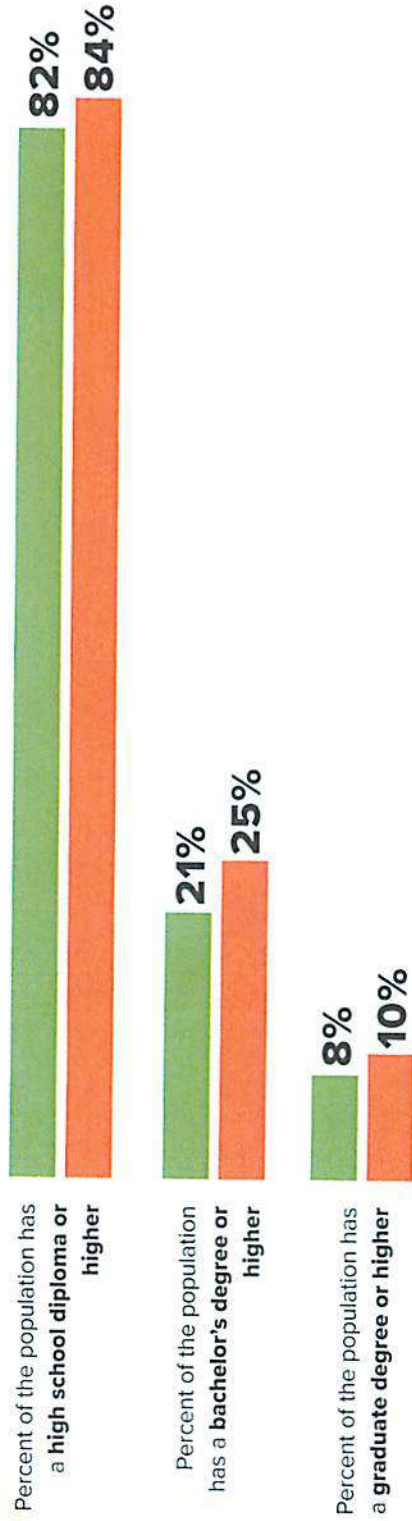
**5.32%**

Oconee makes up 5.32% of Upstate SC's  
total population (1,459,766)\*

Source: Upstate Alliance

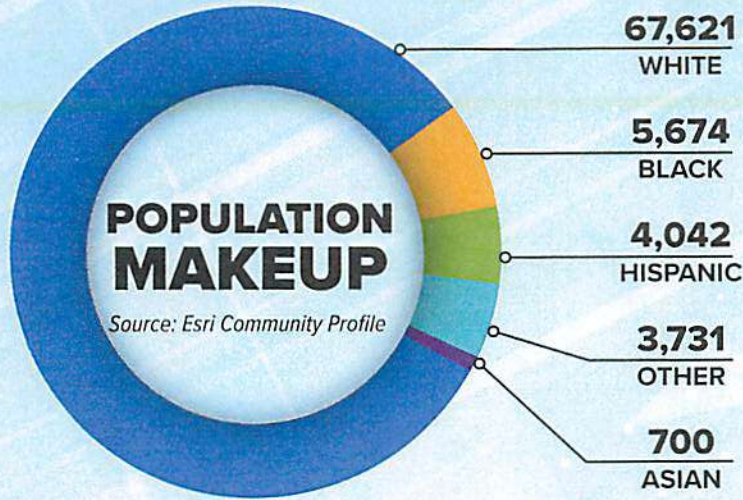
## DEGREE ATTAINMENT

■ - 2016 ■ - 2018

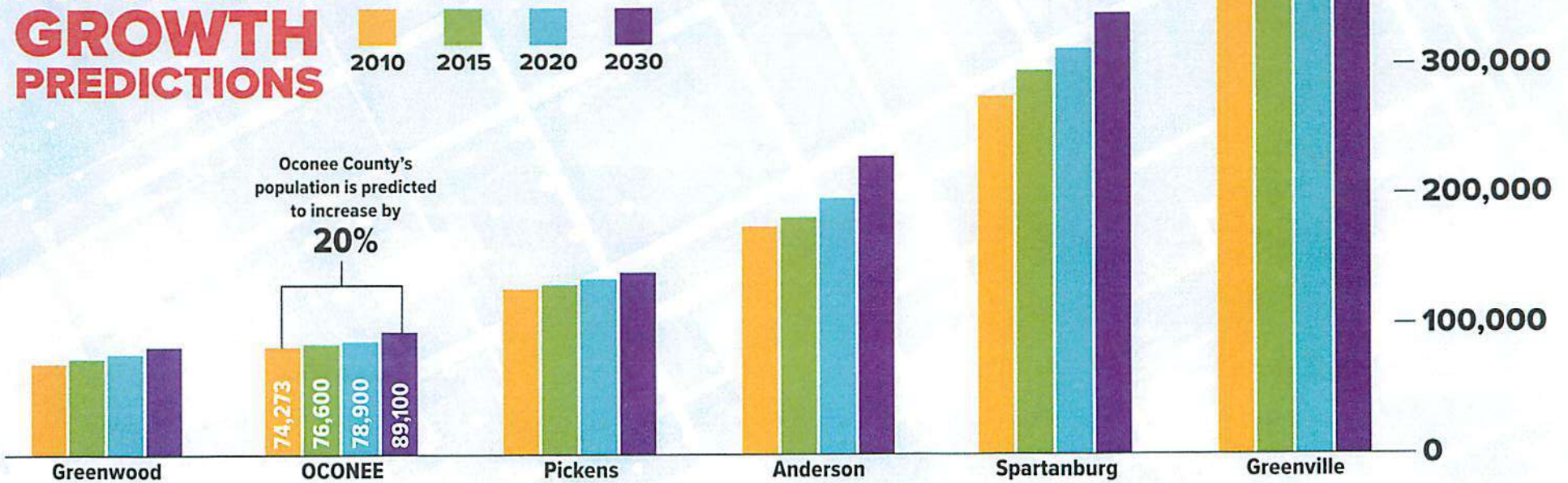


\*Source: Esri Community Profile

# Population Info



## POPULATION GROWTH PREDICTIONS

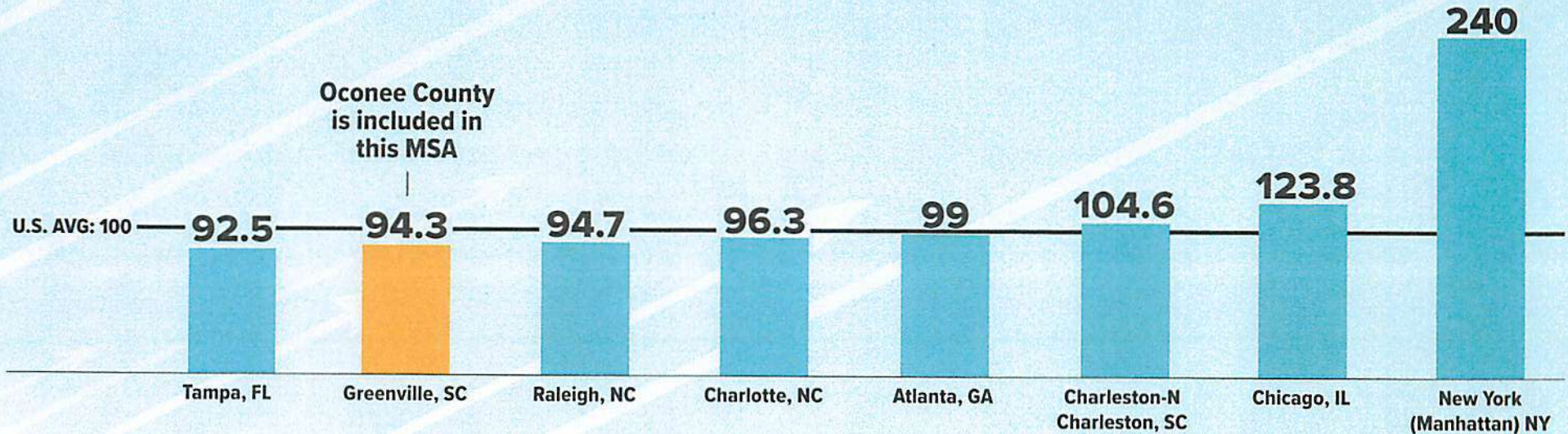







\*Source: U.S. Census Bureau, U.S. Census Bureau, Census 2000 and Census 2010, S.C. Department of Health and Environmental Control - Vital Records Department. Population projections calculated by the South Carolina Revenue and Fiscal Affairs Office, Health and Demographics Section

# Cost of Living

## COST OF LIVING INDEX Q1 2017 - Q1 2018

As part of the Greenville-Anderson-Mauldin, South Carolina Metro area, Oconee County maintains a low cost of living that falls under the national average. Maintaining a low cost of living is vital to retaining a high quality of life while also serving as an important element when attracting new businesses and residents.

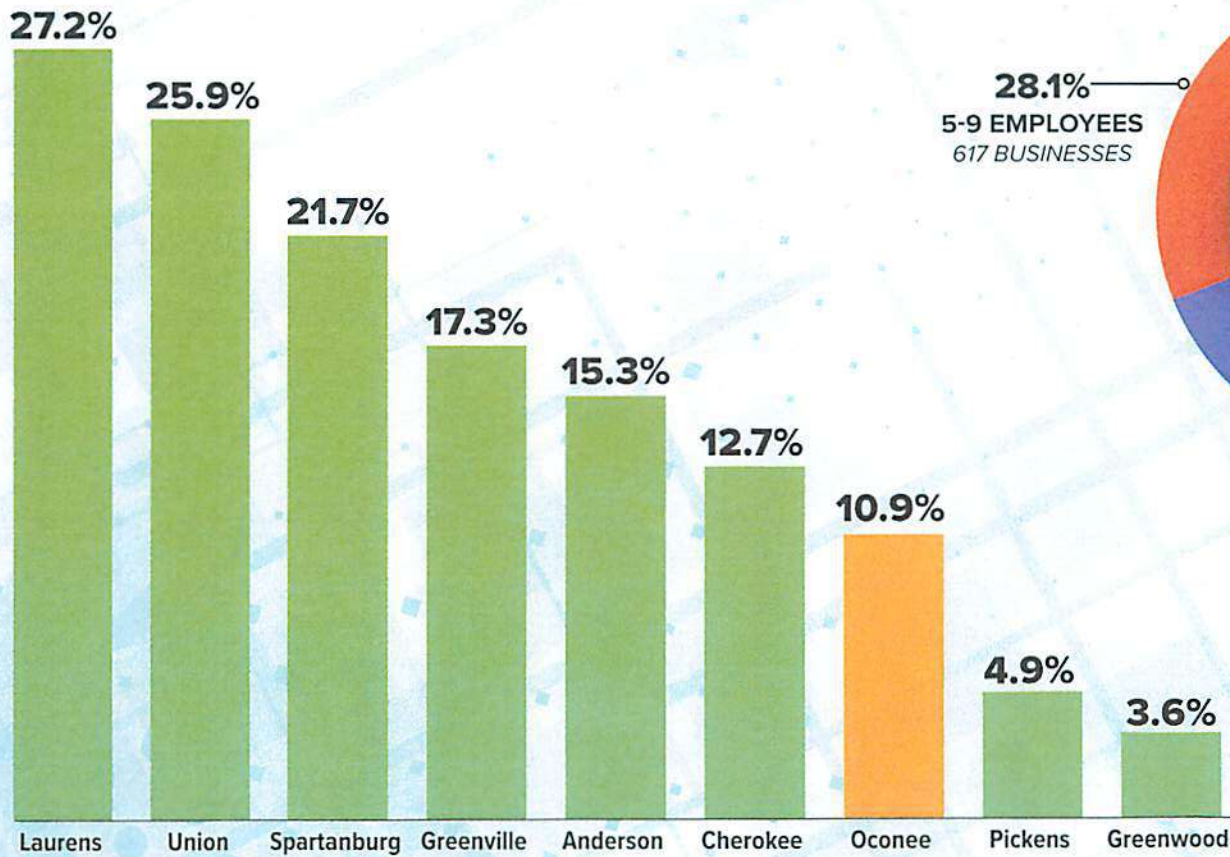


	100% Composite Index	 Grocery Items	 Housing	 Utilities	 Transportation	 Health Care	Misc. Goods and Services
Greenville, SC	94.3	99.6	77.1	97.0	94.2	106.6	103.9
Charleston-N Charleston, SC	104.6	100.6	96.8	126.7	93.8	105.1	108.8
Columbia, SC	97.7	106.4	76.5	123.5	91.8	93.9	106.2

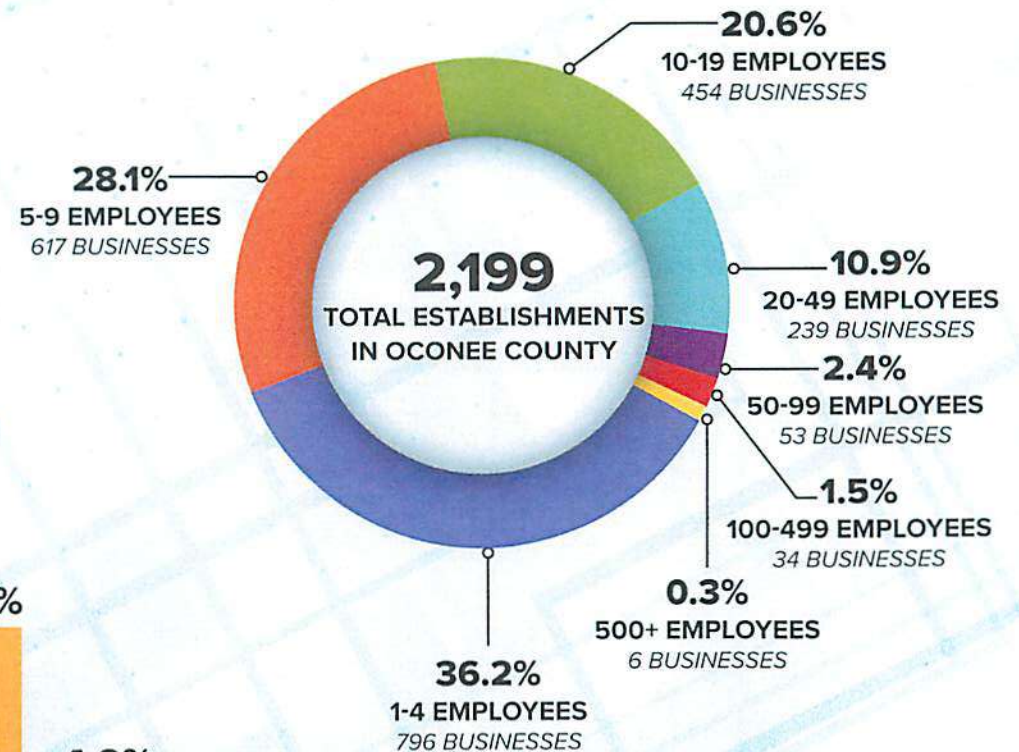
Note: The U.S. average would be a score of 100. Subsequently, numbers higher than 100 are higher than the national average.  
Source: C2ER

# Economy and Business

## REGIONAL JOB GROWTH BY COUNTY 2010-2018

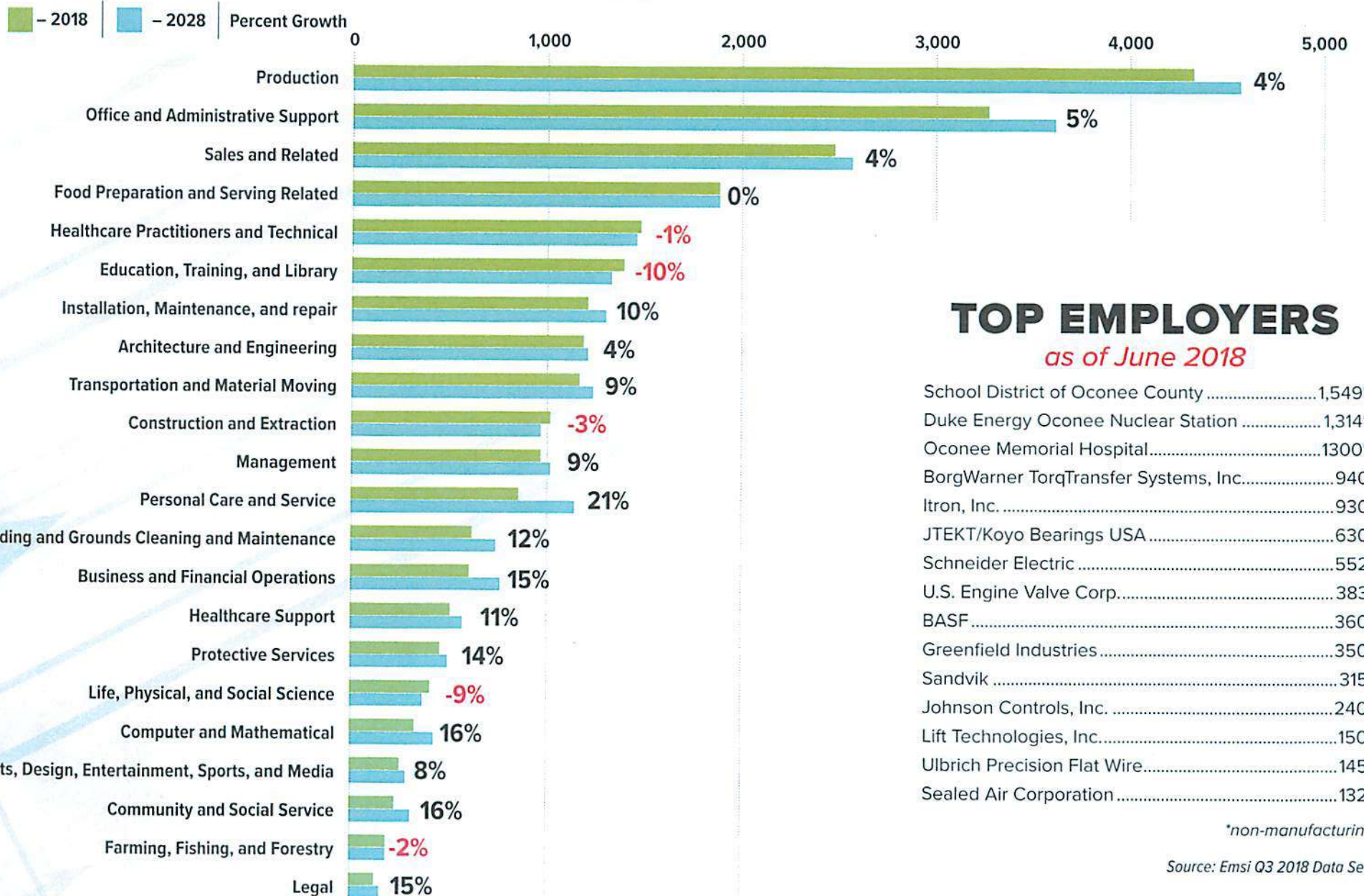


## ESTABLISHMENTS BY EMPLOYMENT



Source: Emsi Q3 2018 Data Set

# OCCUPATION GROWTH 2018-2028



## TOP EMPLOYERS

*as of June 2018*

School District of Oconee County .....	1,549*
Duke Energy Oconee Nuclear Station .....	1,314*
Oconee Memorial Hospital.....	1,300*
BorgWarner TorqTransfer Systems, Inc.....	940
Itron, Inc. ....	930
JTEKT/Koyo Bearings USA.....	630
Schneider Electric .....	552
U.S. Engine Valve Corp.....	383
BASF.....	360
Greenfield Industries.....	350
Sandvik .....	315
Johnson Controls, Inc. ....	240
Lift Technologies, Inc.....	150
Ulbrich Precision Flat Wire.....	145
Sealed Air Corporation .....	132

*\*non-manufacturing*

Source: Emsi Q3 2018 Data Set

# Agriculture and Tourism

884

Total Farms

2

USDA Certified Organic Farms

20+

Century Farms (100+ years old)



## Economic Impact



## Agriculture Ranking in State (by value of sales)



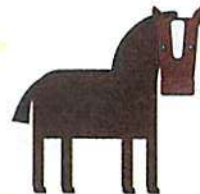
3

Aquaculture



3

Poultry and Eggs



6

Horses, Ponies, Mules, Burros, and Donkeys



8

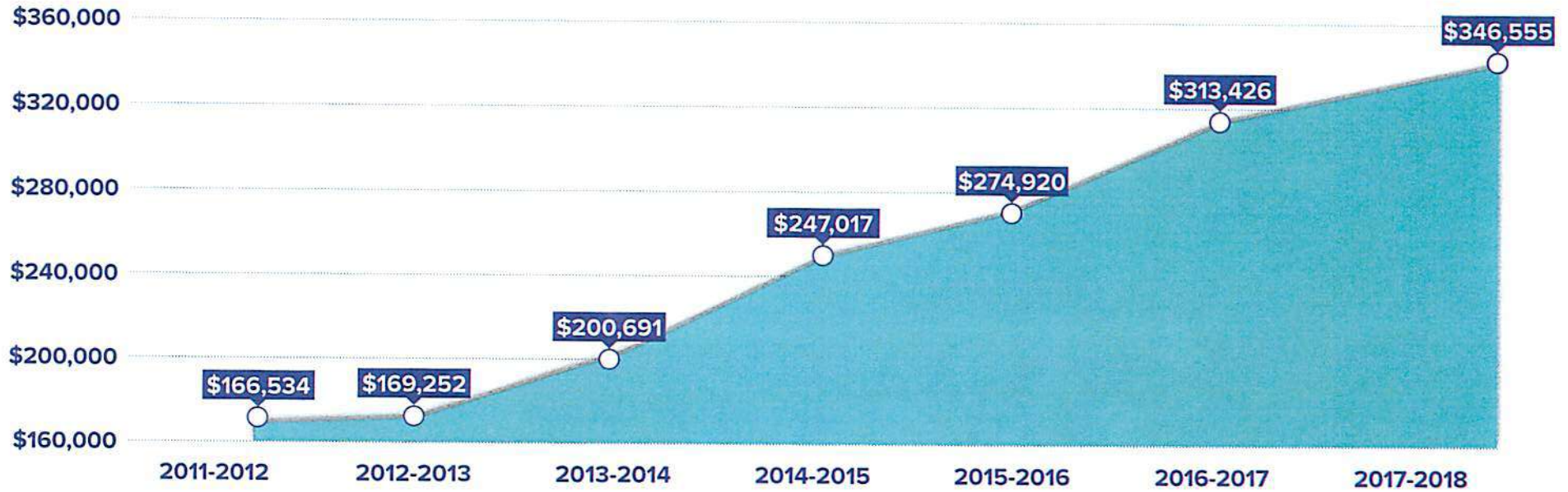
Sheep, Goats, Wool, Mohair, and Milk



10

Cattle and Calves

## Oconee County Local ATAX Collections



## State ATAX collections (FY2018 vs FY2017)

1st Quarter



2nd Quarter



3rd Quarter



4th Quarter

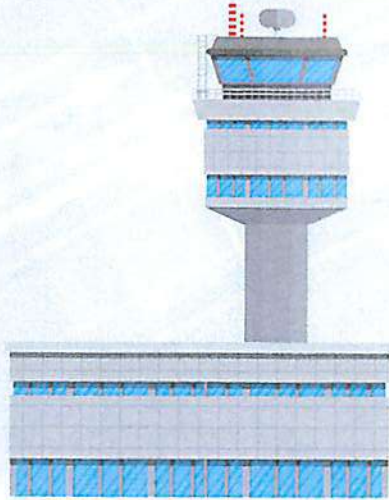


Year to Date



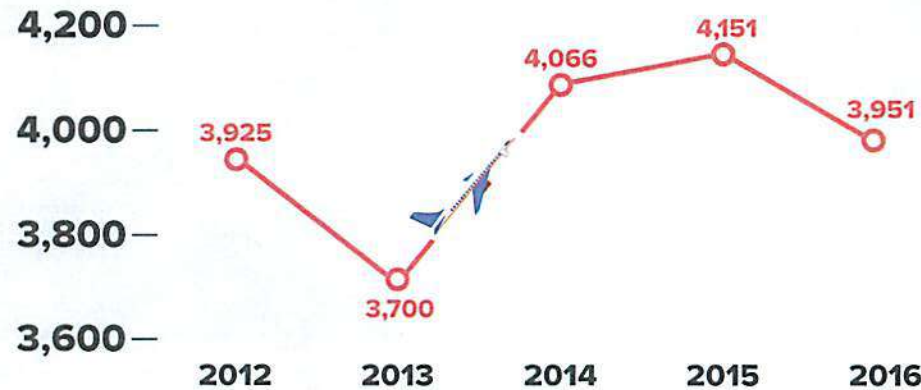
# Transportation

## OCONEE REGIONAL AIRPORT



Source: SC Aeronautics Commission

### Flight numbers

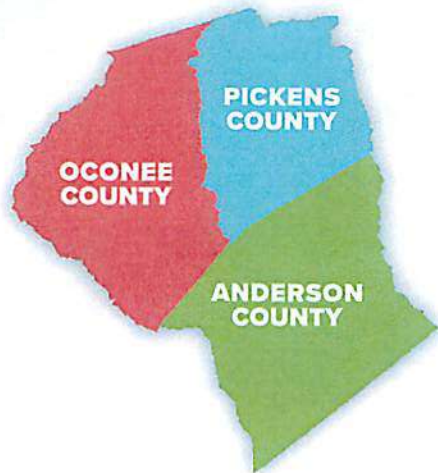


### Revenue

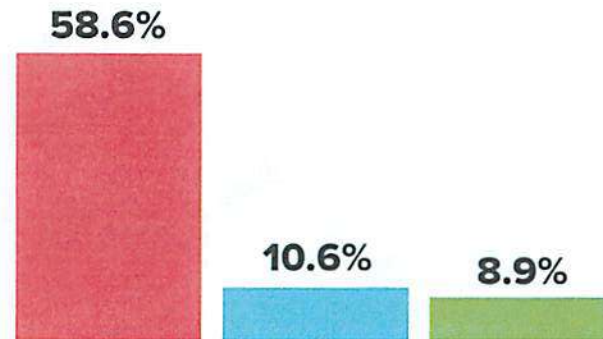


**14,086 VISITORS**

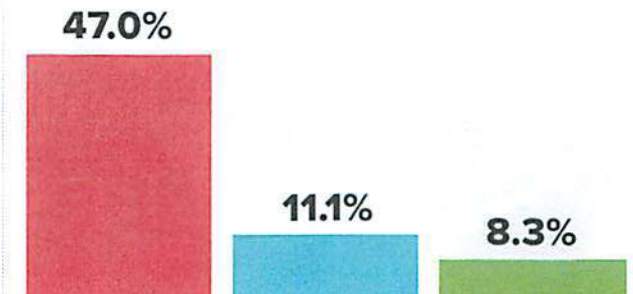
## COMMUTING PATTERNS



### Home Counties of Oconee County Workers



### Work Destinations of Oconee County Residents



Source: On the Map



# Residential Real Estate



## Annual Residential Building Permits

= 20 building permits



## Median Sale Prices = \$10,000

\$238,138



2016

\$260,941

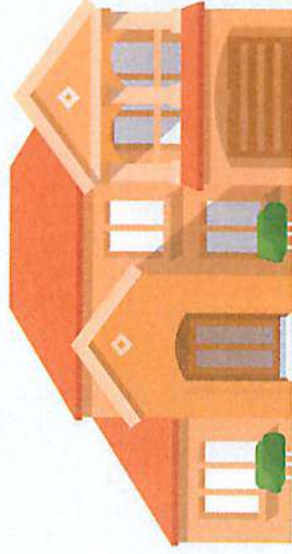


2017

\$273,087



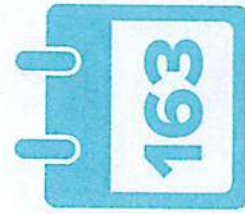
2018 YTD\*



## Average Days on Market 2017



2016



2017



2018 YTD\*

## Number of Homes Sold



2016



2017

\*2018 numbers represent market totals as of September 1, 2018  
Source: The Market Edge ([www.themarketedge.com](http://www.themarketedge.com))

# Education



## OCONEE COUNTY CLASS OF 2018

**\$27,849,500**

Scholarship dollars offered

**684**

Total graduates

**36**

Palmetto Fellows recipients

**339**

Life Scholarship recipients



## GRADUATION RATES



**81.5%**

**2015**

**84.1%**

**2016**

**85.0%**

**2017**

## END OF COURSE TESTS

### PERCENT OF TESTS WITH PASSING SCORES

	Our District	State
Algebra 1/Math for the Technologies 2	78.3	74.7
English 1	79.3	76.8
Biology 1/Applied Biology 2	81.4	73.7
US History and the Constitution	64.7	67.8

### AVERAGE ACT SCORE 2017

	District	State
Composite	17.9	17.7
English	17	17
Mathematics	17.8	17.8
Reading	18.2	18
Science	18.1	18.1

Source: Academic Dashboard: School District of Oconee County

# Signature Accomplishments

## Tri-County Technical College – Oconee Campus

The **Tri-County Technical College Oconee Workforce Campus** opened in August 2018 with nearly 200 enrolled students. The campus, located inside the Oconee Industry and Technology Park, will serve as a pathway for students to enter into manufacturing focused careers. The result, is a unique center for technical education, work-based learning, and economic development unseen anywhere thus far in the southeast. This is an innovative new model which has opened the doors for discussions on partnerships, operational pieces, and pathways that generate great success for students.

## Top 10 Economic Development Project in South Carolina

Driving South Carolina's Silver Shovel is largely the state's ever-growing automotive sector. With that, an Oconee County automotive expansion project landed among **South Carolina's top 10 economic development projects for 2017**. BorgWarner, Inc. ranked as the state's 9th top economic development project, with an announcement of 160 new jobs and \$71.9 million in capital investment.

## Destination Oconee

**Destination Oconee: Realizing the Future of Oconee County** is a tourism based economic development strategy designed to showcase and build upon the natural assets of Oconee County. The goal of **Destination Oconee** is to drive initiatives that enhance the local economic climate while continuing to make the area one of the leading tourism destinations in South Carolina. In September 2018, the first of 125 way-finding signs was installed to create more visible signage and improve the efficiency of travel throughout our county for both natives and visitors.

## NOW

**NOW, Nurturing Oconee's Workforce**, is a unique program designed to prepare Oconee students for tomorrow's jobs. The NOW program was created in partnership with the School District of Oconee County to ensure students enter the workforce ready and marketable to employers. In May 2018, the 18 students of the inaugural class of the NOW program graduated with an **employment advantage**, including industry exposure, and networking opportunities. Several students graduated with internships, part-time, or full-time employment with Oconee County's top manufacturing employers including: BorgWarner, ITT, I Tech South, Just Aircraft, Sandvik, Itron, and Koyo Bearings.

## Think Oconee

**Think Oconee**, a marketing campaign created to localize spending and deepen connections within the community has grown into a way of life. With thousands of people sharing the Think Oconee message, it has flourished into the unwritten motto of Oconee County, spreading its wings beyond local spending. Think Oconee launched its new website, thinkoconee.com, where people can connect with local business partners, keep up with community activities, find Think Oconee merchandise, discover Oconee adventure locations, and so much more. The website launch included a two minute video highlighting some of what Oconee has to offer for people of all ages and walks of life when it comes to thinking about home, growth, and adventure.

## Momentum Continuing on Recruitment Front

2018

**\$69.05 million**  
in investment

**123**  
jobs

2012-2018

**\$501.37 million**  
in capital investment

**1,591**  
jobs

**37**  
projects

# Oconee County Statement

The Oconee Economic Alliance created this report to inform the community, and those that wish to join it, of the state of the local economy. Oconee County has experienced tremendous success in recent years and this report acts as a snapshot, letting us know where we are and where we can continue to grow and improve in the years to come. The data that was used to create this analysis came from multiple sources and was the most recent available.

The Oconee Economic Alliance is behind Oconee County's efforts devoted to improving the quality of life for the county's citizens and building a robust and healthy economy that is both diversified and sustainable.

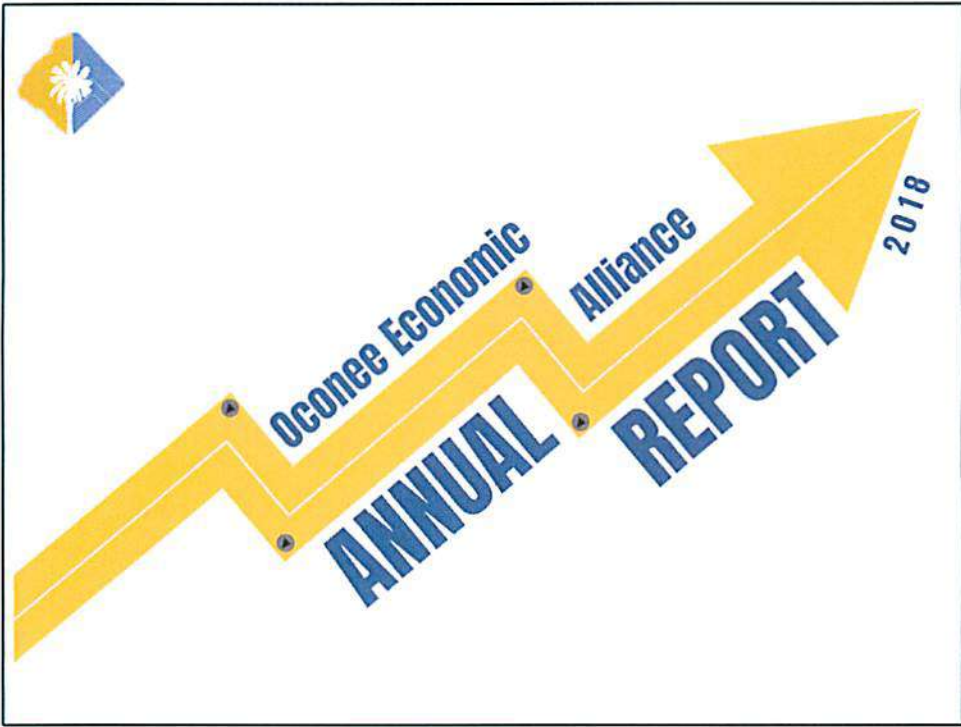
**For more information about the Oconee Economic Alliance, please visit [www.InvestOconeeSC.com](http://www.InvestOconeeSC.com) or call 864.638.4210**

## Member List

Advocates for Quality Development  
Agracel, Inc.  
American Services Inc.  
AT&T  
AWHS Architects  
BB&T  
Blue Ridge Bank  
Blue Ridge Electric Co-Op  
Bob Hill Realty  
Carlisle Associates  
City of Seneca  
City of Walhalla  
City of Westminster  
Community First Bank  
Countybank  
Davis & Floyd  
Denham-Blythe Co. Inc.  
Duke Energy  
ECS Southeast, LLP  
Edwards Auto Sales  
Edwards Construction Services, Inc.  
Evans General Contractors  
Field Insurance Agency, Inc.  
First Citizens Bank  
Fort Hill Natural Gas Authority

Friends of Lake Keowee-FOLKS  
Froehling & Robertson  
GEL Engineering, LLC  
Goldie Associates  
Goodwyn Mills & Cawood  
Harper Corporation General Contractors  
Haynsworth Sinkler Boyd, P.A.  
Hogan Construction Group  
Hosford International Inc.  
Human Technologies  
J&A International  
J. Davis Construction  
JET Commercial, LLC  
Keowee Key Property Owners' Association, Inc.  
LS3P  
Marlboro Development Team  
Mashburn Construction  
MB Kahn Construction  
MCA Architecture  
McCrary Construction - Greenville  
McMillan Pazdan Smith Architecture  
Morgan Insurance Agency - Furman Insurance  
Nova Engineering & Environmental, LLC  
Oconee County  
Oconee Joint Regional Sewer Authority

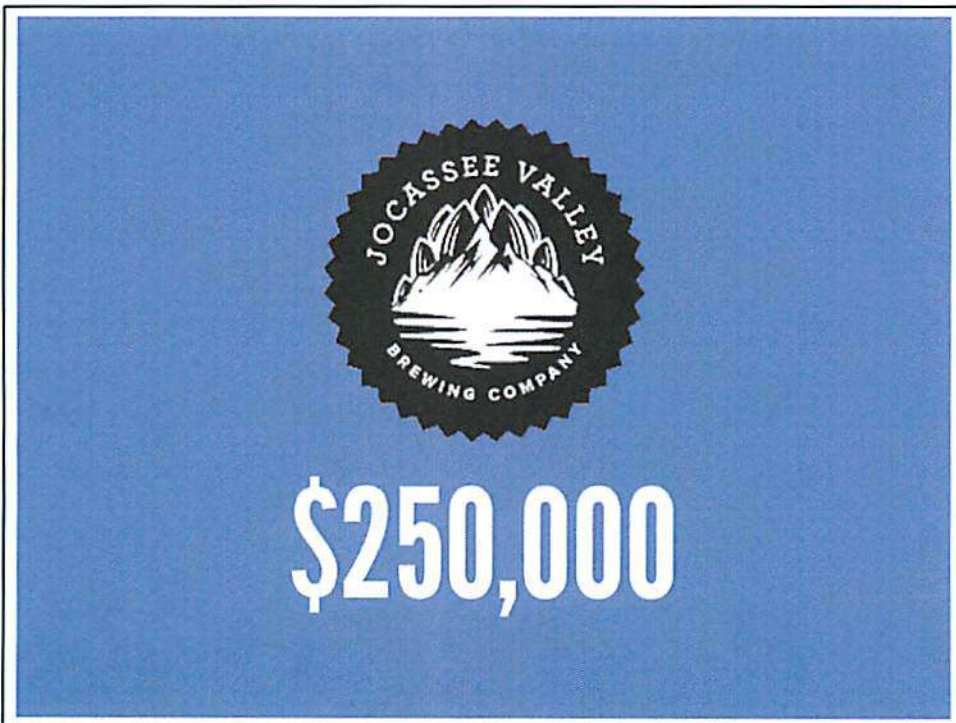
Oconee Memorial Hospital  
O'Neal, Inc.  
Pattillo Construction Corporation  
Phillips Staffing  
Print It!  
Roebuck Buildings  
RSCT architecture + design  
S&ME  
School District of Oconee County  
Seamon Whiteside & Assoc.  
South State Bank  
Stancij, Cooley, Estep, & Stamey, LLP  
SynTerra Corporation  
TD Bank  
Technology Solutions  
Terracon Consultants, Inc.  
The Abernathy  
Thomas & Hutton Engineering  
Thrift Brothers, Inc.  
Thrift Development Corp.  
THS Constructors, Inc.  
Trehel Corporation  
Tri-County Technical College  
Wells Fargo



**75** **TOTAL INVESTORS**











KEOWEE BREWING  
COMPANY

**\$600,000**



**RBC**  
AeroStructures™

**\$3.8 MILLION**  
**22 JOBS**



**JTEKT**

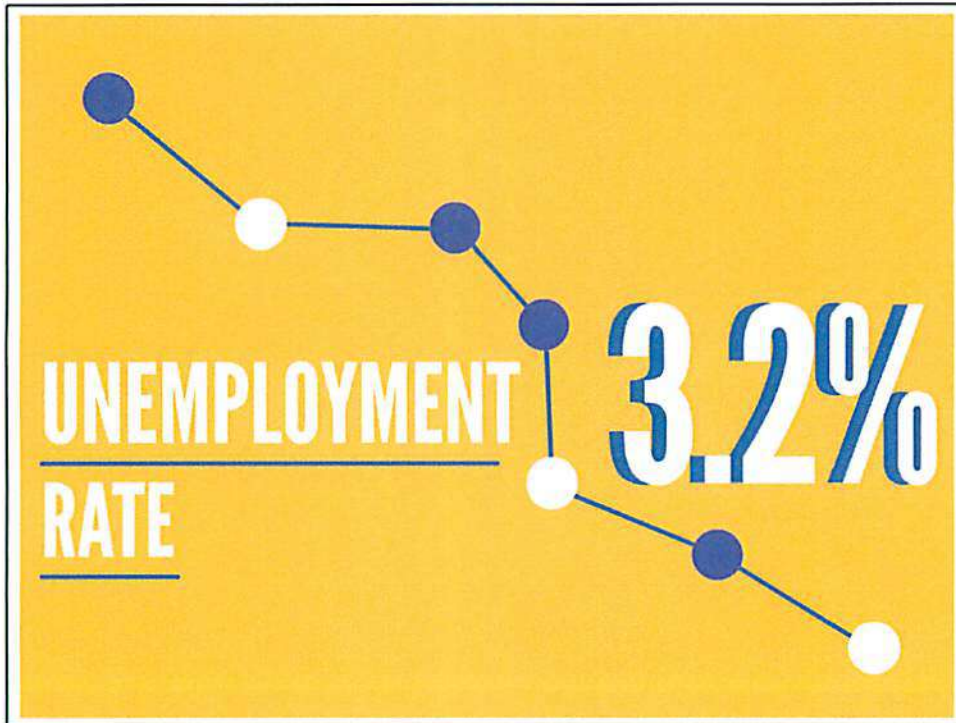
**Koyo** | **TOYODA**

**\$19.4 MILLION**  
**56 JOBS**



**LAKESIDE  
LODGE**  
CLEMSON

**\$45 MILLION**



**WORKFORCE DEVELOPMENT INITIATIVES**


Oconee County's

**NOW**

PROGRAM



**TriCounty**  
TECHNICAL COLLEGE

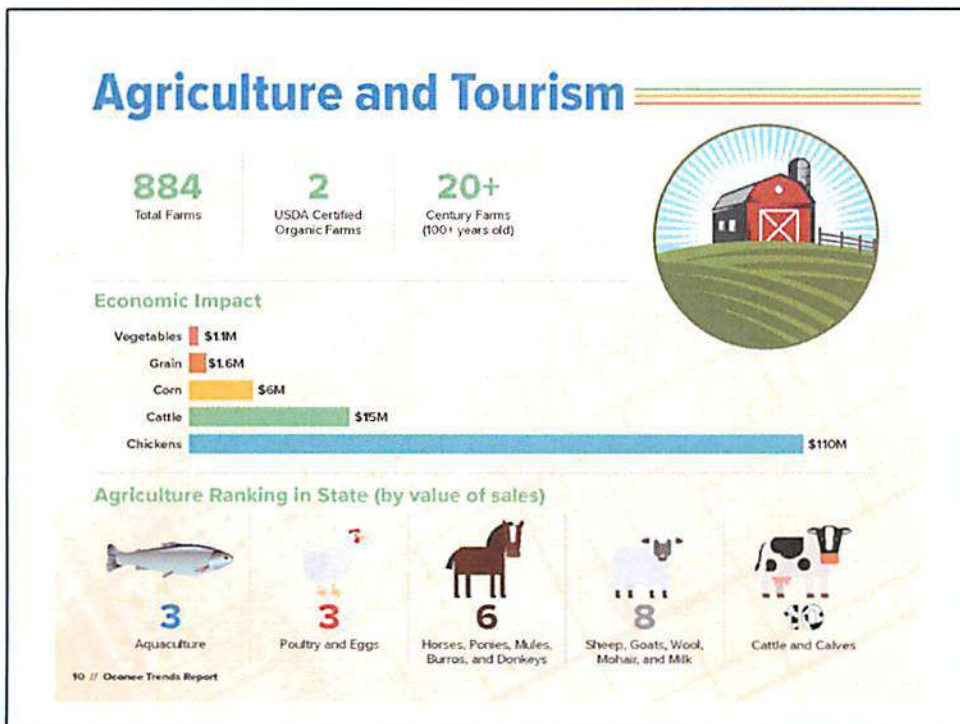
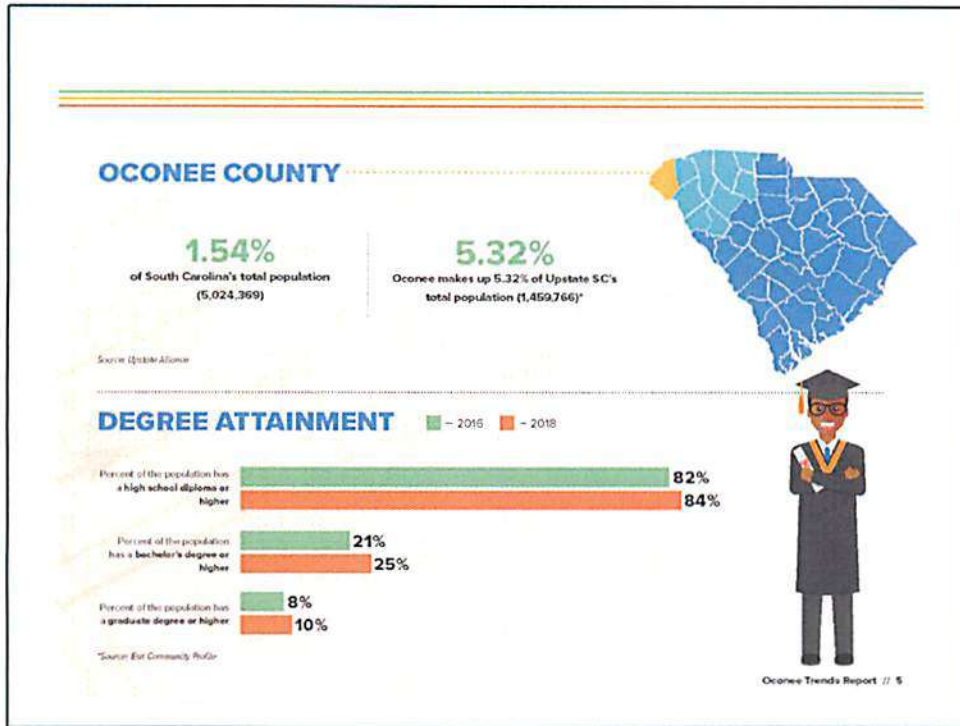


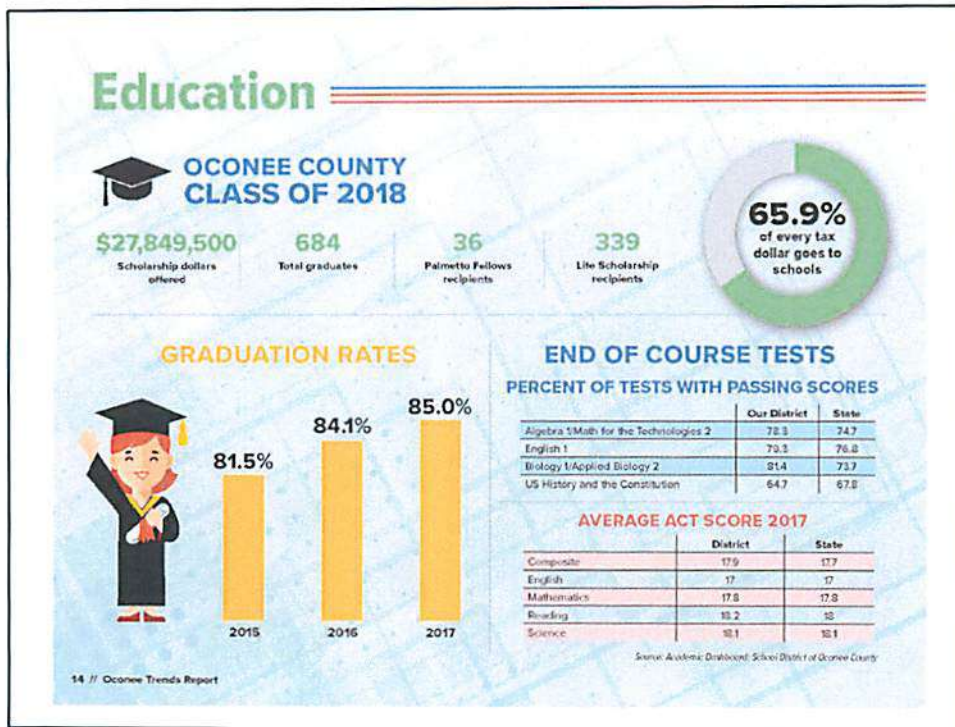
Oconee Economic Alliance  
SOUTH CAROLINA

**OCCONEE  
COUNTY**

**TRENDS  
REPORT 2018**

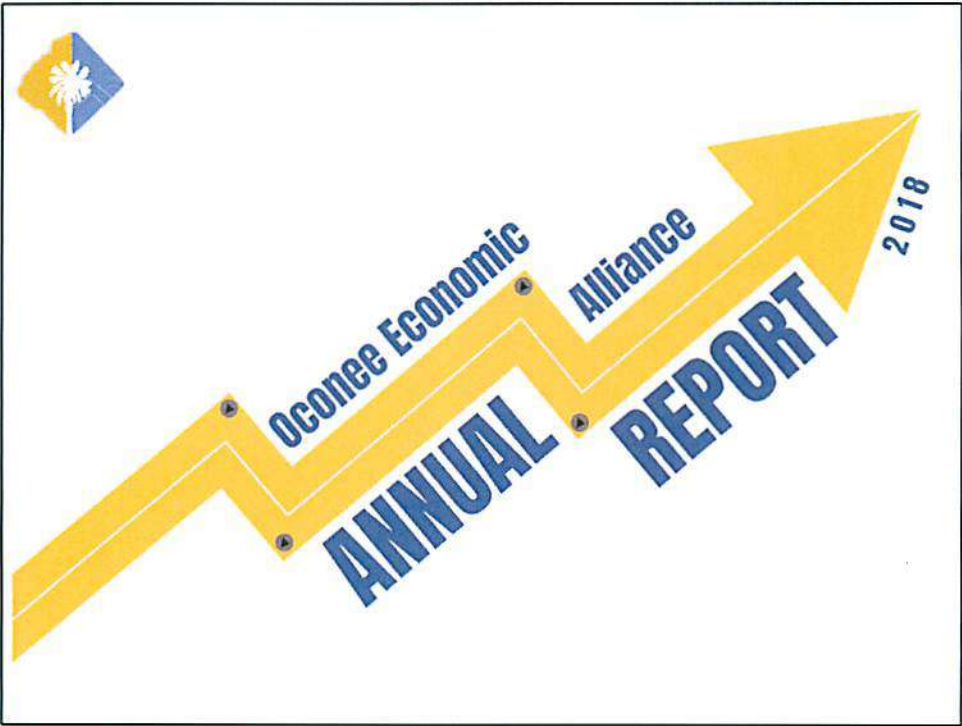
Demographics | Cost of Living | Agriculture and Tourism | Economy and Business  
Transportation | Residential Real Estate | Education





# DESTINATION OCONEE







# THE JOURNAL

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**DO OR DIE**  
*Lions travel to Greer with Upper State crown on the line. C1*

**RUSSIA INVESTIGATION:** *Trump's ex-lawyer admits lies about real estate deal. B1*  
**TUBA GIN:** *Upstate jazz band set to perform at Westminster Music Centre tonight. D1*

## Expert: entrepreneurship 'a community sport'

BY RILEY MORNINGSTAR  
THE JOURNAL

WALHALLA — An officer of a nonprofit, multi-billion-dollar endowment from the Midwest stopped at the Oconee Business Center in Walhalla on Thursday to take a tour of its business incubator for local entrepreneurs.

"It seems like there's a groundswell of energy supporting entrepreneurship across the state," Kauffman Foundation senior program

officer in ecosystem development Andy Stoll said. "I would encourage everyone to double down on that activity. It truly comes down to entrepreneurship is a community sport, that it takes all of us to support and encourage entrepreneurs. There seems to be a groundswell, and I don't want to lose that momentum away — that would be my takeaway."

The Kauffman Foundation was founded in 1966 by Ewing Marion Kauffman, who in addition to his nonprofit

work is also the namesake of the Kansas City Royals' stadium.

"He deeply believed that the people who do the work should get paid," Stoll said. "Our foundation is his legacy, and we work to support education in Kansas City and in entrepreneurship nationally. We spend a lot of time thinking of how you can foster a community that can support and encourage entrepreneurs."

Visiting the Upstate this week, Stoll made the trek

from Greenville to the business incubator in Walhalla.

"What's great about this region is that you actually have a center," he told three of the tenants located in the incubator. "What we think a lot about are the things needed in a community to support entrepreneurship, because entrepreneurs can live anywhere. I always say that geography doesn't have a monopoly on good ideas, and what I mean by that is that not

SEE EXPERT, PAGE A5



REX BROWN | THE JOURNAL

Entrepreneurship expert Andy Stoll of the Kauffman Foundation speaks with a group of people involved with the Oconee Business Center incubation program in Walhalla on Thursday.

## EXPERT: 'Not all the smart people live in Silicon Valley,' Stoll said

FROM PAGE A1

all the smart people live in Silicon Valley, New York and Boston. They live in Wichita, rural South Carolina and upstate Maine."

Oconee Economic Alliance director of small business development Dave Eldridge helped orchestrate Stoll's visit.

"This is one of the largest private foundations

Eldridge said. "They have a \$2 billion net worth and they're from Kansas City. When he retired, he set up this foundation to work on two different types of projects in the United States.

"One is projects that are improving education, and the other is development of entrepreneurship, and that's why one of his executives has been in the Upstate for the last two

go to incubators of different types. We're in a rural county, and he wanted to come somewhere that it was more rural."

The incubator program is something that will eventually allow entrepreneurs to "hatch" into the economy, according to Eldridge.

"Oconee County saw the vision for what we were doing, so they let us use this building, and

in for a very cheap rate and follow the business incubator for three to four years," he said. "They get internet, they get fax, they get conference rooms and office space. Hopefully by the end of three years they have 'hatched' from the incubator economy and can go into the local economy. We've had probably six different businesses graduate and move out to the local economy."

One of the tenants at the business incubator was grateful for the program.

"I think we'd be graduating from the facility in two years," Dana Todd of Vermon NDT said. "They let people stay here for three years, but I expect it'll be two years and we'll grow out of the space. The program is really good."

Prior to meeting with Stoll, Eldridge estimated that 200 jobs could be

credited to the incubator.

"I'm looking forward to exposing him to what we're doing here on a small budget," he said. "We've created, probably, in Oconee County over the last three years, over 200 jobs that weren't here before. We can range anywhere from four to 10 businesses at any time. We're currently at six."