



**MINUTES**  
**PLANNING & ECONOMIC DEVELOPMENT**  
**COMMITTEE MEETING**  
**July 21, 2020**

**COMMITTEE MEMBERS**

Mr. Paul Cain, Chairman, District III  
Mr. Julian Davis, District IV  
Mr. John Elliott, District I

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, as well as County Administrator Amanda F. Brock, County Attorney David Root [via FaceTime], & Clerk to Council, Katie D. Smith, present.

**STAFF PRESENT:** Mr. Howard Frady, Building Codes Director  
Mr. Adam Chapman, Planning Director  
Ms. Annie Caggiano, Economic Alliance Director

**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.oconeesc.com/council](http://www.oconeesc.com/council)]. In addition, it was made available [upon request] to the newspapers, radio stations, television stations and concerned citizens.

Members of the press present: Jerry Edwards & Caitlin Herrington / Daily Journal

**Call to Order:**

Mr. Cain called the meeting to order at 5:10 p.m.

**Approval of Minutes:**

Mr. Elliott made a motion, seconded by Mr. Davis, approved 3 – 0, to approve the minutes from the March 3, 2020 meeting as presented.

**Discussion Items**

Lengthy discussion followed regarding the topics indicated below, with various opinions expressed, to include but not limited to:

**Overview of Building Permit Statistics January through July 2020**

Mr. Howard Frady, Building Codes Director, addressed the Committee utilizing a PowerPoint presentation entitled “Planning & Economic Development Committee Meeting” [copy filed with these minutes] and gave a brief overview of the Community Development Department. He noted they have had some tough days between the Coronavirus pandemic and the tornado but have had support from County Council as well as Ms. Brock, County Administrator. He noted that during the turmoil of the tornado, it was a very stressful time but staff worked very hard to restore power. He further noted the permits and inspections are up and have been short-staffed but have hired a new inspector. He wrapped up the discussion by expressing his appreciation of the support his office has been given.

**The Committee took no action on this matter at this time.**

A video recording of this meeting is available at [www.oconeesc.com](http://www.oconeesc.com). Meetings have been live-streamed beginning January 17, 2017. Brought to you by Your Oconee.

### Update on Residential Developments January through July 2020 – Mr. Adam Chapman

Mr. Adam Chapman, Planning Director, addressed the Committee utilizing a PowerPoint presentation entitled “Planning & Economic Development Committee Meeting” [copy filed with backup materials] and gave a brief update regarding residential developments and growth over time. Outside of new addresses, he is in conversations with multiple developers for approximately two hundred to 250 new parcels of property in the County and subdivisions and noted his office is very busy.

**The Committee took no action on this matter at this time.**

### Discuss process of building code adoption and related issues – Mr. Root

Mr. Root addressed the Committee regarding the manner in which the County has historically adopted the building codes. In 2013, he noted an Ordinance was put in place that adopted the current code. He noted there are mandatory codes, discretionary codes, international building codes, international resident codes, etc. He noted the way the ordinance reads, any amendments to those codes as they are approved by the building code council are essentially automatically adopted by the County but request that the Ordinance be changed.

**Mr. Davis made a motion, seconded by Mr. Elliott, approved 3 – 0, to direct the County Attorney to present to full Council a revised building code adoption ordinance that adopts the building code in effect.**

### Economic Development Activity

Ms. Annie Caggiano, Economic Alliance Director, addressed the Committee utilizing a PowerPoint presentation entitled “Planning & Economic Development Committee Meeting” [copy filed with backup materials] and gave a brief presentation.

**The Committee took no action on this matter at this time.**

### Discussion regarding Opportunity Zone Prospectus – Funding and Letter of Support – Ms. Annie Caggiano

Ms. Annie Caggiano, Economic Alliance Director, addressed the Committee utilizing a PowerPoint presentation entitled “Planning & Economic Development Committee Meeting” [copy filed with backup materials] and noted at the last meeting, she spoke about opportunity zones and applying for a grant through Department of Commerce to develop a prospectus and noted that grant was released in May. She noted they met with the Department of Commerce and got details about what they needed to do and received their list of vendors that have been used by other counties and did not see anyone on their list that would be a good match for Oconee County. She noted they reached out to a couple of different vendors and propose selecting Brains on Fire to develop this marketing piece [copy filed with backup materials].

Discussion continued to include:

- Staff is capable of completing instead of hiring outside firm because information is already there
- Would not match the level of document or marketing materials that Brains on Fire would develop
- Requesting \$25,000 for Brains on Fire for 20-page brochure with reimbursable up to 25% of total cost

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- If completed in-house, the first priority is projects that come in and this would be put on the backburner

Mr. Elliott made a motion, seconded by Mr. Cain, to approve to move forward with the prospectus project design with Brains on Fire.

Discussion continued to include:

- If the prospectus project design does not get approved, OEA will take in-house but will take a back seat to when things from the industrial perspective or projects come in because that is the first priority
- Make best efforts to complete quickly but there is no guarantee that it will be completed within the 30 days and would not have professional photography
- Give staff the advantage to focus on what needs to be focused on in Oconee County

Regarding the previous motion made by Mr. Elliott, seconded by Mr. Cain, it was approved 2 – 1 [Mr. Davis opposed] to approve to move forward with the prospectus project design with Brains on Fire.

**Adjourn:**

Mr. Davis made a motion, approved unanimously, to adjourn the meeting at 5:55 p.m.

Respectfully Submitted:

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Katie D. Smith  
Clerk to Council