

LIMITED IN-PERSON ATTENDANCE PERMITTED

Due to the Novel Coronavirus pandemic and the ongoing state of emergency, in-person attendance at this Council meeting by members of the general public will be limited. Attendance will be limited to twenty percent of the stated maximum occupancy, which equates to thirty-four (34) persons (including Council members, other elected officials, and staff). Attendees will be required to sit in designated seats, appropriately spaced. In-person attendance will be allowed on a "first-come" basis.

Additionally, to ensure the meeting otherwise remains open to the public, we will continue to broadcast it live on the County's YouTube channel, which can be found via the County's website at Oconeesc.com. Further, the public may call in and listen by dialing **888-475-4499 OR 877-853-5257** and entering meeting ID # **833 7475 4036**. And, individuals parked in close proximity to Council Chambers may listen to the meeting on FM 92.3.



PLANNING & ECONOMIC DEVELOPMENT COMMITTEE MEETING AGENDA

**March 16, 2021
5:00 P.M.**

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

- 1. Call to Order**
- 2. Approval of Minutes**
 - December 15, 2020
- 3. Discussion Items** *[to include Vote and/or Action on matters brought up for discussion, if required]*
 - Update of Mill Hill Opportunity Zone Community Based Visioning and Charrette – Clemson University
 - Discussion regarding Bailey Bill Overview – Ms. Annie Caggiano
- 4. Adjourn**

COMMITTEE MEMBERS

Mr. Cain, Chair, District III
Mr. Elliott, District I
Mr. Davis, III, District IV

OCONEE CODE OF ORDINANCES

Sec. 2-61. - Access to and conduct at county meetings, facilities and property.

(a) *Purpose.* The county council has determined that it is necessary to regulate access to county facilities, grounds and property in order to ensure the safety and security of the public who visit these areas or the county employees who serve them. The conduct of persons who visit county facilities and/or who have contact with county employees must also be regulated to preserve public order, peace and safety. The regulation of access and conduct must be balanced with the right of the public to have reasonable access to public facilities and to receive friendly, professional service from county employees. These regulations apply to all county facilities and meetings, as defined below, for and over which county council exercises control and regulation, and to the extent, only, not preempted by state or federal law.

(b) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Facility means any building, structure, or real property owned, leased, rented, operated or occupied by the county or one of its departments, offices or agencies.

Meeting means any assemblage of persons for the purpose of conducting county governmental business, operations or functions or any assemblage of persons within a county governmental facility. The term "meeting" includes, but is not limited to, county council meetings, county board and committee and staff meetings, trials, hearings and other proceedings conducted in the courts of general sessions and common pleas, family court, master-in-equity, probate court and magistrate's court; and other meetings by entities duly authorized by the county council.

(c) *Prohibited acts.* It shall be unlawful for any person to:

- (1) Utter loud, obscene, profane, threatening, disruptive or abusive language or to engage in any disorderly or disruptive conduct that impedes, disrupts or disturbs the orderly proceedings of any meeting, or operations of any department or function of the county government, including, without limitation, speaking when not explicitly recognized and authorized to do so by the presiding official in such meeting.
- (2) Bring, carry, or otherwise introduce any firearm, knife with blade longer than two inches or other dangerous weapon, concealed or not concealed, into any facility or meeting. This prohibition does not apply to law enforcement personnel or any other person whose official, governmental duties require them to carry such firearm, knife, or other weapon.
- (3) Engage in partisan political activity, including speech, in any meeting not authorized and called for the purpose of partisan political activity and explicitly authorized for such purpose in the facility in which such activity is to be conducted, or refusing to cease such activity when the presiding official of the meeting in question has ruled that the activity in question is partisan political activity and has directed that such activity stop.
- (4) Interfere with, impede, hinder or obstruct any county governmental official or employee in the performance of his duties, whether or not on county government property.
- (5) Enter any area of a county government facility, grounds or property when such entry is prohibited by signs, or obstructed or enclosed by gates, fencing or other physical barriers. Such areas include rooms if clearly marked with signs to prohibit unauthorized entry.
- (6) Enter by vehicle any area of a county governmental facility, grounds or property when such area is prohibited by signs or markings or are obstructed by physical barriers; or park a vehicle in such restricted areas; or park in a manner to block, partially block or impede the passage of traffic in driveways; or park within 15 feet of a fire hydrant or in a fire zone; or park in any area not designated as a parking space; or park in a handicapped parking space without proper placarding or license plate; or park in a reserved parking space without authorization.

- (7) Use any county governmental facility, grounds or other property for any purpose not authorized by law or expressly permitted by officials responsible for the premises.
 - (8) Enter without authorization or permission or refuse to leave any county governmental facility, grounds or other property after hours of operation.
 - (9) Obstruct or impede passage within a building, grounds or other property of any county governmental facility.
 - (10) Enter, without legal cause or good excuse, a county governmental facility, grounds or property after having been warned not to do so; or, having entered such property, fail and refuse without legal cause or good excuse to leave immediately upon being ordered or requested to do so by an official, employee, agent or representative responsible for premises.
 - (11) Damage, deface, injure or attempt to damage, deface or injure a county governmental property, whether real property or otherwise.
 - (12) Enter or attempt to enter any restricted or nonpublic ingress point or any restricted access area, or bypass or attempt to bypass the designated public entrance or security checkpoint of a facility without authorization or permission.
 - (13) Perform any act which circumvents, disables or interferes with or attempts to circumvent, disable or interfere with a facility's security system, alarm system, camera system, door lock or other intrusion prevention or detection device. This includes, without limitation, opening, blocking open, or otherwise disabling an alarmed or locked door or other opening that would allow the entry of an unauthorized person into a facility or restricted access area of the facility.
 - (14) Exit or attempt to exit a facility through an unauthorized egress point or alarmed door.
- (d) *Penalty for violation of section.* Any person violating the provisions of this section shall be deemed guilty of a misdemeanor and, upon conviction, shall be punished in accordance with section 1-7. In addition, vehicles that are improperly parked on any county property, facility, or other premises may be towed at the owner's expense.

(Ord. No. 2003-04, §§ 1—4, 4-15-2003; Ord. No. 2012-06, § 1, 4-3-2012)

Oconee County Council

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

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John Elliott
Chairman
District I

Matthew Durham
District II

Paul A. Cain
Vice Chairman
District III

Julian Davis, III
Chairman Pro Tem
District IV

J. Glenn Hart
District V



The Oconee County Council will meet in 2021 on the first and third Tuesday of each month with the following exceptions:

- April, July, & August meetings, which will be **only** on the third Tuesday of each of the three months;
- December meeting, which will be **only** the first Tuesday of the month.

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 beginning at 9:00 a.m. on Friday, February 19, 2021 in Council Chambers to establish short and long term goals.

Oconee County Council will also meet on Tuesday, January 4, 2022 in Council Chambers at which point they will establish their 2022 Council and Committee meeting schedules.

Oconee County Council will also hold a Budget workshop on Friday, March 19, 2021 in Council Chambers.

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

Oconee County Council Committees will meet in 2021 prior to County Council meetings on the following dates/times in Council Chambers located at 415 South Pine Street, Walhalla, South Carolina unless otherwise advertised.

The Law Enforcement, Public Safety, Health, & Welfare Committee at 4:30 p.m. on the following dates: February 16, April 20, July 20, & September 21, 2021.

The Transportation Committee at 4:30 p.m. on the following dates: February 16, April 20, July 20, & September 21, 2021.

The Real Estate, Facilities, & Land Management Committee at 4:30 p.m. on the following dates: March 16, May 18, August 17, & October 19, 2021.

The Planning & Economic Development Committee at 4:30 p.m. on the following dates: March 16, May 18, August 17, & October 19, 2021.

The Budget, Finance, & Administration Committee at 9:00 a.m. on the following dates: February 19 [Strategic Planning Retreat] & March 19 [Budget Workshop] and 5:00 p.m. on the following dates: April 13 & May 4, 2021.

FRIDAY, JANUARY 8, 2021

Public Notice

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PUBLISHER'S AFFIDAVIT

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE

OCONEE COUNTY COUNCIL

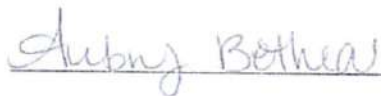
IN RE:

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 01/08/2021 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
01/08/2021



Aubry Bethea

Aubry Bethea
Notary Public
State of South Carolina
My Commission Expires November 20, 2030



Katie Smith

From: Katie Smith
Sent: Wednesday, March 10, 2021 11:20 AM
To: 'classadmgr@upstatetoday.com'
Subject: RE: Classified Ad# 32097 Confirmation

Looks good; thanks!

Katie D. Smith
Clerk to Council
415 South Pine Street
Walhalla, SC 29691
864-718-1023
864-718-1024 [fax]

CONFIDENTIALITY NOTICE: All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA).

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From: classadmgr@upstatetoday.com [mailto:classadmgr@upstatetoday.com]
Sent: Wednesday, March 10, 2021 11:12 AM
To: Katie Smith <ksmith@oconeesc.com>
Subject: Classified Ad# 32097 Confirmation

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Good Morning! Please see attached for your public notice legal ad. Would you please review and confirm the billing information, the ad context and the run date. Thanks! Aubry Bethea

Oconee Publishing

dba THE JOURNAL

Classified Advertising

**OCONEE COUNTY COUNCIL
415 S PINE ST
WALHALLA, SC 29691**

**Acct#:63488
Ad#:32097
Phone#:864-718-1023
Date:03/10/2021**

Salesperson: ABETHEA Classification: Legals Ad Size: 1.0 x 1.10

Advertisement Information:

Description	Start	Stop	Ins.	Cost/Day	Total
The Journal	03/11/2021	03/11/2021	1	16.26	16.26

Payment Information:

**Date: Order# Type
03/10/2021 32097 BILLED ACCOUNT**

Total Amount: 16.26

Amount Due: 16.26

Comments: EMail sent by "ABETHEA" 03/10/2021 10:46am Good Morning! Please see attached for your public notice legal ad. Would you please review and confirm the billing information, the ad context and the run date. Thanks! Aubry Bethea

Attention: Please return the top portion of this invoice with your payment including account and ad number.

Ad Copy

Public Notice

The Real Estate, Facilities, & Land Management Committee meeting scheduled for Tuesday, March 16, 2021 has been postponed until Tuesday, May 18, 2021 at 4:30 p.m. AND the Planning & Economic Development Committee meeting scheduled for Tuesday, March 16, 2021 has been moved from 4:30 p.m. to 5:00 p.m.



PLANNING & ECONOMIC DEVELOPMENT COMMITTEE MEETING

Bailey Bill Discussion

March 16, 2021

Bailey Bill

- Allows local governments to offer a property tax abatement to encourage the rehabilitation of historic properties and or low to moderate income properties.
- For a period of no more than 20 years, the local government can lock in a special property tax assessment based on the property's fair market value prior to rehabilitation.



Bailey Bill: Historic Properties

Eligible for certification if:

- The property has a historic designation, meaning the owner of the property applies for and is granted historic designation by the county governing body for the purpose of the special property tax assessment based on one or more of the following reasons:





Bailey Bill: Historic Properties

- The property is listed in the National Register of Historic Places;
- The property is designated as a historic property by the county governing body based upon criteria established by the county governing body and is at least fifty years old;
OR
- The property is at least fifty years old and is located in a historic district designated by the county governing body at any location within the geographical area of the county.





Bailey Bill: Low to Moderate Income Rental Property

Eligible for certification if:

- The property provides accommodations under the Section 8 OR
- In the case of income-producing real property, the expenditures for rehabilitation exceed the appraised value of the property; and
- If the housing rehabilitation is located in an area designated by the local government as a Low and Moderate Housing Rehabilitation District





Ordinance defining parameters

- What historic structures qualify
- Do low to moderate income rentals qualify
- Minimum threshold invested to qualify
- What is a qualified rehabilitation expenditure
- Who certifies compliance of the rehabilitation project
- How long the special assessment will be offered





Bailey Bill Alternatives

- Historic Commercial: Multi County Industrial Park & Special Source Revenue Credit
- Historic Residential: No local equivalent, national programs
- Low to Moderate Income Rental: No local equivalent, national programs

