

Planning, Zoning, and Code Enforcement

2022 Overview and Update

August 16, 2022

Planning & Economic Development Committee

The IPMC Does Not Cover:

- Any properties within the municipal boundaries of Salem, Seneca, Walhalla, Westminster, and West Union
- Covenants and restrictions
- Noise complaints
- Animal complaints
- Suspicion of illegal activity
- Suspicion of improper septic installation
- Property line disputes

Enforced Under Zoning

- Setback compliance
- Silt fence installation and maintenance
- Breach of the vegetative buffer

Sheriff's Department

- Code Enforcement works with the Sheriff when they are available, typically 2-4 times per month
- Enforces citizens who have entered premises after warning (placard)
- Arrests individual for trespassing
- Many locations are unsafe and the Sheriff is able to provide safety and security

Code Enforcement Process

- Written complaint is filed with Planning Office
- Complaint location is confirmed and entered into Citizen Serve
- Code Enforcement Officer visits property and identifies violations, if any
- Notice of Violation is mailed to property owner
- Progress is monitored
- If no progress, Uniform Ordinance Summons can be issued.

Case Load – March 15, 2022 to Present

- Closed

- 6 closed

- 123 closed cases since 6/1/2021
- 10 structures placarded
- Average time to close a case is 6 months

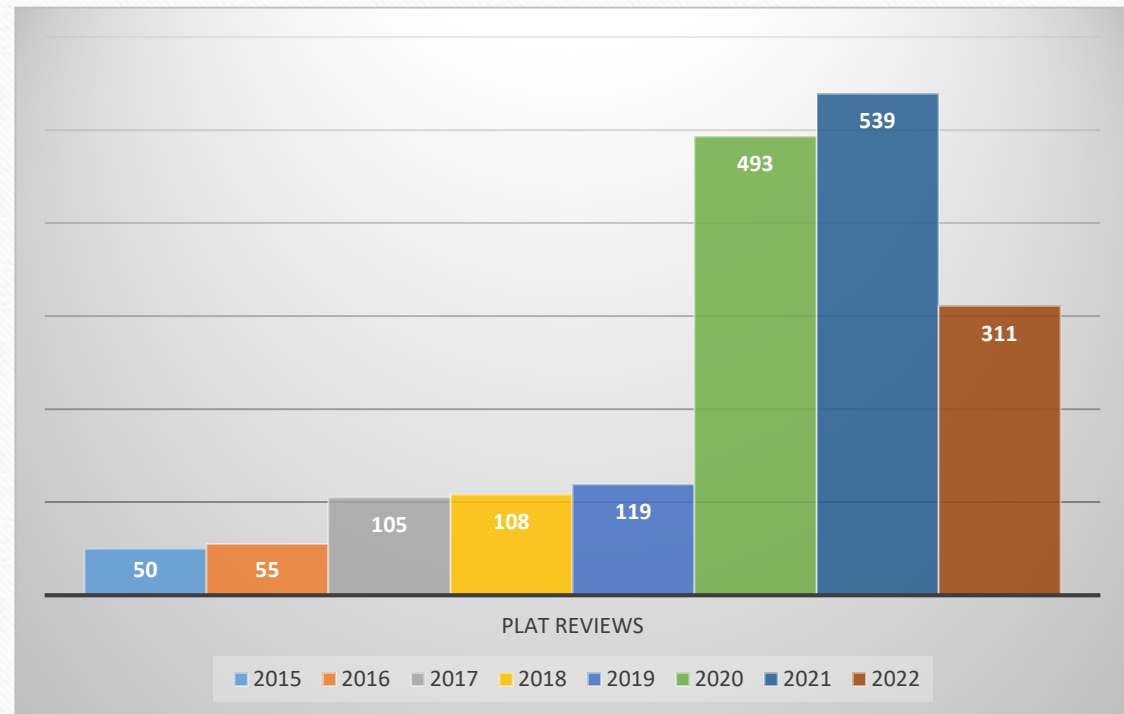
- Open

- 60 new cases

- 144 total open cases

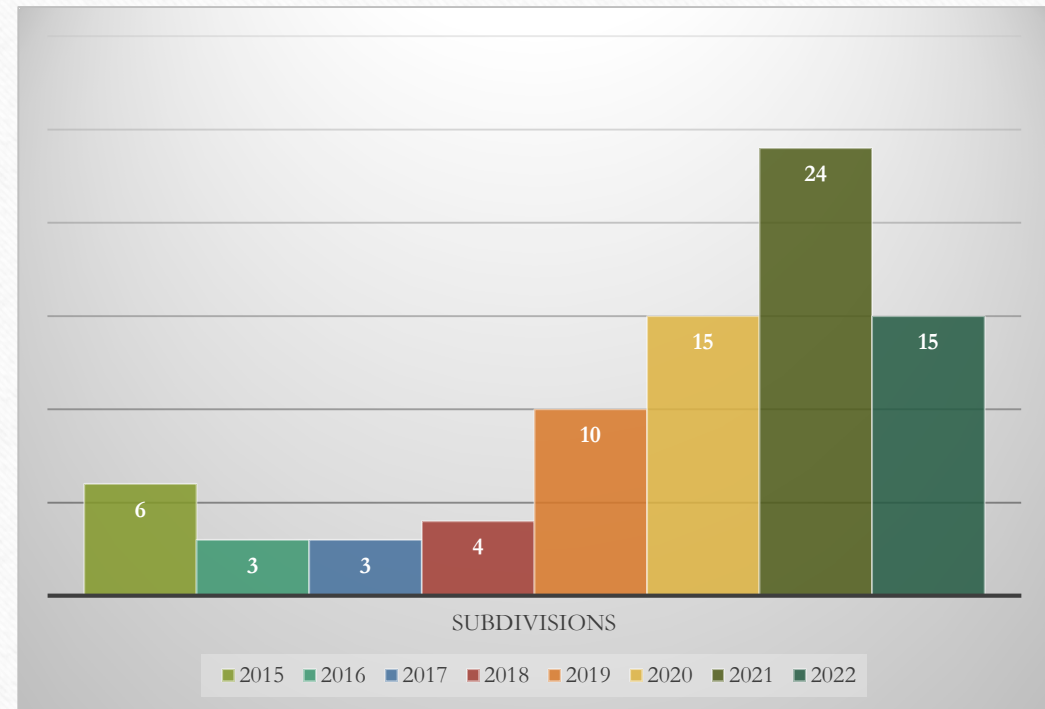
PLAT REVIEWS

Year	Plat Reviews
2015	50
2016	55
2017	105
2018	108
2019	119
2020	493
2021	539
2022	311

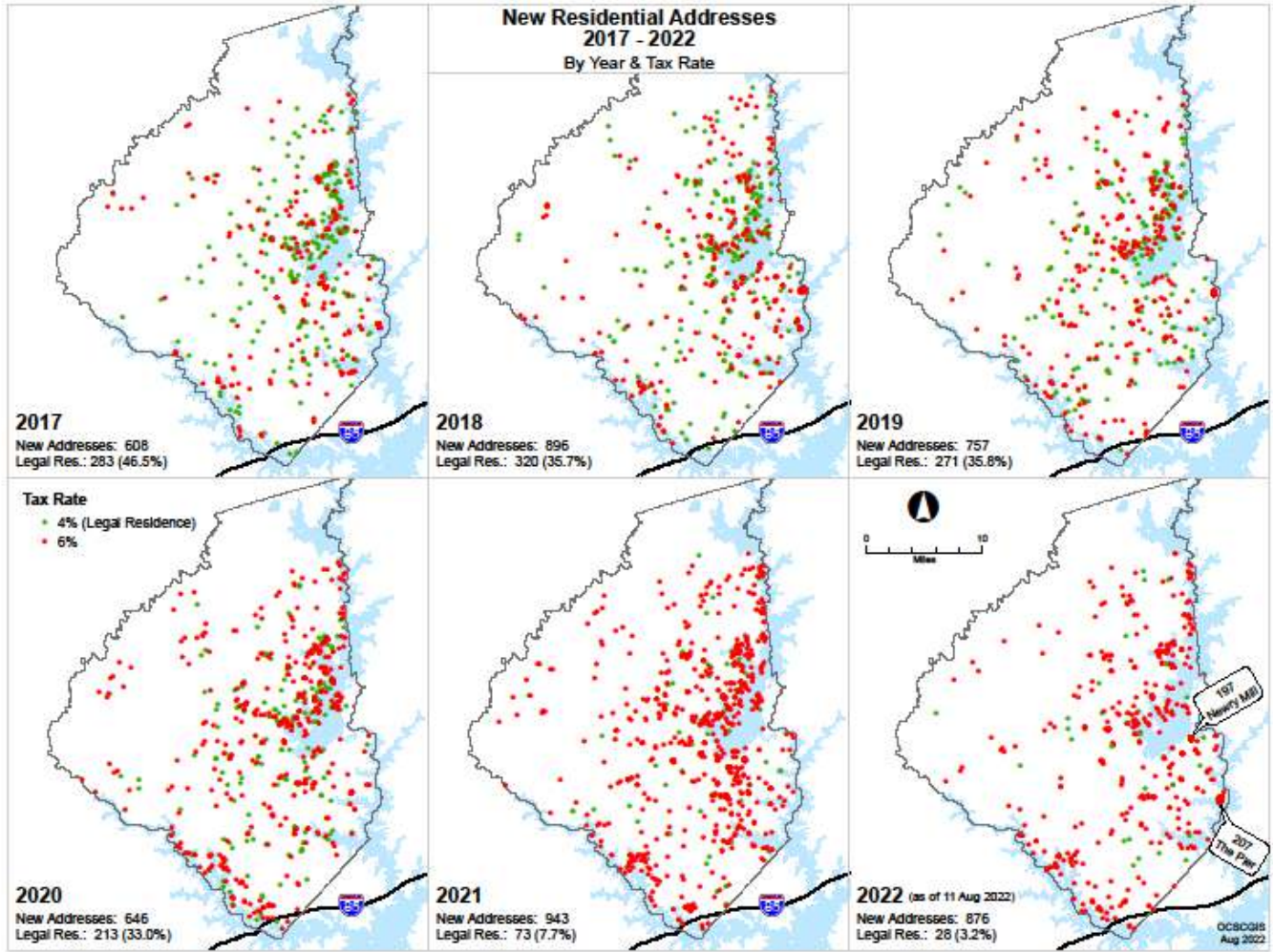


SUBDIVISION APPLICATIONS

YEAR	SUBDIVISIONS
2015	6
2016	3
2017	3
2018	4
2019	10
2020	15
2021	24
2022	15



**New Residential Addresses
2017 - 2022**
By Year & Tax Rate





OCONEE ECONOMIC ALLIANCE

OCONEE COUNTY, SOUTH CAROLINA, USA

Oconee County Department of Economic Development County Council Economic Development Committee Report August 16, 2022

BUSINESS ATTRACTION

Leads and Projects: January 1, 2022 to August 16, 2022

- 47 Leads
 - ✓ *1st Quarter: 17*
 - ✓ *2nd Quarter: 19*
 - ✓ *3rd Quarter: 11*
- Of the 47 leads, we were able to submit responses for 34 of them
- The 13 leads we did not respond too were seeking existing buildings only, which Oconee County does not have
- Out of the 34 leads, six converted to projects and visited Oconee County. Out of these six, we've had multiple visits from two of them
- Ground breaking held for CurTec on June 28th
- Ground breaking for Ruby Slipper on August 23rd at 9:30 a.m. at OITP

Sites Submitted

- Seneca Rail Park: 6
- Oconee Industry and Technology Park: 7
- Golden Corner Commerce Park: 21

BUSINESS RETENTION AND EXPANSION (BRE)

The Oconee Economic Alliance has engaged 7 existing businesses since June 1st

- BASF (Plant Visit)
- BorgWarner (Plant Visit)
- Fast Fetch (Plant Visit)
- Horton (Plant Visit)
- Parkway (Zoom Call)
- RBC Aerostructures (Plant Visit)
- Sandvik (Plant Visit)

OPERATIONS AND PROJECTS

Staff

- Tyler James expanded role as Existing Industry and Project Manager
- Jacob Queen hired as Marketing and Office Manager

Industrial Product Development

- Golden Corner Commerce Park Site Work

Workforce Development

- 2022 Oconee County Job Fair
- AOP Showcase

Marketing

- Upstate Alliance Marketing Missions
- OEA Videos
- Fall Golf Tournament
- Social Media
- Coffee Time Radio Appearances

Strategic Plan

- Update 2013 Strategic Plan

PUBLISHER'S AFFIDAVIT

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE

OCONEE COUNTY COUNCIL

IN RE: Oconee County 2022 Meetings

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 01/08/2022 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
01/08/2022



Jessica Wells
Notary Public
State of South Carolina
My Commission Expires November 13, 2030



Jessica Lee Wells
NOTARY PUBLIC
State of South Carolina
My Commission Expires
November 13, 2030

ROOM FOR RENT

to Clemson Univ. student.
14 miles (20) minutes from campus, this semester. WIFI, fridge, microwave, washer, dryer, den, Dish TV, downstairs. I'm retired, I live upstairs, my greatroom and BR, and kitchen are there. I only come downstairs to wash cloths. Fully furnished. Very nice safe neighborhood. No lease required. Prefer female or grad student.
\$600 bucks.
864-710-1704.

REAL ESTATE SALES

HOUSES

PUBLISHERS NOTICE

ALL real estate advertising in this newspaper is subject to Federal Fair Housing Act of 1968 which makes it illegal to advertise "any preference, limitations or discrimination" based on race, color, religion, sex, handicap, familial status or national origin, or intention to make any such preference, limitation or discrimination." This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis.

ANNOUNCEMENTS

ANNOUNCEMENTS

BATHROOM RENOVATIONS

Easy, One Day Updates!
We specialize in fast bathing. Grab bars, no slip flooring & seated showers.
Call for a free in-home consultation:
844-524-2197

DENTAL INSURANCE from Physicians Mutual Insurance Company. Coverage for 350 plus procedures. Real dental insurance- NOT just a discount plan. Do not wait! Call now! Get your FREE Dental Information Kit with all the details!
1-855-397-7030
www.dental50plus.com/60
#6258

DONATE YOUR CAR TO KIDS.

Your donation helps fund the search for missing children. Accepting Trucks, Motorcycles & RV's, too! Fast Free Pickup - Running or Not - 24 Hour Response - No Title Tax Donation - **Call (888) 515-3810**

Classifieds Work

complex in the Seneca area. If you are looking for a great place to live, Springbrook is the place! We would love to show you around. Credit and background check required. Units designed for persons with disabilities subject to availability. Rental assistance available. Come visit us at **115 Dalton Rd. or call (864) 882-5932 or TDD# (800) 735-2905** for more info. Equal Housing Opportunity. Managed by Partnership Property Management, an equal opportunity provider and employer. **Apply TODAY!**

WESTMINSTER EAST APTS:

NOW AVAILABLE!! Large 1BR & 2BR energy-efficient apartment homes, cable-ready, water included in rent. Credit and background check required. Section 8 welcome. Units designed for persons with disabilities and/or rental assistance subject to availability. Located at **100 Sunshine Circle in Westminster.**
Call **(864) 647-8093** or **TDD#: (800)735-2905** for more info. Equal Housing Opportunity. Managed by Partnership Property Management, an equal opportunity provider and employer. **Apply TODAY!**

SALES & SERVICES

AUCTIONS

ADVERTISE YOUR AUCTION...
in 99 S.C. newspapers for only \$375. Your 25-word classified will reach more than 2.1 million readers.

Call **Randall Savelly** at the S.C. Newspaper Network. 1-800-421-1014

REAL ESTATE SALES

BUSINESS PROPERTY

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- 16. October 17, 2022
- 17. November 7, 2022
- 18. November 21, 2022
- 19. December 5, 2022
- 20. December 19, 2022
- 21. January 16, 2023

The Oconee County Council will meet in 2022 at 6 p.m. on the first and third Tuesday of each month with the following exceptions:
July & August meetings, which will be only on the third Tuesday of each of these 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 18, 2022 in Council Chambers to establish short and long term goals.

Oconee County Council will also meet on Tuesday, January 3, 2023 in Council Chambers at which point they will establish their 2023 Council and Committee meeting schedules.

Oconee County Council will also hold a Budget workshop on Friday, March 18, 2022 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 2022 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 15, April 5, July 19, & September 20, 2022.

The Transportation Committee at 4:30 p.m. on the following dates: February 15, April 19 [4:00 p.m.], July 19, & September 20, 2022.

The Real Estate, Facilities, & Land Management Committee at 4:30 p.m. on the following dates: March 15, May 17, August 16, & October 18, 2022.

The Planning & Economic Development Committee at 4:30 p.m. on the following dates: March 15, May 17, August 16, & October 18, 2022.

The Budget, Finance, & Administration Committee at 9:00 a.m. on the following dates: February 18 [Strategic Planning Retreat] & March 18 [Budget Workshop] and 4:30 p.m. on the following dates: March 1, April 19, & May 3, 2022.

U-STOR-IT

Mini Warehouse
Inside • Outside • No Cameras
Fenced • Not Gated • Lighted
Old Clemson Hwy.
654-1000

Oconee County Council

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

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

E-mail:
jennifercadams@oconeesc.com

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



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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 pre-empted 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.