

PUBLISHER'S AFFIDAVIT

STATE OF SOUTH CAROLINA COUNTY OF OCONEE

OCONEE COUNTY COUNCIL

IN RE: Council 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 01/06/2023 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
01/06/2023



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

LEGAL S

The Oconee County Council will meet in 2023 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 24, 2023 in Council Chambers to establish short and long term goals. Oconee County Council will also meet on Tuesday, January 2, 2024 in Council Chambers at which point they will establish their 2024 Council and Committee meeting schedules.

Oconee County Council will also hold a Budget workshop on Friday, March 24, 2023 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 2023 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



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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
District I

Matthew Durham
Chairman
District II

Don Mize
Vice Chairman
District III

Julian Davis, III
District IV

J. Glenn Hart
Chairman Pro Tem
District V



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The Law Enforcement, Public Safety, Health, & Welfare Committee at 4:30 p.m. on the following dates: February 21, May 16, July 18, & September 19, 2023.

The Transportation Committee at 4:30 p.m. on the following dates: February 21, May 16, July 18, & September 19, 2023.

The Real Estate, Facilities, & Land Management Committee at 4:30 p.m. on the following dates: March 21, June 6, August 15, & October 17, 2023.

The Planning & Economic Development Committee at 4:30 p.m. on the following dates: March 21, June 6, August 15, & October 17, 2023.

The Budget, Finance, & Administration Committee at 9:00 a.m. on the following dates: February 24 [Strategic Planning Retreat] & March 24 [Budget Workshop] and 4:30 p.m. on the following dates: March 7, April 18, & May 2, 2023.

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)

LEGALS

NOTICE OF CLERK OF COURT SALE CIVIL ACTION NO. 2022CP-070086

BY VIRTUE OF A DECREE of the Court of Common Pleas for Oconee County, South Carolina, heretofore issued in the case of MidFirst Bank, against Sandra Gail McAnister, et al., the Clerk of Court for Oconee County, or his/her agent, will sell on June 5, 2023, at 11:00 A.M., at Oconee County Courthouse, 205 West Main Street, Walhalla, South Carolina, to the highest bidder...

TMS No. 263-00-01-065 Property Address: 1303 West Freeman Road, Westminster, South Carolina, SC 29693

This being the same property conveyed to Sandra Gail McAnister and Heather A. Teasley by deed of Jimmie L. Frazier, Jr. dated May 9, 2016, recorded in the Office of the Registrar of Deeds for Oconee County, May 11, 2016, in Deed Book 2180 at Page 109.

TERMS OF SALE: FOR CASH. The Clerk of Court will require a deposit of 5% of the bid amount in cash or certified funds, which is to be applied on the purchase price upon compliance with the bid. Interest on the balance of the bid at 3.875% shall be paid to the day of compliance...

Should Plaintiff, Plaintiff's attorney, or Plaintiff's agent fail to appear on the day of sale, the property shall not be sold, but shall be re-advertised and sold at some convenient sales day thereafter when Plaintiff, Plaintiff's attorney, or Plaintiff's agent is present.

The sale shall be subject to taxes and assessments, existing easements and easements and restrictions of record.

Any sale pursuant to this order is without warranty of any kind. Neither Plaintiff nor Court warrant title to any third-party purchaser. All third-party purchasers are made parties to this action and are deemed to have notice of all matters disclosed by the public record, including the status of title.

Clerk of Court for Oconee County FINKEL LAW FIRM LLC Attorneys for Plaintiff Post Office Box 71727 North Charleston, South Carolina 29415 (843) 577-5400

CLERK OF COURT NOTICE OF SALE 2022-CP-07-00782

BY VIRTUE OF A decree heretofore granted in the case of Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Seasoned Credit Risk Transfer Trust, Series 2016-1 vs. Philip

Stilwell a/k/a Philip Clayton Stilwell, individually, as Legal Heir or Devisee of The Estate of David Stilwell a/k/a Brenda G. Stilwell a/k/a Brenda Gaye Stilwell a/k/a Brenda Gaye Whitten Stilwell a/k/a Brenda Gaye Whitten a/k/a Brenda Gaye Densby Stilwell, Deceased, et al., the undersigned Melissa C. Burton, Clerk of Court for Oconee County, will sell on Monday, June 5, 2023 at 11:00 AM, at the County Courthouse 205 West Main Street, Walhalla, SC 29691. The property to be sold to the highest bidder...

This conveyance is further made subject to any covenants and restrictions, easements, and agreements as recorded in the records of Oconee County, South Carolina, and all easements and/or rights-of-way as may appear on the premises...

This being the same property conveyed to William M. Stilwell and Brenda G. Stilwell by deed of John P. Garbreath dated April 20, 2000 and recorded April 24, 2000 in Book 1063 at Page 302 in the Office of the Clerk of Court/Registrar of Deeds for Oconee County...

Should Plaintiff, Plaintiff's attorney, or Plaintiff's agent fail to appear on the day of sale, the property shall not be sold, but shall be re-advertised and sold at some convenient sales day thereafter when Plaintiff, Plaintiff's attorney, or Plaintiff's agent is present.

TMS No. 324-00-01-069 Property address: 215 Green Meadows Drive, Westminster, SC 29693

The Court in its Decree has further made its finding that this mortgage was intended to and specifically secures and collateralizes that certain Mobile Home permanently affixed to the above-described real estate in the mortgage being foreclosed and is further provided under the laws of the State of South Carolina.

the same being more particularly described as follows: 1999 Sunstate/Realtree Manufactured Home, Serial No. PSH-20A-1271A/B, with any fixtures.

TERMS OF SALE: The successful bidder, other than the Plaintiff will deposit with the Clerk of Court, at conclusion of the bidding, five percent (5%) of said bid is due and payable immediately upon closing of the bidding, in certified funds or equivalent, as evidence of good faith...

This being the same property conveyed to William M. Stilwell and Brenda G. Stilwell by deed of John P. Garbreath dated April 20, 2000 and recorded April 24, 2000 in Book 1063 at Page 302 in the Office of the Clerk of Court/Registrar of Deeds for Oconee County...

The Plaintiff may waive any of its rights, including its right to a deficiency judgment, prior to sale. The successful bidder will be required to pay interest on the balance of the bid from the date of sale to date of compliance with the bid at the rate of 6.875% per annum.

Should Plaintiff, Plaintiff's attorney, or Plaintiff's agent fail to appear on the day of sale, the property shall not be sold, but shall be re-advertised and sold at some convenient sales day thereafter when Plaintiff, Plaintiff's attorney, or Plaintiff's agent is present.

bidding agent is present at the sale and either Plaintiff's attorney or Plaintiff's bidding agent enters the authorized bid of Plaintiff for the captioned matter. In the alternative, Plaintiff's counsel, if permitted by the Court, may execute the Court directly of its authorized bidding instructions...

Melissa C. Burton Clerk of Court for Oconee County Scott and Corey, P.A. Attorney for Plaintiff

NOTICE OF APPLICATION Notice is hereby given that the Walhalla Outdoor Center intends to apply to the South Carolina Department of Revenue for a license and/or permit that will allow the sale and/or premises consumption of beer and wine at 851-A Chattahoochee Ridge Rd. Mountain Heat, SC 29664.

Mail protests to SCODR, ABL, Section, PO Box 125, Columbia, SC 29214-0097 or email to ABL@dor.sc.gov

The Oconee County Real Estate, Facilities, and Land Management Committee meeting, scheduled for Tuesday, June 6, 2023 at 4:30pm has been CANCELLED.

The Oconee County Planning and Economic Development Committee meeting, scheduled for 4:30pm on Tuesday, June 6, 2023 has been rescheduled to start at 5pm on Tuesday, June 6, 2023 in Oconee County Council Chambers

located at 415 S. Pine Street, Walhalla, SC

The Oconee County Council will hold a Special Meeting at 8am on Friday, June 23, 2023 in Oconee County Council Chambers located at 415 S. Pine St., Walhalla, SC

There will be a public hearing held at 8pm on Tuesday, June 20, 2023 in Oconee County Council Chambers located at 415 S. Pine St., Walhalla, SC for the following:

ORDINANCE 2023-02 AN ORDINANCE TO ESTABLISH THE BUDGET FOR THE SCHOOL DISTRICT OF OCONEE COUNTY AND TO PROVIDE FOR THE LEVY OF TAXES FOR THE OPERATIONS OF THE SCHOOL DISTRICT OF OCONEE COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1, 2023 AND ENDING JUNE 30, 2024

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THE JOURNAL You deliver. We deliver. CARRIERS NEEDED The Journal has excellent opportunities to EARN EXTRA MONEY! Deliver newspapers to homes in Oconee County and the Clemson area. Reliable transportation is a must.

Eagles Nest REALTY Individual Office Spaces Available AS LOW AS \$350 PER MONTH! Various Sizes Available All Ground Floor Offices Alarm System, Internet and Utilities Included Call 864-882-3272 to schedule an immediate showing!

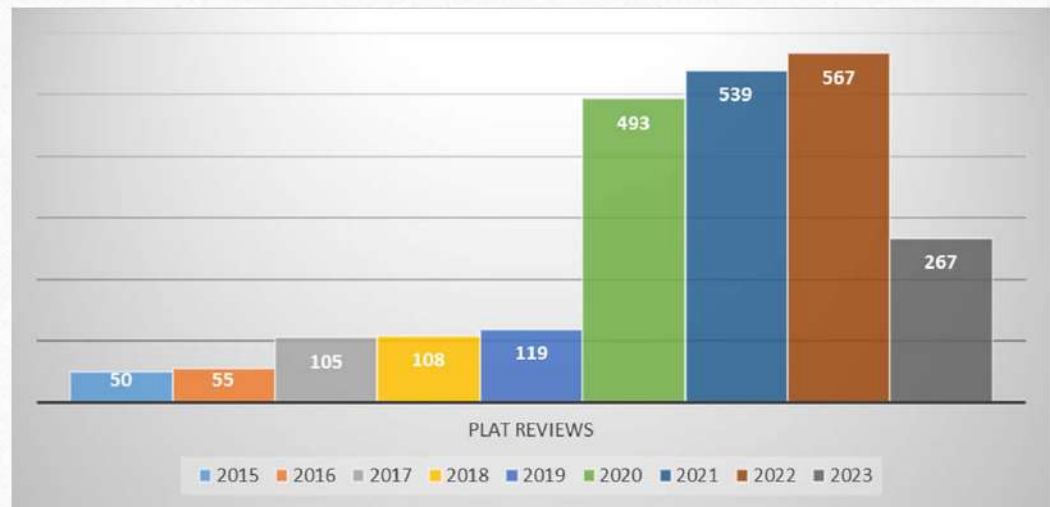
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Planning, Zoning, and Code Enforcement

June 2023 Year to Date

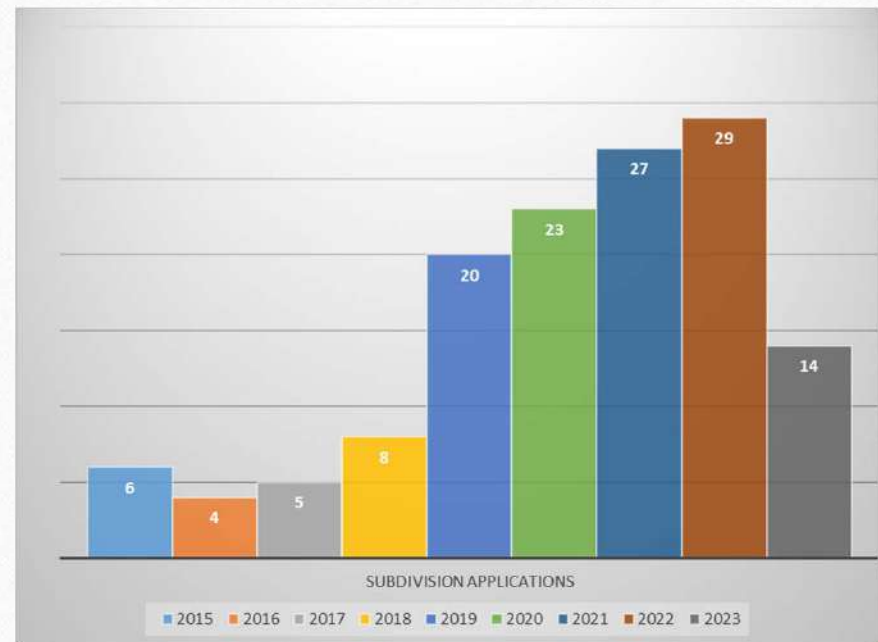
PLAT REVIEWS

Year	Plat Reviews
2015	50
2016	55
2017	105
2018	108
2019	119
2020	493
2021	539
2022	567
2023	267



SUBDIVISION APPLICATIONS

Year	Subdivision Applications
2015	6
2016	4
2017	5
2018	8
2019	20
2020	23
2021	27
2022	29
2023	14



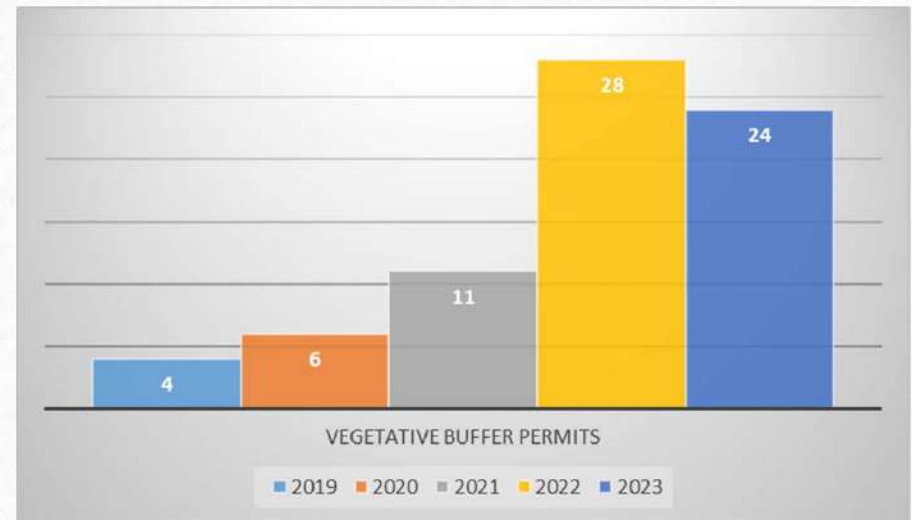
Variations and Special Exemptions

Year	Variations and Special Exemptions
2015	9
2016	13
2017	23
2018	11
2019	4
2020	8
2021	20
2022	23
2023	11



Buffer Permits

Year	Vegetative Buffer Permits
2019	4
2020	6
2021	11
2022	28
2023	24



Year to Date

	• June 5, 2022	June 5, 2023
• Plats	206	267
• Subdivisions	12	14
• Variances	10	11
• Buffer	4	24

Code Enforcement

- Cases Opened 2023 : 31
- Cases Closed 2023: 2
- Structures Placarded: 20
- Cases remaining: 128

"TOP SHELF FOR BUSINESS"



Economic Development Update

*Planning and Economic
Development Committee*

June 6, 2023



SWI
SEASIDE WHITE ISLAND

Oconee Economic Alliance Report

4th Quarter FY 2023

Business Development

Inquiries, Leads and Projects Since March 17

- 22 Inquiries
- 17 or 77% of the Inquiries became Leads
- 5 or 29% of the Leads became Projects
- Leads and Projects since March 17 represent the potential for the following:
 - ✓ \$4.5 billion in new capital investment
 - ✓ 8,142 new jobs



Oconee Economic Alliance Report

4th Quarter FY 2023

Announced OEA Business Development Wins

BorgWarner

- Auburn Hills based manufacturer of automotive parts expanding its Seneca facility.
- Operation will supply holding systems for EV batteries.
- Capital investment of \$42.7 million.
- 122 new jobs.

Meyn America

- Netherlands-based manufacturer and distributor of poultry processing equipment.
- Company will build an 80,000 state-of-the-art distribution facility on 32 acres at OITP.
- Capital investment of \$10.8 million.
- 25 new jobs.
- Facility to open March 2024.

Iron Man

- West Coast based advanced manufacturer expanding its longstanding Oconee County operations.
- Project will be a new Center of Excellence for the company.
- Capital investment of \$28.8 million.
- 100 new jobs.



Oconee Economic Alliance Report

4th Quarter FY 2023

OEA Announced New and Expanding Industrial Projects FY 2013 to FY 2023

Year	Projects	Capital Investment	Jobs
FY 2013	2	\$7,000,000	105
FY 2014	5	\$74,300,000	299
FY 2015	3	\$21,830,000	84
FY 2016	4	\$84,200,000	144
FY 2017	1	\$0	56
FY 2018	3	\$95,100,000	238
FY 2019	1	\$10,000,000	0
FY 2020	1	\$10,000,000	0
FY 2021	1	\$40,800,000	50
FY 2022	2	\$24,500,000	64
FY 2023	4	\$112,000,000	462
Total	27	\$479,730,000	1,502

FY 2023 was the largest year for announced new investments and jobs over the past eleven years. During that time the average yearly new investment was \$36,773,000 and 137 new jobs.

- ✓ New Investment in FY 2023 was \$75,227,000 or 205% higher than the prior ten year average and was \$16,900,000 or 18% higher than the second highest year (FY'18) .
- ✓ New Investment in FY 2023 represents 23% of overall new investments since FY 2013.
- ✓ New Jobs in FY 2023 were 325 or 237% higher than the prior ten year average and were 163 or 55% higher than the second best year (FY '14).
- ✓ New Jobs in FY 2023 represent 31% of overall new jobs since FY 2013.

Oconee Economic Alliance Report

4th Quarter FY 2023

Marketing

Engagement and Events

- Area Development Consultants Forum – Greenville
- Upstate SC Site Consultants Familiarization Tour
- Oconee County Visit and Tour with Upstate Alliance Staff
- NextGen Talks Consultants Forum - Denver
- Coffee Time on 94.1 The Lake

Website

- Content and pictures being updated

OEA Videos

- Filming completed
- Features Tri-County Technical College, Oconee County Schools, Hamilton Career and Technology Center, BASF, BorgWarner, JTEKT and OEA

Site Selection Magazine – Upstate SC Intelligence Report

- July 2023 Issue
- Distribution to 112,000 c-suite executives, site selection consultants, industrial brokers, IAMC members and other decision-makers
- Ad designed in house



Oconee Economic Alliance Report

4th Quarter FY 2023

Marketing



Oconee County, South Carolina

Top Shelf for Business

- Home to leading international companies in the automotive, metal fabrication, and plastic industries.
- A skilled and growing workforce of over 200,000 with 20% employment in manufacturing.
- Tri-County Technical College Oconee Campus is designed for manufacturing training with state-of-the-art- metal fabrication and injection molding machinery.
- Adjacent to Clemson University, a significant resource for research collaboration and talent recruitment.
- 540+ acres of due diligence completed County owned industrial land, including a 42 acre pad ready site off I-85.
- Aggressive incentives and low property taxes.



Oconee Economic Alliance
www.oconeealliance.org
(864) 638-4210

Oconee Economic Alliance Report

4th Quarter FY 2023

Product Development



US 123 and SC 11 Property

Oconee County Manufacturing Site
Westminster, SC

- New Industrial Site in Prime Location
- 34 Acres with US 123 Frontage
- 20 Acres Cleared and Graded
- Significant Electric, Natural Gas, Water and Sewer at the Property
- I-85 Exit 1 is Located 15-Minutes from Site via SC 11
- Workforce of 208,000 within 45-Minute Drive Time
- Tri-County Technical College's Oconee Campus Located 3 Miles from Site
- Nearby Manufactures include Baxter, BorgWarner, Carolina Poly, CurTec, Horton, Lift-Tek, RBC Aerostructures, SandVik, Schneider Electric and US Engine Valve
- Purchase Price is \$57,352 per acre



"TOP SHELF FOR BUSINESS"

Questions?



**OCONEE
ECONOMIC
ALLIANCE**

OCONEE COUNTY, SOUTH CAROLINA, USA