

September 12, 2023

The Honorable Matthew Durham
Oconee County Council Chairman
415 Pine Street
Walhalla SC 29691

I am writing to you on behalf of the Agricultural Advisory Board and the Farming Industry in Oconee County. This year the Agricultural Advisory Board saw a need to hear from the local farmers in each of the five districts we represent.

The March meeting was held in District five at the Farm Café. This meeting echoed the need for an industry that supports agriculture.

District five: Outcomes

1. Would like to have agriculture-based business in the Golden Corner Commerce Park on Hwy 59. Examples residents gave were Poultry Processing, Feed Mill, Grain Bins, etc.
2. Would like for the Agriculture Advisory Board to present to council to keep them informed of the needs in the farming community.

The May Meeting was held at the FARM Center for District three. The same issues were discussed at this meeting along with the need for education and funding.

District three: Outcomes

1. Partnerships with schools and farmers to support local students in the FFA program.
2. The funding for the FARM Center to be fully funded.

The July meeting was held in District four at the Madison Community Center. The same concerns were heard at this meeting along with the concern for many in the Lumber business; from the tree farmer to the loggers to the owner operator of the wood yard and the sawmills.

District four: outcomes

1. The need for a lumber market in Oconee County
2. The closure of the Canton Paper Mill is hurting the timber industry in Oconee County.
3. Need help from the Oconee Economic Alliance to bring lumber industry to the county or within a range of 50 miles to help the local logger. Example Greenwood SC has a pellet mill.

The September meeting was held in District Two at the Mountain Rest Post Office. This meeting had the same issues and concerns voiced.

District two: outcomes

1. The request was made for the Agriculture Advisory Board to ask the County Council to help facilitate Oconee Economic Alliance in finding industry to recruit to Oconee County for the Agriculture community.
 - a. Rail site in the Seneca Industrial park for Grain Storage and Feed Mill
 - b. Wood market to sell product. Pellet mill, Chip mill, Wood yard, Etc.
 - c. USDA processor for Beef and other meats.
 - d. Fully Fund and Build an Agriculture Center

The meeting for District one is scheduled for November. With Agriculture being the oldest and largest industry in Oconee County the need for Support from the Economic Alliance is critical for the agricultural community to continue. As an Advisory Board we respectfully request these needs be addressed. Whatever your decision, please accept my sincere thanks for your time and consideration of my request.

Sincerely,

Kim Alexander
Board Chair.

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



Find the home that's right for **YOU!**

THE JOURNAL

U-STOR-IT

Mini Warehouse

Inside • Outside • No Cameras
Fenced • Not Gated • Lighted

Old Clemson Hwy.

654-1000

HELP WANTED

ACCOUNTING MANAGER

Needed to Manage Accounting, Business Services & Administrative Duties

THE MASTER WOOD SHOP

CUSTOM MADE FURNITURE, CABINETS & REPAIR WORK

50 YRS. EXPERIENCE

864-965-81

HOME IMPROVEMENT

A Touch of Fire

Gas Logs & Fireplace Sets



Fireplace Construction

Gas Lines & Logs Installation

Wood Stoves & Gas Appliances Installation

VETERAN'S DISCOUNT

"We Will Beat Any Competitor's Price"

Insured & Certified

Call or Email Andre

864-888-732

Elwood8323@AOL.com

Got Some Spring Repair Projects?

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



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 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)

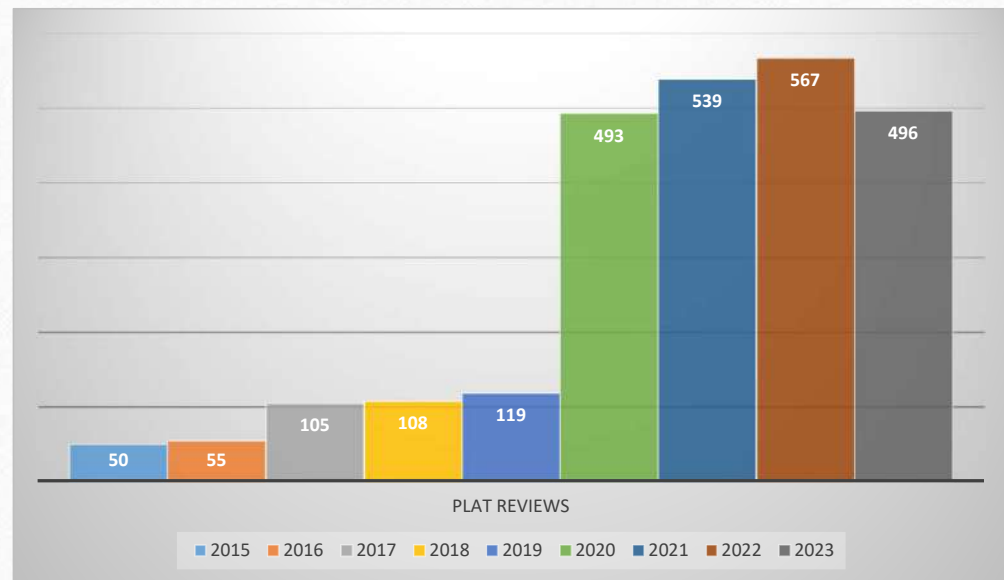
Planning, Zoning, and Code Enforcement

Planning and Economic Development

October 2023

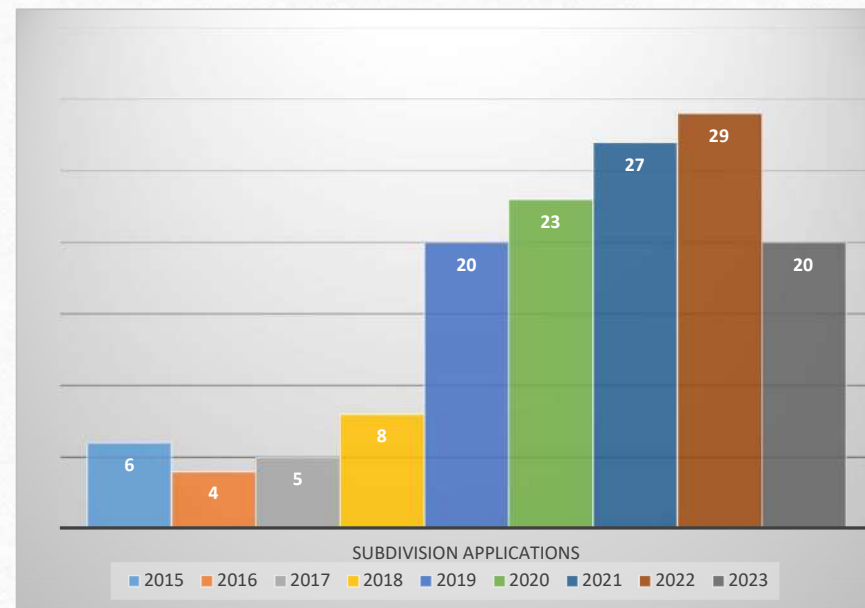
PLAT REVIEWS

Year	Plat Reviews
2015	50
2016	55
2017	105
2018	108
2019	119
2020	493
2021	539
2022	567
2023	496



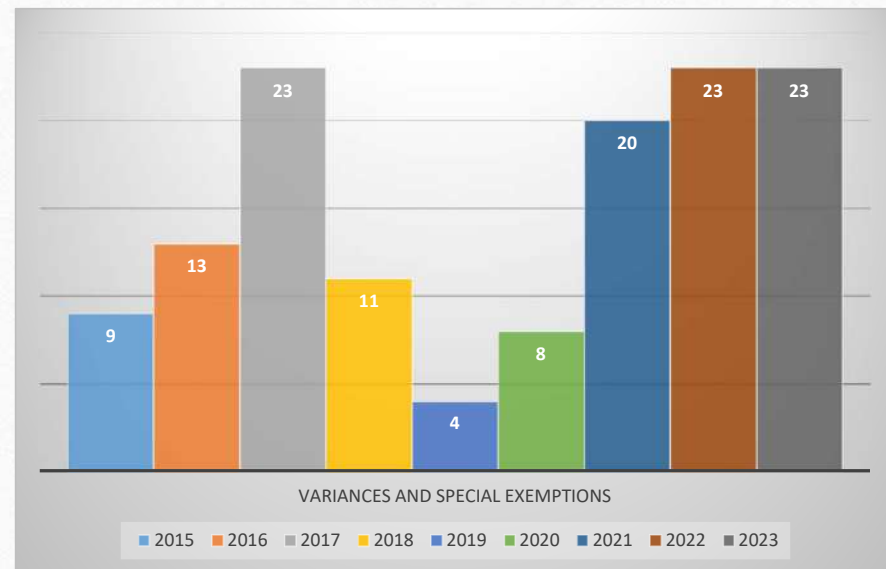
SUBDIVISION APPLICATIONS

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



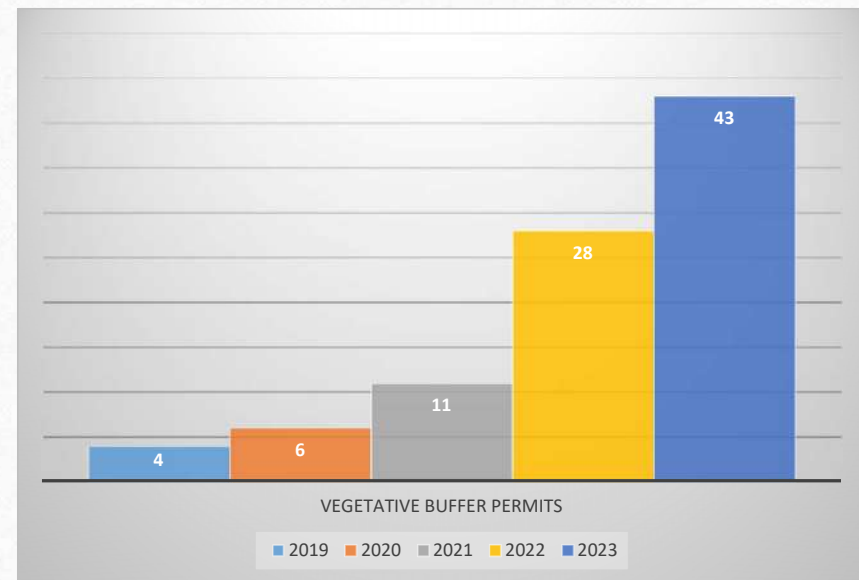
Variations and Special Exemptions

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



Buffer Permits

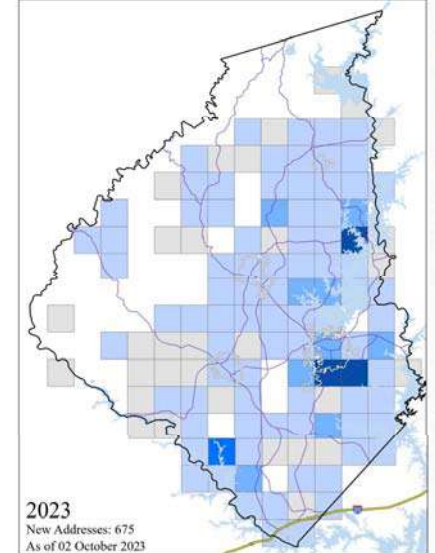
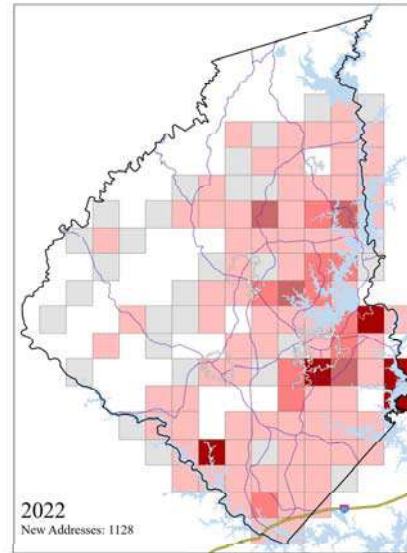
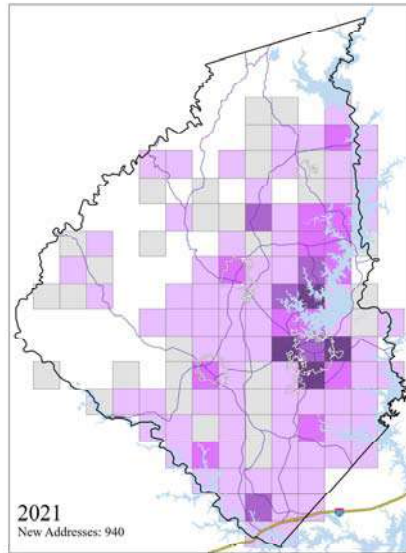
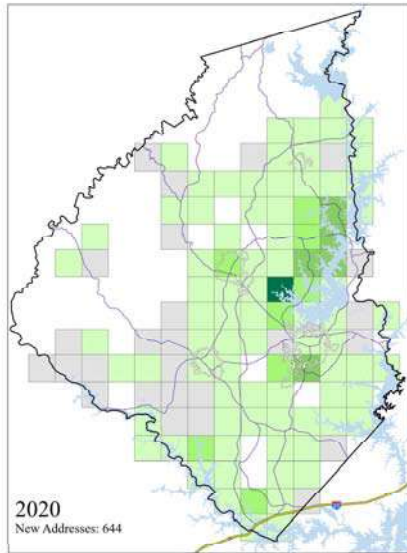
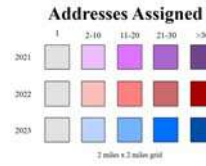
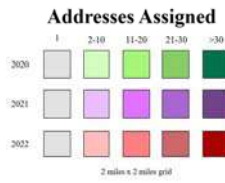
Year	Vegetative Buffer Permits
2019	4
2020	6
2021	11
2022	28
2023	43



Year to Date

	• October 12, 2022	October 12, 2023
• Plats	412	496
• Subdivisions	21	20
• Variances	13	23
• Buffer	25	43

New Residential Address by Year



OCSCGIS
October 2023

OCSCGIS
October 2023

Code Enforcement

- 2021 Cases Opened: 149 Closed: 115 Remaining: 34
- 2022 Cases Opened: 168 Closed: 68 Remaining: 100
- 2023 Cases Opened: 78 Closed: 44 Remaining: 34

Code Enforcement



"TOP SHELF FOR BUSINESS"



**Economic Development
Update**

*Planning and Economic
Development Committee*

October 17, 2023

Oconee Economic Alliance Report

2nd Quarter FY 2024

- **Oconee County Government and Public/Private Partnership**

- ✓ Facilitate the attraction of quality new industrial investments and jobs, retention of existing industry, and enhance the overall quality of life for all of our residents

- **Program of Work**

- ✓ Every day we are act as marketers, attorneys, accountants, engineers, developers, planners, and psychologists
- ✓ Business Engagement and Retention – Existing Industry is our top priority
- ✓ Business Recruitment - Diversify and stabilize the economy
- ✓ Workforce Development - #1A issue and it's a universal concern. Partnerships and education are key.
- ✓ Product Development: Sites, Buildings and Infrastructure. This is #1B issue
- ✓ Deal Structuring - Fee agreements, infrastructure and sites
- ✓ Marketing

- **Key Business Sectors**

- ✓ Advanced Manufacturing
 - Metal Fabrication: Sandvik Coromont, Schneider Electric, and US Engine Valve
 - Automotive: BorgWarner, Clarios, and JTKET
 - Plastics: Baxter, CurTec, and Horton
 - Construction Materials: Impact Housing
- ✓ Commercial
 - Mixed Use Retail
 - Redevelopment Projects

Oconee Economic Alliance Report

2nd Quarter FY 2024

✓ Agriculture

■ Key Industries and Businesses

- Food Processing: Crystal Geyser
- Food and Agriculture Support: Horton, Meyn America, and Sealed Air
- Ag Equipment Dealers: John-Deere/Ag Pro, CAT/Bennett, and Kubota/Oakway
- Livestock, Timber and Crops: Family Owned Operations



■ Why Agriculture? It's an important economic sector in Oconee County!

■ According to the 2017 Census of Agriculture report by USDA

- Oconee County is 1st in SC and Top 3% in the U.S. for Poultry and Eggs \$148,903,000
- Oconee County is 1st in SC and Top 9% in the U.S. for Livestock and Poultry and Products \$154,840,000
- Oconee County is 2nd in SC for Aquaculture N/A
- Oconee County is 4th in SC and Top 23% in U.S. for All Agriculture Products \$159,422,000
- Oconee County is 5th in SC for Horses, Ponies and Donkeys \$674,000
- Oconee County is 9th in SC for Cattle \$3,850,000
- Oconee County is 11th in SC and Top 20% in U.S. for Fruit \$745,000



■ Oconee County supports the Agricultural Advisory Council and their continued commitment to promote and advance agriculture in Oconee County.

■ Oconee County will continue to work with our agriculture community to find ways to support the industry in a meaningful way when opportunities arise.

Oconee Economic Alliance Report

2nd Quarter FY 2024

Business Development Activity

- **2023 Inquiries, Leads and Projects**

- ✓ 71 Inquiries
- ✓ 31 (44%) of the Inquiries became Leads
- ✓ 13 (42%) of the Leads became Projects
- ✓ 1 Lead from 2022 became a Project
- ✓ Leads and Projects for 2023 represent the potential for the following:
 - \$7.7 billion in new capital investment
 - 12,000 new jobs
- ✓ 4 or 31% of the Projects have become Wins
- ✓ 63 Total OEA Active Leads and Projects
 - \$18 billion in new capital investment
 - 27,000 new jobs



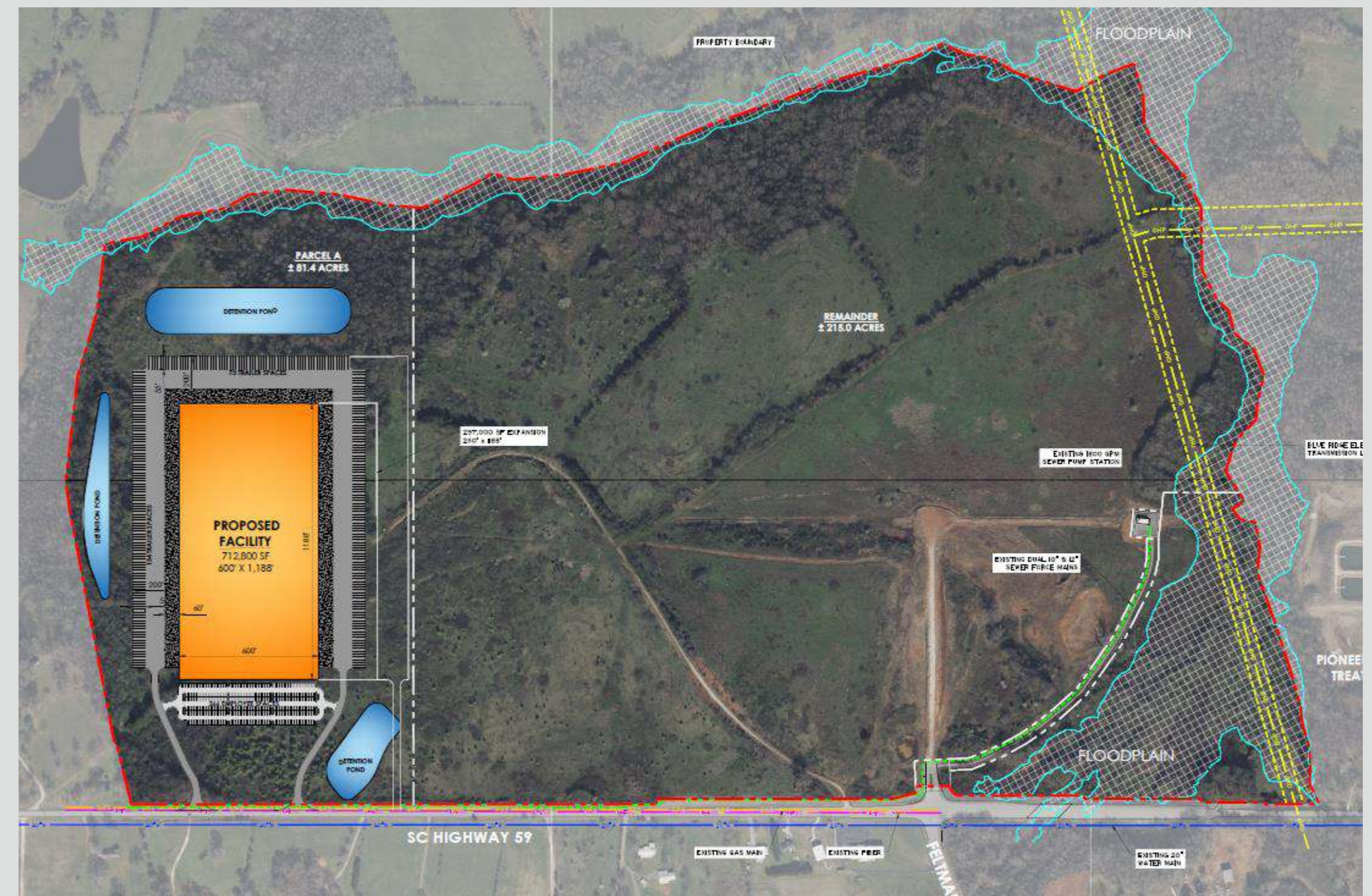
Oconee Economic Alliance Report

2nd Quarter FY 2024

Business Development Activity

- ***Inquiries, Leads and Projects Since June 6, 2023***

- ✓ 26 Inquiries
- ✓ 7 (27%) of the Inquiries became Leads
- ✓ 3 (43%) of the Leads became Projects
- ✓ Leads and Projects since June 6th represent the potential for the following:
 - ✓ \$2.9 billion in new capital investment
 - ✓ 3,000 new jobs



Oconee Economic Alliance Report

2nd Quarter FY 2023

Business Development Activity

- Manufacturing Projects

- ✓ Project Wash
- ✓ Project Lava
- ✓ Project Homecoming
- ✓ Project White



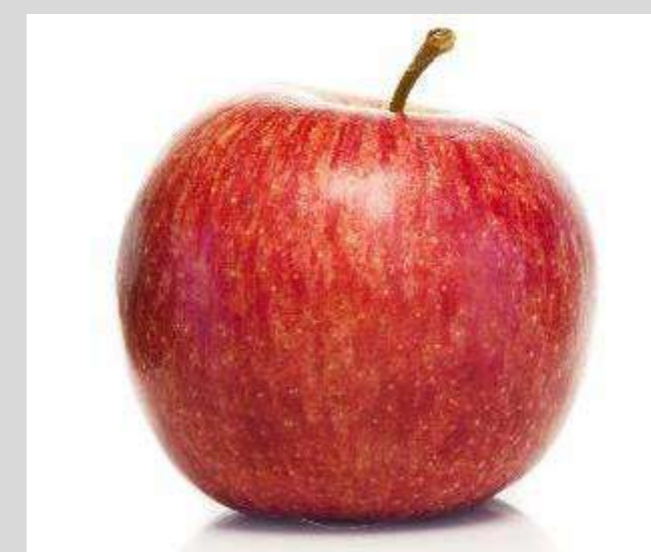
- Existing Industry Expansions

- ✓ Project Red
- ✓ Project Cherry
- ✓ Project Kitty
- ✓ Project Turn



- Commercial Development

- ✓ Project Monument
- ✓ Seneca Mills Loft
- ✓ Project Apple



Oconee Economic Alliance Report

2nd Quarter FY 2023

Business Development Activity

Books for Less Announcement

- New Jersey based distributor of books
- Purchased former Dunlop Building in Westminster
- Capital investment of \$3,975,000
- 20 new jobs



Meyn America Groundbreaking

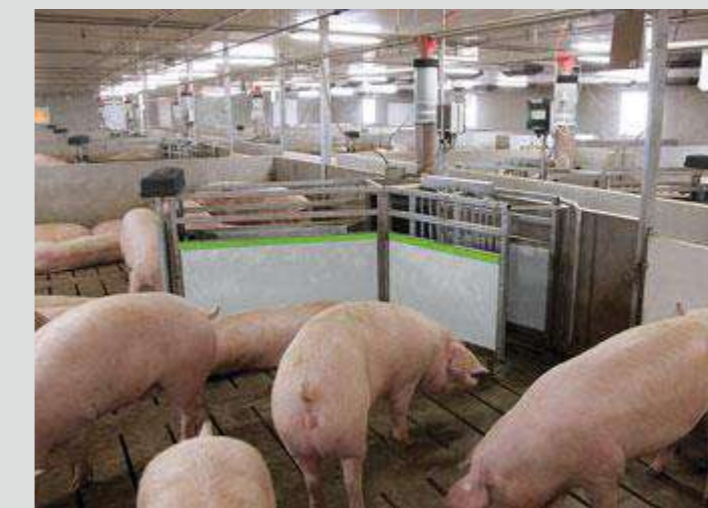
- Held September 21st
- Poultry processing equipment company will build an 80,000 state-of-the-art distribution facility on 32 acres at OITP
- Capital investment of \$10.8 million
- 25 new jobs
- Facility to open July 2024
- Tremendous growth potential with CTB the parent company



Oconee Economic Alliance Report

2nd Quarter FY 2023

Business Development Activity



CTB is a highly diverse company, with current and future growth organized around four key strategic sectors:

- ✓ **Grain** – post-harvest preservation of grain quality and protection from loss
- ✓ **Protein** – equipment for raising poultry and pigs and producing eggs for food
- ✓ **Processing** – equipment for preparing food for further processing or consumption
- ✓ **Industrial** – non-agriculture specific technologies.

The screenshot shows the CTB website homepage. At the top left is the CTB logo, a yellow and black circular emblem with the letters 'CTB'. To the right of the logo is a navigation menu with links for 'Markets', 'Brands', 'About CTB', 'Careers', and 'News'. Further right are language and share options, including 'English' and a 'Share' icon. Below the navigation is a large yellow banner with the text 'Leadership Through Innovation®' and a subtext 'Click each Market to learn more about our products.' Underneath the banner, the text 'CTB Markets' is displayed. Below this are six rounded rectangular buttons arranged in a 3x2 grid, each representing a market: 'Food Processing Systems', 'Grain Preservation Systems', 'Industrial Applications', 'Protein - Egg Production Equipment', 'Protein - Pig Growing Equipment', and 'Protein - Poultry Growing Equipment'.

Oconee Economic Alliance Report

2nd Quarter FY 2023

Business Development Activity

CurTec Visit

- OEA and Council toured the new facility.
- Company is on schedule for ramp up of operation.
- 8 employees at present.
- Operation expects to employ 32 with a capital investment of \$13 million



Oconee Economic Alliance Report 2nd Quarter FY 2023

Business Development Activity

OEA Announced Projects January to September 2023

Four Projects

Two Expansions and Two New
\$85,975,000 in New Investment

267 New Jobs



Oconee Economic Alliance Report

2nd Quarter FY 2023

Business Development Activity

2023

The Best Year for Announced New Investments and Jobs 2013-2023

Year	Projects	Capital Investment	Jobs	
2013	2	\$29,600,000	105	<ul style="list-style-type: none">• 2023 is the best calendar year at OEA, over the past eleven years, for announced new investments and new jobs.• 2023 is higher than the prior ten year annual average which was two projects, \$38,073,000 in new investment and 115 new jobs.• New Investment in 2023 is 126% higher than the prior ten year annual average and 3% higher than the second best year.• New investments in 2023 represent 18% of all new investment since 2013.• New Jobs in 2023 are 132% higher than the prior ten year annual average and 24% higher than the second best year.• New jobs in 2023 represent 19% of all new jobs since 2013.
2014	3	\$44,700,000	194	
2015	4	\$22,830,000	115	
2016	3	\$83,200,000	113	
2017	2	\$71,900,000	216	
2018	2	\$23,200,000	78	
2019	1	\$10,000,000	0	
2020	0	\$0	0	
2021	3	\$65,300,000	114	
2022	1	\$30,000,000	215	
2023	4	\$85,975,000	267	
Total	25	\$466,705,000	1,417	

Oconee Economic Alliance Report

2nd Quarter FY 2023

Marketing

OEA Videos

- Workforce Video Released August 1st
- Focus on Partnerships

Website

- Continue to Update

Engagement and Events

- Coffee Time – July, August and September
- SCEDA Quarterly and Mid Year Meetings
- Upstate SC Alliance International Delegation Lunch
- Senator Tim Scott’s Office
- State of the State Breakfast
- State of Oconee
- SCDOC Project Managers Lunch and Learn – October 19
- Federal Reserve Richmond President’s Visit – November 14
- OEA Business Appreciation “Big Thursday Golf Tournament” – November 16



Oconee Economic Alliance Report

2nd Quarter FY 2023

Real Estate Product and Infrastructure

Golden Corner Commerce Park

- Access Gates Installed
- Pad Ready Site Permitting
- Repositioning of the Park

Oconee Industry and Technology Park

- Soil Testing for Fill Area
- Road Extension-Meyn America and 25 Acre Lot

Industrial Buildings

- Working with owners on two buildings that may come onto the market
- Building 1 is 50,000+ SF and would be available for lease
- Building 2 is 100,000+ SF and would be available for purchase

Roads

- BorgWarner Traffic Signal



Oconee Economic Alliance Report

2nd Quarter FY 2023

Real Estate Product and Infrastructure

Sewer

- Impact Fees
- Project Monument and Bountyland Road/Sheep Farm Road Area
- I-85 Corridor



Oconee Economic Alliance Report

2nd Quarter FY 2023

Operations

2024 OEA Budget

- Prepare with Executive Committee

2024 OEA Strategic Plan

- Economic Development Strategy
- Operations
- Target Industry
- Real Estate

Website

- Updates



"TOP SHELF FOR BUSINESS"



Questions?



**OCONEE
ECONOMIC
ALLIANCE**

OCONEE COUNTY, SOUTH CAROLINA, USA