

Planning Update



Planning and Economic Development Committee
September 10, 2013

Jesh Stephens, Zoning Administrator
Art Holbrooks, Strategic Planner

Building Development



- Total Number of Permits (1/1-8/29)
 - 2011 – 710 with 49.3 million value
 - 2012 – 823 with 49.7 million value
 - 2013 – 970 with 102.9 million value (industrial projects)
- New Homes
 - 2011 – 102
 - 2012 – 123
 - 2013 – 157

Building Development



- Commercial (1/1-8/29)
 - 2011 – 112
 - 2012 – 101
 - 2013 – 107

Building Development



- **Subdivisions:**
 - A few projects at due diligence stage of review
- **Major Projects:**
 - Pointe West (Club House, 26 Buildings)
 - Johnson Control Expansion (Break Room Area)
- **Summary:**
 - Trends are showing an increase in residential activity compared to previous years along with an increase in industrial-scale projects.

Planning & Zoning



- **Ordinance Review**
 - Subcommittee is in final stages of review Land Use Policy
- **2013-21 Sub02:**
 - 1st Reading August and 2nd Reading should occur in October
- **2013-09 Sub01 rezoning request**
 - 3rd Reading in August
- **Education**
 - SCAPA Fall Conference

Strategic Planning Projects



Update of Transit Feasibility Study

Project Complete- URS Staff Briefed County Council in August

Confirmed Level Support for Expansion of Mass Transit in County

Recommendations for Moving Forward Include:

- Creation of Advisory Task Force (Underway)
- Performance of Origin-Destination Study (Identify Specific Needs by Users)
- Initiate Dialogue with Seneca and CAT Regarding Possible Expansion of Existing Service
- Identification of Funding Sources
- Final Service Plan (service policies, inter-agency agreements, etc.)
- Finalize Financial Plan (capital needs, operational expenses, etc.)
- Initiate New Service

Air Quality

Clouds + Rain

= Less Sun

= Cooler Temperatures

= Less Ground-level Ozone

= Good Ozone Season

≠ No New Air Standards

No Word Yet on Expected Levels- Proposal Due 2014

Action on Standards a Priority for New EPA Director

Legal Challenges Almost a Guarantee

State Taking Part in Ozone Advance Program

Planning at County Level

Keowee Toxaway Project Relicensing

Major Stakeholder Activities Almost Complete!!

Began June 18, 2009

Application Deadline August 2014

Current License Expires August 2016

Agreement in Principle (AIP) Signed in July

Relicensing Agreement Based on AIP Being Drafted

County Attorney Reviewing Preliminary Draft

'Pencils Down' on Final Draft – September 17th

Will be Presented to Council in October

Signing Scheduled for November 20th

Comprehensive Plan Review

Staff Completed Initial Review of Goals, Objectives and Strategies

Significant Progress on a Number of Issues Identified in Plan

- ❖ Implementation of "Sewer South"
- ❖ Update of EDC Strategic Plan
- ❖ Creation of Conservation Bank
- ❖ Construction of Fire Sub-Stations
- ❖ Development of Road Maintenance Program
- ❖ Completion of Airport Runway Expansion
- ❖ Streamlining of Permitting Process
- ❖ Establishment of Capital Project Advisory Committee

Comprehensive Plan Review

Main Object of Review is to Address Developments Since Plan Adoption, and Make Changes in Goals, Objectives and Strategies that May No Longer be Needed

Review Revealed that Better Clarification of the Role of the Plan Is Needed, and Implementation of Plan Needs to be More 'Systematic'

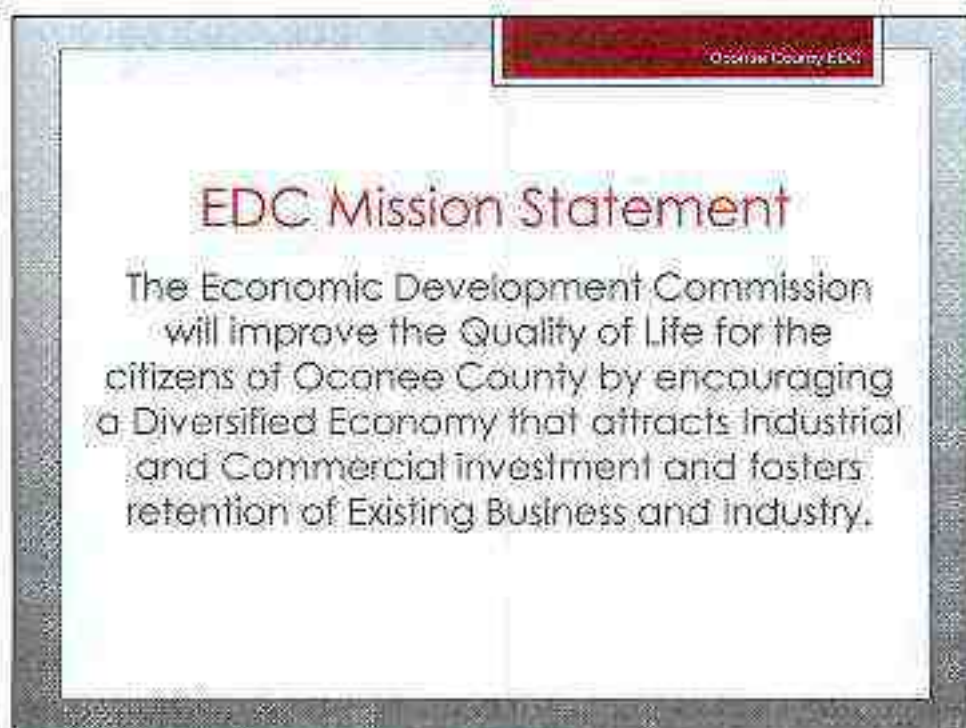
Comprehensive Plan Review

- Next Steps include:
 - Development of Report and Recommendations by Staff for Planning Commission's Consideration
 - Initiate Planning Commission review in early 2014
 - Identify Needed Changes and Draft Amendments
 - Recommendation of Needed Changes by Planning Commission
 - Submission to County Council

Questions?




Creating Opportunities
Oconee County Council
Planning & Economic Development Committee
September 10, 2013



Oconee County EDC

EDC Mission Statement

The Economic Development Commission will improve the Quality of Life for the citizens of Oconee County by encouraging a Diversified Economy that attracts Industrial and Commercial investment and fosters retention of Existing Business and industry.

Agenda

- Overall Progress Update
- Product Overview
- Questions
- Closing

EDC Activities Update

Activity Update

- Recent Retention Activities since July Meeting:
 - BorgWarner, ITT, Parkway, Colony Tool
- Recent Recruitment Events since July Meeting:
 - Site Selector Meetings, SCDOC Visit
- Organizational:
 - Staff Hiring, Alliance Merger

Activity Update

- As of August 9th, working with...
 - 34 Leads
 - 11 Prospects
 - 15 Projects
- Celebrations and still working with...
 - AID Company
 - Sanctuary Pointe
 - Technology Solutions
 - Window Repair
 - COE Optics
 - Project Gamma, Project Flat & Greenfield

Activity Update

- Product
 - OITP Site Certification
 - GCCP Planning & Certification Underway
- Marketing
 - Business Facilities, Business Expansion
 - Southern Business & Development
 - Business Trade & Industry Development
 - Daily Journal
 - Sea Certification & Inland Fair
- Governor & Cong. Duncan Visit



Product Development

George County EDC

Golden Corner Commerce Park

- Site Characteristics**
 - 140 +/- acres of land
 - 100 +/- acres of wooded area
- Location**
 - 20 miles from Columbus, GA
 - 100 miles to Atlanta, GA
 - 100 miles to Charlotte, NC
 - 100 miles to Greenville, SC
- Power**
 - 115kV Ridge Electric Co-Op Service with access to 138kV substation
 - Dedicated 25MVA Substation On-Site
- Water**
 - Pioneer Water District Service
 - 100% Recycled Water On-Site, 100% Recycled
- Fiber**
 - Dedicated bandwidth with speeds from 100 to 10000 mbps available on-site
 - Access to 250+ mile backbone fiber optic network



George County EDC

Golden Corner Commerce Park Concept Layout



Oconee County, GA

Oconee Industry & Technology Park

Site Characteristics

- 303.36 Acre Acre
- Site Engineering Evaluation Report Complete
- SC Certified Industrial Park

Location

- 2.5 Miles from US 178/94
- 1.5 Miles to I-95
- 15 Miles to Atlanta, GA
- 1.5 Miles to Chocoma, NC

Proximity


- 2.5 Miles to Ridge Road (On-Off Street)
- Planned Substation On-Site

Water

- City of McPhers Served
- 1.0 MGD Water Capacity
- 2.0 MGD Waste Water Capacity

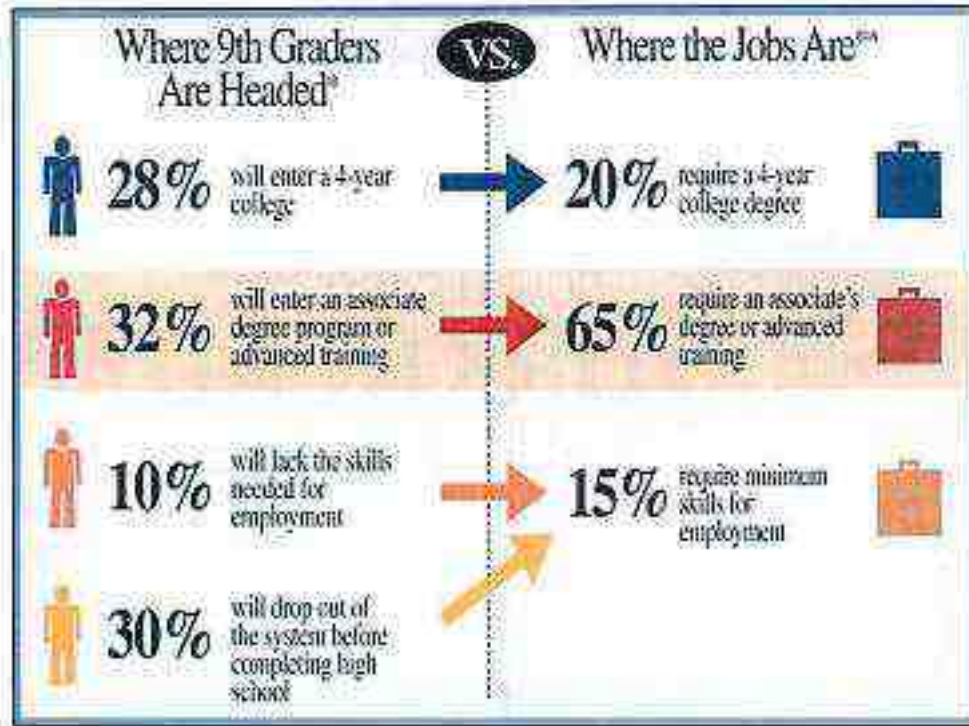
Electric

- Dedicated substation with capacity from 100 to 10000 on protected circuits
- Access to 200 mile and open fiber optic network







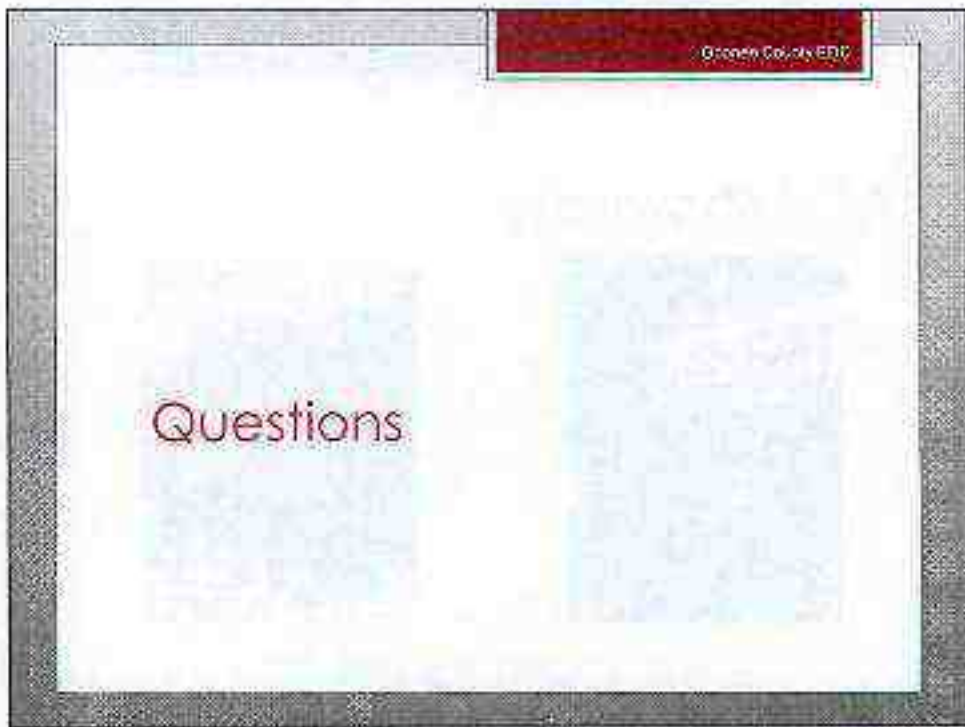
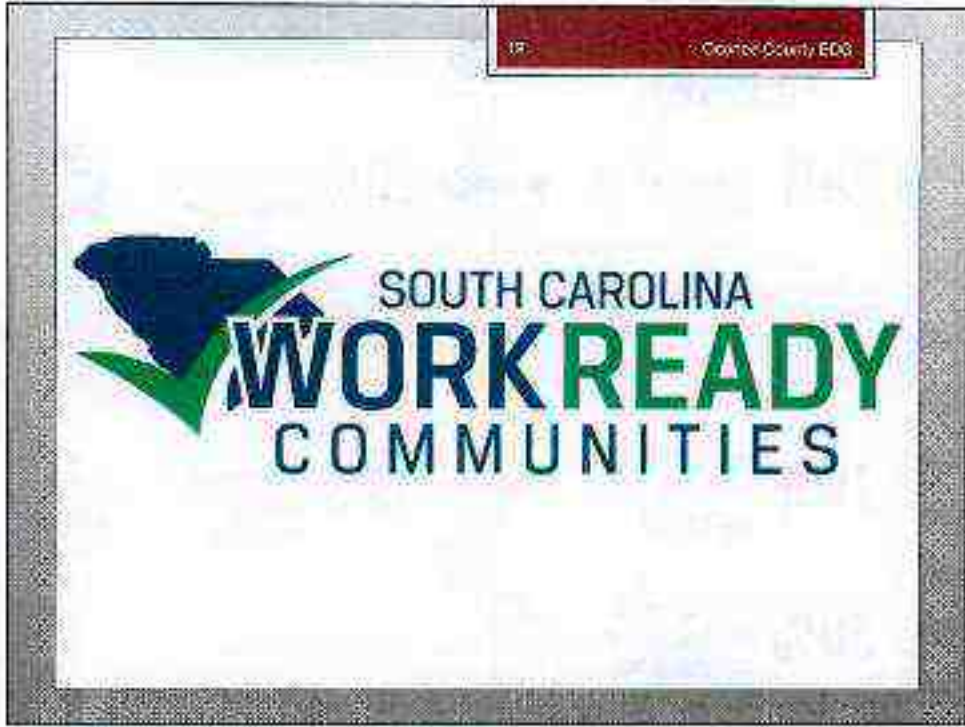





DeKalb County EDC

AOP Showcase





Oconee County Economic Development Commission

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Georgia County EDC