



# PENDLETON

## SOUTH CAROLINA

### History, Hospitality & Happenings!

Town of Pendleton  
Planning Commission  
Regular Meeting  
November 14, 2024  
Pendleton Town Hall, 6 pm

#### MINUTES:

**1. Call to Order:**

Chairman Mr. John Perkins called the meeting to order at 6:00 pm

**2. Approval of prior meeting minutes:** From the July 11, 2024 meeting.

Chairman Mr. John Perkins asked for a motion to approve the prior meeting minutes from the July 11, 2024, meeting. Mr. Chuck McCuen motioned to approve these minutes, and Ms. Jill Gemmill seconded the motion. All members voted in favor of at 6:02 pm.

**3. Public Comments.**

No public comments were made

**4. Public Hearings:**

- a. Hold a public hearing to gather information before making a recommendation to Pendleton Town Council to set permanent zoning of Areawide Business (AB) to recently annexed property located at 915 Pioneer Road having TMS# 40-13-02-008.
- b. Hold a public hearing to gather information before consideration of the Village Hills Small Area Master Plan.

Chairman Mr. John Perkins opened the Public Hearing at 6:03 pm and asked staff to read his report. Town staff, Mr. Poulson, read his report on the request to set permanent zoning of Areawide Business (AB) to 915 Pioneer Road and recommended approving the request.

Mr. West Cox, the applicant, introduced himself and explained that this address is currently vacant land and was requesting Areawide Business for future use, but he currently plans to use it as a parking lot for his office. There were no questions or further comments from the public on this item.

Chairman Mr. John Perkins opened the Public Hearing on the Village Hills Small Area Master Plan and asked Mr. Poulson to read his report on this item. Mr. Poulson read his report, explained what a TIF was, and informed the commission of the next steps in this process. Mr. Poulson pointed out the identified official map of this area and what was included in the Village Hills Small Area Master Plan. Mr. Poulson also explained the goals for redevelopment in this area and how this Master Plan fits into our current comprehensive plan for the Town of Pendleton. Mr. Poulson recommended the commission approve this Small Area Plan for the Village Hills Area.

Mr. Poulson introduced Mr. Mark Hart, who represents a major property owner in this area and the identified redeveloper for this plan. Mr. Hart introduced himself and gave some background information on his experience in redeveloping areas. Mr. Hart explained that Great Southern Homes has committed to working with the town to create an area that follows the town's goals and where people will want to live. He also explained how Great Southern Homes has hired an outside firm to help design and create a special housing product for this area that stands out.

Ms. Linda Symborski from 102 Pinckney Street commented that she was glad about redeveloping this area. She asked what the Town of Pendleton's definition of affordable housing was and how it would play a role in the TIF district. She also stated that she was concerned about building apartments in this area because of all the apartments currently being built in town.

With no other public comments made, Chairman Mr. John Perkins closed the public hearing at 6:20 pm.

**5. Reports:**

**No reports to present**

**6. New Business / Action Item:**

- a. Consideration of approving a resolution making a recommendation to Pendleton Town Council to set permanent zoning of Areawide Business (AB) to recently annexed property located at 915 Pioneer Road having TMS# 40-13-02-008.

Chairman Mr. John Perkins opened this action item and asked for any motions. Mr. Riley Morningstar made a motion to approve the request, and Ms. Melissa Jones seconded the motion. Chairman Mr. John Perkins polled the commission, with all members voting in favor of at 6:22 pm.

- b. Consideration of approving a resolution making a recommendation to Pendleton Town Council to approve the Village Hills Small Area Master Plan for the Town of Pendleton.

Chairman Mr. John Perkins opened this action item and asked for any motions. Mr. Chuck McCuen motioned to approve the recommendation, and Mr. Riley

Morningstar seconded the motion. Chairman Mr. Perkins opened the floor for questions from the commission at 6:24 pm.

Ms. Jill Gemmill asked town staff if what they were approving tonight was just the overall concept plan for this area and when they would be looking at the development details. Staff explained that this plan follows the town's comprehensive plan, and approval from the commission shows that they agree that this area needs redevelopment and that the concept of this plan works. Staff explained that the next step in this process was the development of a design ordinance that calls out the actual details for the design of this redevelopment.

Ms. Jill Gemmill also asked if the apartments located on the other side of Cherry Street were included in this plan to help define income levels to qualify for something. Staff explained that we included as many properties in this area as possible that might be affected by and benefit from redevelopment in the future.

Ms. Melissa Jones asked if a traffic study had been done for this redevelopment. Staff explained that a study would be a part of the development if needed. Staff informed the commission that the Clemson Area Transportation (CAT) system currently has a route through this area.

Ms. Pam Patterson asked Mr. Hart why his company was using an outside firm to develop this area. Mr. Hart explained that they often use outside firms, but they felt they wanted to bring in the best to do great design in this redevelopment.

Chairman Mr. John Perkins stated that he felt this was a unique opportunity for a town our size and appreciated all the work involved. He thanked the citizens who came out tonight to speak about this redevelopment.

After receiving a motion and a second, Chairman Mr. John Perkins polled the commission, with all members voting in favor of at 6:42 pm.

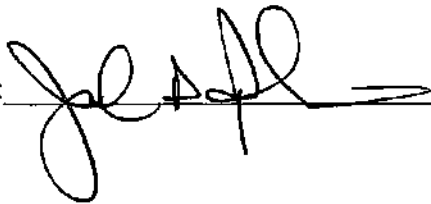
**7. Updates:**

No Updates given

**8. Adjournment:**

With no further business, Mr. Chuck McCuen made a motion to adjourn at 6:45 pm. Ms. Mellissa Jones seconded the motion with all members voting in favor of.

Chairman: \_\_\_\_\_



Date: \_\_\_\_\_

3/13/00



# PENDLETON

SOUTH CAROLINA

History, Hospitality & Happenings!

Town of Pendleton  
Planning Commission  
Regular Meeting  
January 09, 2025  
Pendleton Town Hall, 6 pm

## MINUTES:

### 1. Election of Officers for 2025:

Chairman Mr. John Perkins asked the two new members recently appointed to the Planning Commission to introduce themselves. Ms. Sara Dawson and Mr. Skeet Holland introduced themselves.

Chairman Mr. John Perkins opened the floor for nominations of Chairperson for 2025. Mr. Riley Morningstar nominated Mr. John Perkins as Chairman for 2025. Ms. Melissa Jones seconded that motion, and all members voted unanimously.

Chairman Mr. John Perkins opened the floor for nominations of Vice-Chairperson for 2025. Mr. Riley Morningstar nominated Ms. Jill Gemmill as Vice-Chair for 2025. Mr. Chuck McCuen seconded the nomination, with all members voting in favor of at 6:05 pm.

Mr. John Perkins will serve as Chairman, and Ms. Jill Gemmill will serve as Vice-Chair of the Planning Commission for 2025.

### 2. Call to Order:

Chairman Mr. John Perkins called the meeting to order at 6:05 pm.

### 3. Approval of prior meeting minutes: Postponed until next meeting

Chairman Mr. John Perkins postponed the approval of the previous meeting minutes until our next meeting.

### 4. Public Comments:

There was no public in attendance.

### 5. Action Item:

- a. No Action Items for this meeting

### 6. Adjournment:

With no further business, Chairman Mr. John Perkins asked for a motion to adjourn. Vice-Chair Ms. Jill Gemmill made a motion, which Mr. McCuen seconded. All members voted in favor of at 6:30 pm.

Chairman: \_\_\_\_\_

Date: \_\_\_\_\_

3/13/2025



December 20, 2019	The Town was notified by Great Southern Homes of their interest in purchasing properties in the Village Hill community. Town began investigating the current infrastructure within the area formally known as Village Hills Mobile Home Park which resulted in the meeting with the Planning Commission on June 11, 2020, after receiving legal advice from our Town Attorney
March 4, 2020	Property purchased by Two Blue Stallions (aka Great Southern Homes)
April 20, 2020	Email was received that the property was purchased by Two Blue Stallions (aka Great Southern Homes)
June 1, 2020	Notification letters mailed to property owners
June 11, 2020	Planning Commission meeting to discuss the Town sponsored rezoning of the Village Hills subdivision and surrounding areas from (PDMH) Planned Development Mobile Home to (FDR) Flexible Review District
June 23, 2020	Information session held for residents
July 9, 2020	Planning Commission Public Hearing on the rezoning.
July 31, 2020	The Pendleton Town attorney advised staff that there is a duty to serve in-town customers. He also advised that we needed a complete survey and inspection of the infrastructure in this area which resulted in us having the system camera. This was done by Mr. M. Brown who experienced trouble getting through the system.
August 3, 2020	Town Council meeting to receive recommendation from Planning Commission
August 13, 2020	Planning Commission Executive Session to receive legal advice.
September 1, 2020	RFQ Released
October 5, 2020	Resolution passed by T/C to establish a committee Town Council Representatives: Bruce Kalley & Denise Jackson Planning Commission Representatives: Cindi Long, Chuck McCuen, Pam Patterson Design Review Board Representative: Byron Edwards Board of Zoning Appeals Representative: Nancy von Meyer International Property Maintenance Code Representative: Michael LaMahieu Village Hills Mobile Home Park Representative: Mark A. Webb Advisory Member Representative: Lori Dickes, Ph.D. Program Coordinator, Clemson University
October 7, 2020	RFQ Opening
November 2, 2020	Resolution Rezone to FRD & accept statement of intent
November 10, 2020	RFQ Evaluation Process with Village Hills Redevelopment Steering Committee. Evaluation due back to staff no later than noon on November 19, 2020

December 7, 2020	First reading of the rezoning
December 20, 2020	Meeting with Steering Committee (approximately 4 people were in attendance)
December 1, 2021	New Council elected for Wards 1 & 3.
January 4, 2021	Second and Final reading of the Rezoning. Ordinance No. 21-01
2021-2022	Fire Department process
April 4, 2022	Council accepted the RFQ from Great Southern Homes
December 5, 2022	First reading of Ordinance No. 23-03
January 3, 2023	Public hearing reading Ordinance No. 23-03
January 3, 2023	Second reading of Ordinance No. 23-03
January 11, 2023	Met with consultants about progress in the TIF.
February 24, 2023	Officer Marano took photos of the TIF area with drone
May 4, 2023	Staff met with consultants and Great Southern Homes
June 8, 2023	Met with Consultants and Kim Hamel from GSH for an update on this project and to talk about the existing utility infrastructure and zoning in this area.
July 31, 2023	Held a Public Meeting workshop from 6 pm – 7:30 pm.
August 1, 2023	Met with consultants on TIF design ideas and project outlines and to prepare for the public meetings.
August 1, 2023	Held a second public meeting workshop from 12 pm – 1:30 pm
September 5, 2023	The consultant emailed GIS file identifying all parcels in the TIF.
September 11, 2023	Held a zoom meeting with consultants to review concept plans
September 12, 2023	<p>Studio Main llc mailed a map outlining the entire TIF district, which included. Total acres for the project at 204 acres. Total Open Space at 39 acres. Possible commercial space of 61,500. Total residential units of 615.</p> <p>Talked about how the new draft layout included suggestions made by the community at the public meeting.</p>
September 21, 2023	<p>Staff met with consultants about how to schedule a joint meeting with Town Council and Planning Commission for the final plan presentation from Blake.</p> <p>We worked on ideas to pay homage to local citizens by possibly naming the community room of the proposed fire station or public building in the TIF after someone.</p>

	Set up a follow-up Zoon meeting with Great Southern Homes representatives for October.
October 19, 2023	Met with consultant and GSH to review and present design ideas for the TIF area
November 9, 2023	Met with Trip from Arnett Muldrow & Associates, Blake from Studio Main, and GSH to prepare for the November TIF Public Meeting.
November 14, 2023	Held a public Charrette drop-in on the TIF District for feedback from the community. 24 citizens attended the drop-in
January 19, 2024	Met with Blake and Trip about the Master Plan Document for this project. Staff reviewed the draft and made suggested changes to pictures of the possible units in the plan, both single-family and multi-family. We also planned the next steps for introducing this Master Plan Document.
February 13, 2024	Pendleton Municipal Facilities Corporation was created and met for the first time. President: Presley Bellinger-Kipling V. President: Teresa Horton Secretary/Treasurer: Mona Fleming Released bond sale.
March 8, 2024	conducted a Zoom meeting with consultants and GSH about different and updated products for this area. Town showed GSH product that we felt would go well in this area.
March 20, 2024	Trip emailed final Master Plan document for this project to be shared.
April 2, 2024	Staff scheduled meetings with council to have a review of the master plan from the consultants.
April 15, 2024	Staff met with council members individually and reviewed the Master Plan documents with Trip.
April 16, 2024	Trip is in the process of making minor suggested changes from the above meeting and will have the final documentation soon.
April 2024	Trip emailed final draft of Master Plan reflecting comments from council.
May 30, 2024	Meet with GSH, Staff, and David Root on next steps for the plan

July 1, 2024	Received notification of \$1,000,000 for CDBG funds for Village Hills water & sewer infrastructure.
November 11, 2024	Staff presented TIFF district master plan outcome to
November 14, 2024	Town Council approved a resolution making a recommendation to Pendleton Town Council to approve the Village Hills Small Area Master Plan for the Town of Pendleton.
December 3, 2024	Town Council approved necessary items for the Village Hill Tax Increment Finance District including 1) Fire Department Building timeline 2) task order to design Calhoun Blvd 3) Trail system for Village Hills
January 7, 2024	Town Council approved first reading of an ordinance to approve the Village Hills Small Area Master Plan for the Town of Pendleton, SC.
February 4, 2024	2 <sup>nd</sup> Reading of ordinance





**CITY OF CLEMSON**  
**AGENDA ITEM REQUEST FORM**

Requested By:

Date Submitted:

Council Meeting Date:

Type of Request: (check only one)

☐ Report/Discussion

☒ Policy/Action

☐ Executive Session

Agenda Item Summary: (brief for public information and posted agenda)

Agenda Item Detail: (expand as necessary for clarification)

An application for a proposed planned development was received from Mr. Mario Visbal of LV Collective (Austin, Texas) on April 21, 2025. As currently proposed, an eight-story mixed-use midrise residential building and a five-story mixed-use apartment building will be constructed on seven parcels totaling approximately 3.76 acres near 398 and 400 College Avenue. The project includes a total of 650 bedrooms within the midrise structure, and 110 bedrooms in the five-story structure. Additionally, it proposes approximately 13,000 sq.ft. of new commercial space and 150 public parking spaces. The project also includes the restoration and preservation of an active stream on the site.

Attachments:

Report  
Draft Regulating Ordinance and Exhibits

Planned Development (398 College Avenue)

Planning Commission Approved – August 11, 2025    Public Hearing - September 15, 2025

First Reading - October 6, 2025

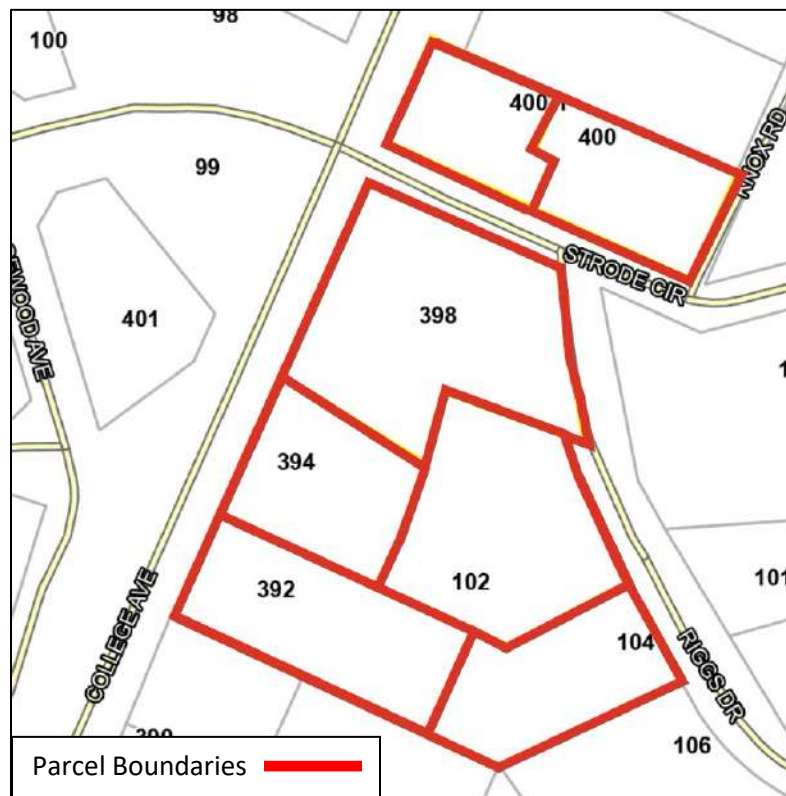
**Report on**  
**Proposed Planned Development (398 College Avenue)**  
First Reading  
October 6, 2025

An application for a proposed planned development was received from Mr. Mario Visbal of LV Collective (Austin, Texas) on April 21, 2025. As currently proposed, an eight-story mixed-use midrise residential building and a five-story mixed-use apartment building will be constructed on seven parcels totaling approximately 3.76 acres near 398 and 400 College Avenue. The project includes a total of 650 bedrooms within the midrise structure, and 110 bedrooms in the five-story structure. Additionally, it proposes approximately 13,000 sq.ft. of new commercial space and 150 public parking spaces. The project also includes the restoration and preservation of an active stream on the site.

## Location

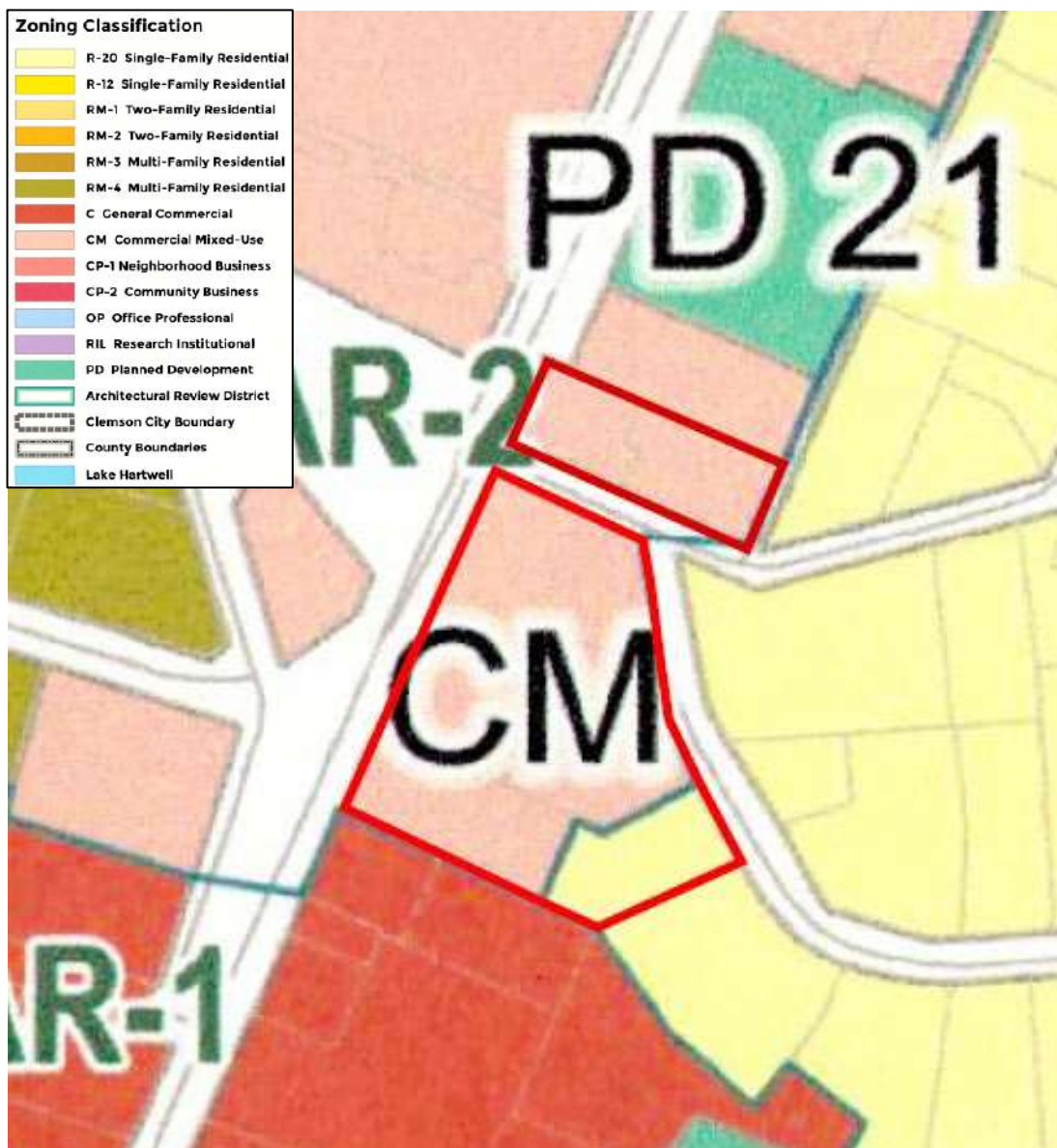
The project site is located in the downtown at the intersection of Strode Circle and College Avenue, with the proposed mid-rise structure to be situated on the south side of Strode Circle, and the apartment structure on the north. The parcels proposed to be developed include:

TMP# 4044-16-82-3636  
TMP# 4044-16-82-1629  
TMP# 4044-16-82-1813  
TMP# 4044-16-82-2767  
TMP# 4044-16-83-2144  
TMP# 4044-16-83-3088  
TMP# 4044-16-82-1995



## Current Zoning

The current zoning of the properties on which the project is proposed to be located is split, with six parcels zoned CM Commercial Mixed-use District, and one parcel situated on the southeast corner of the project zoned R-20 Single-family Residential District. The zoning of neighboring parcels includes CM District parcels to the north and west of the site; and those to the east across Riggs Drive and Strode Circle R-20 District. C General Commercial District properties abut the project to the south. It should also be noted that Planned Development #21, which is the MODA Apartment project currently under construction, is situated a short distance to the north.



## Future Land Use

The properties are shown on the Future Land Use Map in the Comprehensive Plan to be predominantly commercial in nature, with only the single R-20 District parcel noted as low-density residential.

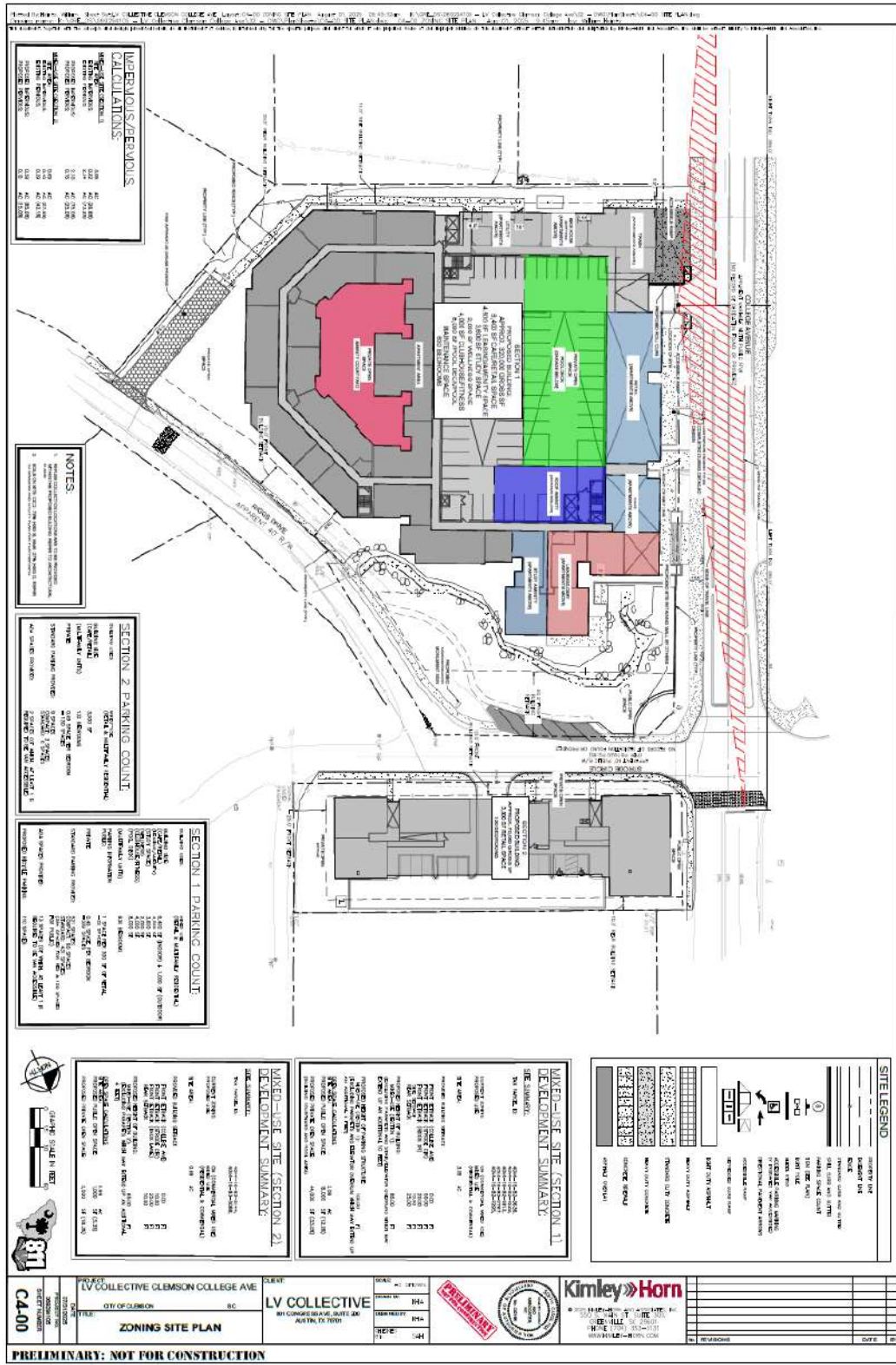


## Planning Commission Review Process

A concept presentation workshop, the first of the three required steps in the Commission's review process, was held on May 12, 2025; and an informal public meeting, the second step, was held on June 17, 2025. Workshop sessions intended to allow the Commission members to review changes to prior to a formal vote on a recommendation on the matter were held on July 23, 2025 and August 5, 2025. On August 11, 2025, the Commission voted 4 – 2 to approve a positive recommendation to City Council on the proposed planned development. A public hearing was held on September 15, 2025.



# Site Plan



## **WRITTEN ORDINANCE – 398 College Avenue Mixed-Use Planned Development**

### **Section 101 - Descriptive Statement**

The provisions of this Ordinance shall apply to the 398 College Avenue Mixed-Use Planned Development located within the corporate limits of the City of Clemson, County of Pickens, State of South Carolina, and described and shown in the legal description included herein and attached as an Exhibit. This Ordinance has been established to regulate and guide the implementation of this Planned Development located within the corporate limits of the City of Clemson, South Carolina and defined herein. The adoption of this ordinance shall impose the standards and restrictions to both the residential and commercial components of this Mixed-Use Planned Development.

In the event the City of Clemson creates a zoning district that is materially consistent with this Planned Development, the property owner(s) and their heirs or assigns shall not object to the inclusion of the property within such district, provided that:

- (a) the right to rebuild in accordance with the approved site plan and density is preserved; and
- (b) no additional restrictions or conditions are imposed that would:
  - (i) limit or prohibit student housing;
  - (ii) require affordability set-asides or income restrictions;
  - (iii) reduce approved building height, parking ratios, or residential unit count;
  - (iv) restrict rooftop amenities or open space programming;
  - (v) impose enhanced architectural or material standards beyond those approved in this Planned Development; or
  - (vi) otherwise conflict with the uses, entitlements, or development standards established under this Planned Development.

The development will be fee simple ownership with maintenance of all components, including but not limited to, sidewalks, buildings, parking areas, landscaping, and amenities being the sole responsibility of property owner in perpetuity. Domestic water and sewer infrastructure including storm and sanitary sewer improvements will be dedicated to the City of Clemson for ownership and maintenance as applicable per the civil drawings. Any required maintenance bond per City of Clemson utility department standards will be provided by the developer (owner) upon dedication of utilities to City of Clemson. Access and maintenance easements will be dedicated for these utilities.

The property is comprised 7 parcels totaling +/- 3.71 divided into two sections. Section 1 is +/-3.06 acres and consists of 5 parcels, 398, 394, & 391 College Avenue, & 102 and 104 Riggs Drive. The property parcel owners are University Ridge Cottages, LLC, Allen Sheila R, and Two Blue Stallions. Section 2 is +/- 0.69 acres and consists of 2 parcels, 400-1 & 400-2 College Avenue. The property parcel owners are University Ridge Cottages, LLC, and Two Blue Stallions.

The Planned Development will consist of five (5) components outlined below.

### **PROPOSED USES**





## Downstream Wastewater Modeling Analysis Request

**Project Name:** Newry Area Mixed-Use Development "Clemson West" **Date:** 12/12/2024  
**Company/Person Requesting Evaluation:** Kevin Shoemake, PE **Contact:** shoemake.k@tandh.com  
**Oconee Tax Map Number(s):** 210-00-01-003 & 210-00-01-023

**Use Type** (check all that apply): ☒ Subdivision ☒ Multi-Family (apartments, condos, duplexes, etc.) ☐ Commercial/Retail  
☐ Industrial ☐ Institutional (school, campground, prison, etc.) ☐ Other: \_\_\_\_\_

**ATTACH FLOW CALCULATIONS JUSTIFYING THE FOLLOWING. Estimated Sewer Flow:** 174,375 gallons per day (gpd)  
Use SCDHEC Unit Contributory Loadings in SC R.61-67 Appendix A.

To provide responses to the next item, you will need to contact the nearest city to where your project is located to determine if wastewater service near the site. **SEE MAP ON THE NEXT PAGE TO IDENTIFY THE LIKELY RETAIL SEWER PROVIDER.** The contact phone number for the utility is listed below or on the map. Identify who will be the provider below:

- ☒ Seneca Light & Water 864-885-2723  
☐ Walhalla Utilities Department 864-638-4343  
☐ Westminster Utilities Department 864-647-3200  
☐ West Union Public Works Department 864-638-9978  
☐ Oconee Joint Regional Sewer Authority 864-972-3900

It will be necessary for you to commit to paying for the fee prior to this service being performed. The current cost for each basic hydraulic modeling assessment is \$937.50. By my signature below, I commit to paying the fees associated with this request. I understand that the results will not be provided until full payment has been received by OJRSA. The report will be provided in PDF format to the email address provided below.

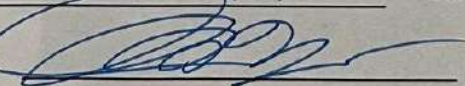
I also understand that this request does not constitute a permit to connect to OJRSA or any satellite sewer system (sanitary sewer agency), nor is it to be used to obtain building or construction permits from any regulatory agency. In cases where capacity appears available to serve a project, such capacity can neither be guaranteed nor reserved by the findings as stated in the assessment. Capacity is allocated on a first come, first serve basis during the subsequent OJRSA Capacity Approval Process. Preliminary approval for this project shall not exceed six (6) months from the date signed by the engineer or other timeframes stated in the *OJRSA Development Policy* Section regarding SEWER AVAILABILITY, CAPACITY APPROVAL, AND REQUEST FOR SERVICE, whichever is less. All other OJRSA regulations and policies shall apply.

**I commit to paying for the assessment:** ☒ Yes ☐ No (If "No" is selected, assessment will not be performed until payment is received)

**Company/Person to Submit Invoice to:** United Homes Group **Phone:** 412-400-0112

**Name to Submit Invoice to:** Mark Hart **Preferred Invoice Method:** ☒ Email ☐ US Mail

**Email:** markhart@unitedhomesgroup.com **Mailing Address:** \_\_\_\_\_

**Signature:** 

Once form is completed, submit by email to [info@ojrsa.org](mailto:info@ojrsa.org).

### TO BE COMPLETED BY OJRSA

**Connection Type to Existing Sewer:** Gravity Force Main **Connection Point Owner:** City/Town OJRSA

**Project Will Connect to Sewer** (nearest street address, GPS coordinates, etc.):

Believed to be connecting at Seneca Light & Water's Newry Pump Station and then pumped through their system to OJRSA

**Comments**

# Oconee County, SC

## Parcel Information

Parcel ID 210-00-01-003  
Neighborhood 5500510 - Newry-Little River  
Property Address  
Legal Description OLD CLEMSON HWY (609.17 AC)  
(Note: Not to be used on legal documents.)  
Acres 609.17  
Class 111 Unclassified Farm  
Tax District CORINTH SHILOH (District 03)  
Exemptions

[View Map](#)

## Owner

[EAST SHORE SOUTH LLC](#)  
917 CHAPIN RD  
CHAPIN, SC 29036

## Land

Land Use	Acres	Square Footage	Frontage	Depth
O - Other	609.17	0	0	0

## Valuation

Assessed Year	2025
Land Value	\$11,056,440
Improvement Value	\$0
Accessory Value	\$0
<b>Total Value (Market)</b>	<b>\$11,056,440</b>
Land Value	\$0
Improvement Value	\$0
Accessory Value	\$0
<b>Total Value (Capped)</b>	<b>\$0</b>

## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/24/2024	3066 190	B927 9-10	\$12,214,400	1: Does not match parcel record (multiple parcels)	WEST CLEMSON LLC	EAST SHORE SOUTH LLC
3/12/2024		B927 9-10	\$0	PLAT REFERENCE ONLY	PLAT REFERENCE ONLY	
8/8/2019	2492 248		\$5	9: Other Not Valid	NETTLES MARY P M & WILLIAM C JR TSTS	WEST CLEMSON LLC
8/8/2019	2492 238		\$5	9: Other Not Valid	NETTLES MARY P M & WILLIAM C JR TSTS	NETTLES MARY P M & WILLIAM C JR TSTS
8/7/2019	2492 242		\$1,550,000	9: Other Not Valid	NETTLES MARY P M & WILLIAM C JR TSTS	WEST CLEMSON LLC
7/22/2019	2489 76		\$5	9: Other Not Valid	NETTLES PATRICIA M TESTAMENTARY TR	NETTLES MARY P M & WILLIAM C JR TSTS
11/17/2008	1692 16		\$1	NULL	NETTLES WILLIAM CARL JR TSTE MARY P	NETTLES PATRICIA M TESTAMENTARY TR
6/26/2006	1516 124		\$5	NULL	NETTLES WILLIAM CARL JR &	NETTLES WILLIAM CARL JR TSTE MARY P
7/16/1989	600 140		\$5	0: Valid Arms-length	NETTLES W C JR &	NETTLES WILLIAM CARL JR &



# Oconee County, SC

## Parcel Information

Parcel ID 210-00-01-023  
Neighborhood 5500510 - Newry-Little River  
Property Address  
Legal Description (6.23 AC) OLD CLEMSON HWY  
(Note: Not to be used on legal documents.)  
Acres 6.23  
Class 100 Residential Vacant Land  
Tax District CORINTH SHILOH (District 03)  
Exemptions

[View Map](#)

## Owner

[EAST SHORE SOUTH LLC](#)  
917 CHAPIN RD  
CHAPIN, SC 29036

## Land

Land Use	Acres	Square Footage	Frontage	Depth
O - Other	6.23	271,379	0	0

## Valuation

Assessed Year	2025
Land Value	\$109,030
Improvement Value	\$0
Accessory Value	\$0
<b>Total Value (Market)</b>	<b>\$109,030</b>
Land Value	\$0
Improvement Value	\$0
Accessory Value	\$0
<b>Total Value (Capped)</b>	<b>\$0</b>

## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/24/2024	3066 190	B927 9-10	\$12,214,400	1: Does not match parcel record (multiple parcels)	WEST CLEMSON LLC	EAST SHORE SOUTH LLC
3/12/2024		B927 9-10	\$0	PLAT REFERENCE ONLY	PLAT REFERENCE ONLY	
8/8/2019	2492 248		\$5	9: Other Not Valid	NETTLES MARY P M & WILLIAM C JR TSTS	WEST CLEMSON LLC
8/8/2019	2492 238	R 159	\$5	9: Other Not Valid	NETTLES MARY P M & WILLIAM C JR TSTS	NETTLES MARY P M & WILLIAM C JR TSTS
8/7/2019	2492 242		\$1,550,000	9: Other Not Valid	NETTLES MARY P M & WILLIAM C JR TSTS	WEST CLEMSON LLC
7/22/2019	2489 76		\$5	9: Other Not Valid	NETTLES WILLIAM CARL JR & MARY PATR	NETTLES MARY P M & WILLIAM C JR TSTS
11/26/2014	2068 301		\$24,000	9: Other Not Valid	GAILLARD DANA L & LAZENBY VALERIE	NETTLES WILLIAM CARL JR & MARY PATR
3/20/2013	1952 17		\$0	9: Other Not Valid	GAILLARD DANA L P/R GAILLARD JOHN L	GAILLARD DANA L & LAZENBY VALERIE
3/20/2013	1952 14		\$0	9: Other Not Valid	Multiple Owners	GAILLARD DANA L P/R GAILLARD JOHN L

## OCONEE COUNTY COUNCIL SOCIAL POST – 10.7.25

### BACKGROUND

[https://www.facebook.com/story.php?story\\_fbid=1221217716480132&id=100057757463140&mib\\_extid=wwXlfr&rdid=q7ZH0BK3uLf6NJyb#](https://www.facebook.com/story.php?story_fbid=1221217716480132&id=100057757463140&mib_extid=wwXlfr&rdid=q7ZH0BK3uLf6NJyb#)

On the evening of October 7, Oconee County Council member Matthew Durham posted false information to social media about Clemson's involvement in a 5,200-Home Newry Deal. The post targeted President Jim Clements, Trustee Nikki Haley and United Homes Group. Clements and Haley sit on the United Homes Group (UHG) board. Alum Michael Nieri is chairman of UHG and separately owns East Shore South LLC.

### FACTS

- There was a social media post on October 7 that contained false information regarding Clemson's involvement in plans for a housing development in Oconee County.
- It incorrectly stated that Clemson University, President Clements and Trustee Nikki Haley were involved in The Newry Deal housing project.
- The Newry Deal housing project is a project with East Shore South LLC.
- It is not a United Homes Group (UHG) project.
- President Clements and Trustee Haley do serve on the UHG Board.
- They are not affiliated with the Newry Deal housing project or East Shore South LLC and are making no financial gains from the project.
- Clemson has no plans to develop a satellite campus in Oconee County.

October 14, 2025

Ms. Amanda Brock  
Oconee County Administrator  
415 S. Pine Street  
Walhalla, SC 29691

Dear Ms. Brock:

United Homes Group (UHG) is aware of public statements and posts by Councilman Matthew Durham, a member of the Oconee County Council, attempting to connect UHG to East Shore South, LLC and its development project proposed in Oconee County (referred to as the "Newry Project"). Please be advised, UHG is not involved with the Newry Project, nor is UHG's subsidiary, Great Southern Homes (GSH). UHG and GSH have no plans or expectations to participate in the Newry Project. Further, Mark Hart, whom Mr. Durham claims told members of the Oconee County Council that UHG would be building 5,200 homes at the Newry Project, is not an employee of UHG or GSH and has no authorization to speak on behalf of either company. East Shore South and Two Blue Stallions (which are also cited by Mr. Durham in his research) are private companies that belong to Michael Nieri. Mr. Nieri's private interests in these entities are separate from UHG, and no UHG officer or director other than Mr. Nieri has any role with East Shore South or Two Blue Stallions.

As a homebuilder, we are constantly working collaboratively with local governing bodies such as the Oconee County Council, and we appreciate the work that you, the Oconee County Council, and other local government officials do in furtherance of the interests of your constituents. When we are involved in a project, we are glad to engage in discussions around the best way to proceed with those projects in a way that meets the aims of the local area. In the case of the Newry Project, UHG and GSH simply are not involved. We request that you please share this letter with the members of the Oconee County Council to ensure that the Council has been so advised. Any statements indicating that UHG or GSH have any involvement in this project, whether made by individuals such as Mr. Hart or by Councilmembers, are without merit.

We hope that this communication has provided sufficient clarity as to who is involved in the Newry Project (East Shore South) and who is not (UHG and GSH). To the extent you or the Council feel that additional clarity is needed, we are glad to make a representative available to address your questions and correct any misconceptions. Any additional questions can be sent to [investors@unitedhomesgroup.com](mailto:investors@unitedhomesgroup.com).

United Homes Group, Inc.  
Great Southern Homes, Inc.





## Downstream Wastewater Modeling Analysis Request

**Project Name:** Newry Area Mixed-Use Development "Clemson West" **Date:** 12/12/2024  
**Company/Person Requesting Evaluation:** Kevin Shoemake, PE **Contact:** shoemake.k@tandh.com  
**Oconee Tax Map Number(s):** 210-00-01-003 & 210-00-01-023

**Use Type** (check all that apply): ☒ Subdivision ☒ Multi-Family (apartments, condos, duplexes, etc.) ☐ Commercial/Retail  
☐ Industrial ☐ Institutional (school, campground, prison, etc.) ☐ Other: \_\_\_\_\_

**ATTACH FLOW CALCULATIONS JUSTIFYING THE FOLLOWING. Estimated Sewer Flow:** 174,375 gallons per day (gpd)  
Use SCDHEC Unit Contributory Loadings in SC R.61-67 Appendix A.

To provide responses to the next item, you will need to contact the nearest city to where your project is located to determine if wastewater service near the site. **SEE MAP ON THE NEXT PAGE TO IDENTIFY THE LIKELY RETAIL SEWER PROVIDER.** The contact phone number for the utility is listed below or on the map. Identify who will be the provider below:

- ☒ Seneca Light & Water 864-885-2723  
☐ Walhalla Utilities Department 864-638-4343  
☐ Westminster Utilities Department 864-647-3200  
☐ West Union Public Works Department 864-638-9978  
☐ Oconee Joint Regional Sewer Authority 864-972-3900

It will be necessary for you to commit to paying for the fee prior to this service being performed. The current cost for each basic hydraulic modeling assessment is \$937.50. By my signature below, I commit to paying the fees associated with this request. I understand that the results will not be provided until full payment has been received by OJRSA. The report will be provided in PDF format to the email address provided below.

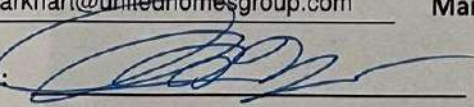
I also understand that this request does not constitute a permit to connect to OJRSA or any satellite sewer system (sanitary sewer agency), nor is it to be used to obtain building or construction permits from any regulatory agency. In cases where capacity appears available to serve a project, such capacity can neither be guaranteed nor reserved by the findings as stated in the assessment. Capacity is allocated on a first come, first serve basis during the subsequent OJRSA Capacity Approval Process. Preliminary approval for this project shall not exceed six (6) months from the date signed by the engineer or other timeframes stated in the *OJRSA Development Policy* Section regarding SEWER AVAILABILITY, CAPACITY APPROVAL, AND REQUEST FOR SERVICE, whichever is less. All other OJRSA regulations and policies shall apply.

**I commit to paying for the assessment:** ☒ Yes ☐ No (If "No" is selected, assessment will not be performed until payment is received)

**Company/Person to Submit Invoice to:** United Homes Group **Phone:** 412-400-0112

**Name to Submit Invoice to:** Mark Hart **Preferred Invoice Method:** ☒ Email ☐ US Mail

**Email:** markhart@unitedhomesgroup.com **Mailing Address:** \_\_\_\_\_

**Signature:** 

Once form is completed, submit by email to [info@ojrsa.org](mailto:info@ojrsa.org).

### TO BE COMPLETED BY OJRSA

**Connection Type to Existing Sewer:** Gravity Force Main **Connection Point Owner:** City/Town OJRSA

**Project Will Connect to Sewer** (nearest street address, GPS coordinates, etc.):

Believed to be connecting at Seneca Light & Water's Newry Pump Station and then pumped through their system to OJRSA

**Comments**

Oct 16 2025  
REFERENCE ID: 2040069

STATE OF SOUTH CAROLINA  
SECRETARY OF STATE

  
SECRETARY OF STATE OF SOUTH CAROLINA

ARTICLES OF ORGANIZATION  
Limited Liability Company – Domestic

The undersigned delivers the following articles of organization to form a South Carolina limited liability company pursuant to S.C. Code of Laws Section 33-44-202 and Section 33-44-203.

1. The name of the limited liability company (Company ending must be included in name\*)

East Shore South, LLC

\*Note: The name of the limited liability company must contain one of the following endings: "limited liability company" or "limited company" or the abbreviation "L.L.C.", "LLC", "L.C.", "LC", or "Ltd. Co."

2. The address of the initial designated office of the limited liability company in South Carolina is  
917 Chapin Road

(Street Address)

Chapin, South Carolina 29036

(City, State, Zip Code)

3. The initial agent for service of process is

Steve Lenker

(Name)

(Signature of Agent)

And the street address in South Carolina for this initial agent for service of process is:  
700 Huger St., Ste. 102

(Street Address)

Columbia South Carolina 29201

(City) (Zip Code)

4. List the name and address of each organizer. Only one organizer is required, but you may have more than one.

(a)

Steve Lenker

(Name)

700 Huger St., Ste. 102

(Street Address)

Columbia, South Carolina 29201

(City, State, Zip Code)



CERTIFIED TO BE A TRUE AND CORRECT COPY  
AS TAKEN FROM AND COMPARED WITH THE  
ORIGINAL ON FILE IN THIS OFFICE

Oct 16 2025

REFERENCE ID: 2040069

  
SECRETARY OF STATE OF SOUTH CAROLINA

East Shore South, LLC

Name of Limited Liability Company

(b)

(Name)

(Street Address)

(City, State, Zip Code)

5. ☐ Check this box only if the company is to be a term company. If the company is a term company, provide the term specified. \_\_\_\_\_
6. ☒ Check this box only if management of the limited liability company is vested in a manager or managers. If this company is to be managed by managers, include the name and address of each initial manager.

(a)

Michael Nieri

(Name)

917 Chapin Road

(Street Address)

Chapin, South Carolina 29036

(City, State, Zip Code)

(b)

(Name)

(Street Address)

(City, State, Zip Code)

7. ☐ Check this box only if one or more of the members of the company are to be liable for its debts and obligations under Section 33-44-303(c). If one or more members are so liable, specify which members, and for which debts, obligations or liabilities such members are liable in their capacity as members. This provision is optional and does not have to be completed.

8. Unless a delayed effective date is specified, these articles will be effective when endorsed for filing by the Secretary of State. Specify any delayed effective date and time \_\_\_\_\_.

CERTIFIED TO BE A TRUE AND CORRECT COPY  
AS TAKEN FROM AND COMPARED WITH THE  
ORIGINAL ON FILE IN THIS OFFICE

Oct 16 2025

REFERENCE ID: 2040069

  
\_\_\_\_\_  
SECRETARY OF STATE OF SOUTH CAROLINA

East Shore South, LLC

\_\_\_\_\_  
Name of Limited Liability Company

9. Any other provisions not consistent with law which the organizers determine to include, including any provisions that are required or are permitted to be set forth in the limited liability company operating agreement may be included on a separate attachment. Please make reference to this section if you include a separate attachment.

10. Each organizer listed under number 4 must sign.

Steve Lenker: (Electronically Signed)

\_\_\_\_\_  
Signature of Organizer

Date: 03/14/2024

\_\_\_\_\_  
Signature of Organizer

Date: \_\_\_\_\_

# THE JOURNAL

## 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, Larry Davidson, 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

**September 24, 2025**

the rate charged therefore is not in excess of the regular rates charged private individuals for similar insertions.

  
\_\_\_\_\_  
Larry Davidson  
General Manager

Subscribed and sworn to before me this  
9/24/2025

  
\_\_\_\_\_  
Velma J. Nelson  
Notary Public  
State of South Carolina





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Department of Housing and Urban Development, Columbia Field Office, Community Planning and Development Division, Strom Thurmond Federal Building, 1835 Assembly Street, 13th Floor, Columbia, SC 29201-2480 at CPDRROFCSC@hud.gov. Potential objectors should contact Mr. Bradley S. Evatt, CPD Director, in the Columbia Field Office via email to verify the actual last day of the objection period. Eric Fosmire, Chief of Staff and General Counsel

**Final Notice and Public Explanation of A Proposed Activity In a Federal Flood Risk Management Standard (FFRMS) Designated Floodplain and/or Wetland**

To: All Interested Agencies, Groups, and Individuals

This is to give notice that the South Carolina Office of Resilience (SCOR) has conducted an evaluation as required by Executive Order(s) 11988, as amended by Executive Order 13690, and/or Executive Order 11990, in accordance with HUD regulations at 24 CFR 55.20 in Subpart C Procedures for Making Determinations on Floodplain Management and Wetlands Protection.

The activity is funded under the Hurricane Helene Housing Program which will utilize HUD Community Development Block Grant-Disaster Recovery (CDBG-DR) funding. The proposed projects will be located in Abbeville, Anderson, Laurens, Oconee, and Pickens counties, and site-specific project locations may be situated within the FFRMS floodplain or a mapped wetland. The extent of the FFRMS floodplain was determined using the 0.2 percent annual chance floodplain approach SCOR is conducting a Tier I Broad Level environmental review for the Hurricane Helene Housing Program. Project activities will include rehabilitation, reconstruction, replacement, relocation, elevation, demolition, and buyout of single-family homes and/or mobile home units (MHUs). The proposed projects will be located in multiple locations throughout each county, with the exact location of site-specific projects determined at a later date.

Site-specific project activities will be conducted on previously developed residential properties. Homes located in the FFRMS floodplain, that receive assistance for reconstruction, repair of substantial damage, or substantial improvement, will be elevated in compliance with applicable federal, state, and local regulations or requirements, including 24 CFR Part 55. All homes assisted through the program within the 100-year floodplain will require the maintenance of flood insurance in perpetuity. When replacement of a mobile home unit (MHU) is not feasible at the same location as the original structure, the MHU will be replaced at an alternative location. The alternate location must be a previously developed residential property/parcel, zoned to allow for installation of an MHU and have ready access to sewer, water, and electric connections. Additionally, the alternate site cannot be located in the FFRMS Floodplain or a mapped wetland According to the FEMA Flood Map Service Center, Abbeville County contains approximately 28,800 acres within the 100-year floodplain and 6 acres within the 500-year floodplain. The U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) identifies approximately 24,336 acres of designated wetlands in the county. Anderson County has an estimated 48,107 acres within the 100-year floodplain and 1,000 acres within the 500-year floodplain.

floodplain. The NWI identifies approximately 38,394 acres of designated wetlands in the county.

Pickens County contains approximately 18,100 acres within the 100-year floodplain and 163 acres within the 500-year floodplain. It also has about 16,809 acres of designated wetlands.

None of the counties include areas classified as Coastal High Hazard Areas (V Zones) or Limits of Moderate Wave Action (LIMWA). Floodplains and wetlands are beneficial for wildlife, creating a variety of habitats for fish and other animals. In addition, floodplains are important to the storage and conveyance of storm water, water quality protection, and recharge of groundwater. SCOR has considered the following alternatives and mitigation measures to minimize adverse impacts and to restore and preserve natural and beneficial functions and intrinsic values of the existing floodplain/wetland: Alternative 1 (selected alternative): Perform project activities in the floodplain and/or wetland, as necessary, based on the existing location of previously developed residential properties. No project work will be completed in the floodway, except for the removal of buildings and improvements from the floodway; Alternative 2: limiting program assistance to properties located outside of the FFRMS floodplain; Alternative 3: the use of other flood protection measures for structures within the FFRMS Floodplain such as the construction of levees; and Alternative 4: the no-action alternative. SCOR has determined that Alternative 1 is the only viable alternative that meets the Program objectives. This conclusion is based on the following factors: (1) the need to provide relief from the impacts of Hurricane Helene; (2) the necessity of supporting critical repairs and rehabilitation to improve residents' health, safety, and well-being, as well as to enhance the structural integrity and preservation of storm damaged single-family homes; (3) the lack of natural areas or drainage features that could be impacted by Program activities; and (4) the impracticality installing new drainage systems at all residential sites determined eligible for the Program while still completing the necessary improvements to ensure safe housing for current residents.

SCOR has reevaluated alternatives to building in the floodplain/wetland and has determined that it has no practicable alternative to completing project activities in the floodplain/wetland. SCOR has conducted an evaluation as required by Executive Order (EO) 11988 and 11990, in accordance with HUD regulations 24 CFR 55.20 Subpart C, Procedures for Making Determinations on Floodplain Management and Protection of Wetlands, and in accordance with new HUD guidance effective July 1, 2024. Environmental files documenting compliance with Executive Order 11988, as amended by Executive Order 13690, and/or Executive Order 11990, are available for public inspection, review and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains/wetlands and those who have an interest in the protection of the natural environment have an opportunity to express their concerns and provide information about these areas. Second, adequate public notice is an important public education tool. The dissemination of information and request for public comments is a key component of the public participation process.

October 1, 2025: South Carolina Office of Resilience, 632 Rosewood Drive, Columbia, South Carolina 29201 and 803-354-3281; Attention: Eric G. Fosmire, Certifying Officer, Chief of Staff and General Counsel, (RE: Hurricane Helene Housing Program-Abbeville, Anderson, Laurens, Oconee, and Pickens Counties). A full description of the project may also be reviewed from 8:30 AM to 5:00 PM at the address above. Comments may also be submitted via email to [eric.fosmire@scor.sc.gov](mailto:eric.fosmire@scor.sc.gov).

Oconee County Council will hold a special meeting at 9:00 am on Friday, October 17, 2025 in Oconee County Council Chambers located at 415 S. Pine St., Walhalla, SC.

**NOTICE OF APPLICATION**

Notice is here to given that Jonathan Maynard intends to apply to the South Carolina dept. of health and environmental control for a tattoo facility license for a business to be named Dark Side Ink Gallery and to be located at 115A E. Main Street Walhalla SC 29691. Any grievances to be directed to SC department of health number 803-545-4370.

**NOTICE OF APPLICATION**

Notice is hereby given that JHFF-CLSC LLC DBA JoJo's Fish House intends to apply to the South Carolina Department of Revenue for a license/permit that will allow the sale and On Premises consumption of Beer, Wine and liquor at 199 Old Greenville Hwy. Clemson SC 29693. To object to the issuance of this permit/license, written protest must be postmarked no later than September 26, 2025.

For a protest to be valid, it must be in writing, and should include the following information:

- (1) The name, address and telephone number of the person filing the protest;
- (2) The specific reasons why the application should be denied;
- (3) That the person protesting is willing to attend a hearing (if one is requested by the applicant);
- (4) That the person protesting resides in the same county where the proposed place of business is located or within five miles of the business; and,
- (5) The name of the applicant and the address of the premises to be licensed.

Protests must be mailed to: S.C. Department of Revenue, ABL SECTION, P.O. Box 125, Columbia, SC 29214-097.

**NOTICE OF APPLICATION**

Notice is hereby given that RMR Restaurant LLC DBA Trident Sea to Table intends to apply to the South Carolina Department of Revenue for a license/permit that will allow the sale and ON Premises consumption of Beer and Wine at 8095 Keowee School Rd Seneca SC 29672

To object to the issuance of this permit/license, written protest must be postmarked no later than October 10, 2025.

For a protest to be valid, it must be in writing, and should include the following information:

- (1) The name, address and telephone number of the person filing the protest;
- (2) The specific reasons why the application should be denied;
- (3) That the person protesting is willing to attend a hearing (if one is requested by the applicant);



# THE JOURNAL

## PUBLISHER'S AFFIDAVIT

STATE OF SOUTH CAROLINA COUNTY OF OCONEE

OCONEE COUNTY COUNCIL

IN RE:


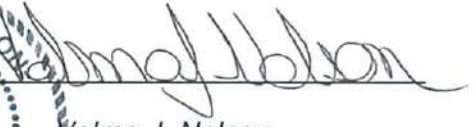
**BEFORE ME** the undersigned, a Notary Public for the State and County above named, This day personally came before me, Hal Welch, who being first duly sworn according to law, says that he is the General Manager of THE JOURNAL, a newspaper published Tuesday through Saturday in Seneca, SC and distributed 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

**January 11, 2025**

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  
1/11/2025

  
  
\_\_\_\_\_  
Velma J. Nelson  
Notary Public  
State of South Carolina



# IFIED PLACE

## 864.973.6676



### upstatetoday.com



## YARD SALES:

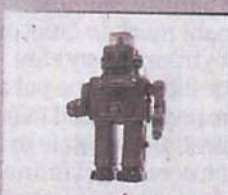
2 Days - \$25.00

10 Line Limit

Each additional day:  
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## Sell items under \$100

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\*Restrictions apply. Does not include picture.

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## NOTICE

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dicap, familial  
origin, or inten-

Personal Representative: PEGGY J BREAZEAL  
Address: 124 LOLA DRIVE FAIR PLAY, SC 29643  
Estate: EDWARD TATE ZEIGLER SR  
Date of Death: 9/22/2024  
Case Number: 2024ES3700851  
Personal Representative: EDWARD T ZEIGLER JR  
Address: 38 LANNEAU DRIVE GREENVILLE, SC 29605

The Oconee County Council will meet in 2025 on the first and third Tuesday of each month with the following exceptions: July, August, and November meetings, which will be only on the third Tuesday of each of these months; March, June and December meetings, which will be only on the first Tuesday of each of these months. 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 Thursday, February 20, 2025 to establish short- and long-term goals. This meeting will be held off-site in the Tri-County Technical College, Oconee Campus, conference room located at 552 Education Way, Westminster, South Carolina. Oconee County Council will also meet on Tuesday, January 6, 2026 in Council Chambers at which point they will establish their 2026 Coun-

cil and Committee meeting schedules. Additional Council meetings, workshops, and/or committee meetings may be added throughout the year as needed. Oconee County Council Committees will meet in 2025 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 18, May 20, July 15, & September 16, 2025. The Transportation Committee at 4:30 p.m. on the following dates: February 18, May 20, July 15, & September 16, 2025. The Real Estate, Facilities, & Land Management Committee at 4:30 p.m. on the following dates: April 1, June 3, August 19, & October 21, 2025. The Planning & Economic Development Committee at 4:30 p.m. on the following dates: April 1, June 3, August 19, & October 21, 2025. The Budget, Finance, & Administration Committee at 9:00 a.m. on the following dates: February 20 [Strategic Planning Retreat] and 4:30 p.m. on the following dates: March 4 [4 p.m.], April 15, & May 6, 2025.

**NOTICE OF APPLICATION**  
Notice is hereby given that Ash

South Carolina Department of Revenue for a license/permit that will allow the sale and On Premises consumption of Beer, Wine and Liquor at 671 Highway 123 Bypass Seneca SC 29678. To object to the issuance of this permit/license, written protest must be postmarked no later than January 26, 2025. For a protest to be valid, it must be in writing, and should include the following information: (1) The name, address and telephone number of the person filing the protest; (2) The specific reasons why the application should be denied; (3) That the person protesting is willing to attend a hearing (if one is requested by the applicant); (4) That the person protesting resides in the same county where the proposed place of business is located or within five miles of the business; and, (5) The name of the applicant and the address of the premises to be licensed. ent of Revenue, ABL SECTION, P.O. Box 125, Columbia, SC 29214-097.

## Yard Sale?

Call 864-973-6676  
today to place an ad!



# 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](mailto:jennifercadams@oconeesc.com)

John Elliott  
District I

Matthew Durham  
Chairman  
District II

Don Mize  
Vice Chairman  
District III

Thomas James  
District IV

J. Glenn Hart  
Chairman Pro Tem  
District V



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The Transportation Committee at 4:30 p.m. on the following dates: February 18, May 20, July 15, & September 16, 2025.

The Real Estate, Facilities, & Land Management Committee at 4:30 p.m. on the following dates: April 1, June 3, August 19, & October 21, 2025.

The Planning & Economic Development Committee at 4:30 p.m. on the following dates: April 1, June 3, August 19, & October 21, 2025.

The Budget, Finance, & Administration Committee at 9:00 a.m. on the following dates: February 20 [Strategic Planning Retreat] and 4:30 p.m. on the following dates: March 4 [4 p.m.], April 15, & May 6, 2025.



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.
- (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)