



OCONEE COUNTY
PLANNING COMMISSION

415 S. Pine St. Room 212 | Walhalla, SC 29691
864.638.4218
OconeeSC.com

COMMISSION MEMBERS

Mike Johnson, Chairman, At-Large
Teresa Spicer, District 1
Joshua Owens, District 4
Mickey Haney, At-Large
David Nix, Vice Chair, District 2
Brit Adams, District 3
Gary Gaulin, District 5

AGENDA

6:00 pm, Monday April 1, 2024
Council Chambers - Oconee County 415 S Pine St, Walhalla SC 29691

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Approval of minutes from March 18, 2024
5. Public Comment for *Non-Agenda Items* (4 minutes per person)
6. Commission Member Comments
7. Update for the Agricultural Advisory Board
8. Fair Play Development Committee presentation
9. Discussion regarding rezoning request for Keowee Plantation subdivision
 - a. Public Comment
 - b. Discussion/ vote
10. Adjourn



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Teresa Spicer, District 1
Joshua Owens, District 4
Mickey Haney, At-Large
David Nix, Vice Chair, District 2
Brit Adams, District 3
Via Phone - Gary Gaulin, District 5

STAFF

James Coley, Planning Director
Elise Dunaway, Planner I & Office Manager
Logan Gibbons, Planner II

MEDIA

Lauren Pierce, The Journal

MINUTES

6:00 pm, Monday, March 18, 2024

Council Chambers - Oconee County 415 S. Pine St, Walhalla SC 29691

1. Call to Order – Mr. Johnson called the meeting to order at 6:02 PM.
2. Invocation was led by Mr. Nix
3. Pledge of Allegiance was led by Mrs. Spicer
4. Approval of minutes from March 4, 2024 – Mr. Adams made a motion to approve the minutes; Seconded by Mr. Haney. Approved unanimously.
5. Public Comment for Non-Agenda Items (4 minutes per person): N/A
6. Commission Member Comments:
Mr. Johnson reviewed the function and role of the Oconee County Planning Commission.
7. Continued discussion regarding Development Standards.
 - a. Public Comment:

Mr. Gary Owens from Salem is the president of the Advocates for Quality Development (AQD). Mr. Owens voiced his concerns regarding the need for new and updated development standards.

Mr. Watson Johnson from Salem voiced his concerns regarding the growth within the county.

Mr. Mark Torres from District 1 voiced his concerns regarding the proposed development on Hwy 130 and the potential impact on the county.

Mr. Ron Cilensek from Salem voiced his concerns regarding the proposed

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development on Hwy 130 and the potential impact on the county.

Mr. Gerry Yantis voiced his concerns regarding the proposed development on Hwy 130 and the potential impact on the county.

Mrs. Lynne Martin from Tamassee voiced her concerns regarding the growth within the county.

Mr. Eddie Martin from Tamassee voiced his concerns regarding the growth within the county

Mr. Paul Palovich from Keowee Key voiced his concerns regarding the growth within the county.

Ms. Nancy Crowell from Waterford Pointe voiced her concerns regarding the growth within the county.

Mr. Don Taylor from Salem voiced his concerns regarding the growth within the county.

Mr. Dave Emmanuel voiced his concerns regarding the disconnection between the land-use plan and development standards.

Ms. Lisa Kisil-Dense from Waterford Pointe voiced her concerns regarding the growth within the county.

Mrs. Martha Steel from District 3 voiced her concerns regarding the development standards the county currently utilizes.

Mr. Perry Smith from District 2 opposed all development standards.

Mr. Tim O'Neill voiced his concerns regarding the growth within the county.

Mr. David McMahan voiced his concerns regarding the growth within the county.

Mr. Steve Smith submitted a letter to be read regarding the planning commission attempting to eliminate the 50' right-of-way on private roads in 2022.

Mr. Nix made a motion to allow an additional public comment; Seconded by Mr. Owens. Unanimously Approved.

Ms. Sharon DeRitter voiced her concerns regarding the development standards

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for the county.

- b. Discussion / Vote:
Open Discussion among members.

Mrs. Spicer made a motion to ask ACOG to review Chapters 26, 32, 38 of the Code of Ordinances and potentially combine them into a unified development ordinance; Seconded by Mr. Gaulin. Mrs. Spicer withdrew her motion.

Mr. Adams made a motion to begin reviewing the code of ordinances, starting with Control Free and make adjustments and updates as needed; Seconded by Mrs. Spicer. Motions fails 2/5. Mr. Johnson, Mr. Nix, Mr. Haney, Mr. Owens, and Mr. Gaulin oppose.

Mr. Gaulin made a motion to have Mr. Coley and staff review the public comments from the past two meetings and create a list of items that could be addressed to improve the current development standards; Seconded by Mrs. Spicer.

Mr. Haney made an amendment to the motion to have the planning commission members create a list of all items mentioned during public comments and have members pick which topics they perceive to be important items to discuss. Seconded by Mr. Johnson. Amendment approved 6/1.

Mr. Haney made an amendment to the motion to have Mr. Coley and staff compile all items of concern in a list for the members to review and prioritize through motions at the next meeting; Seconded by Mr. Johnson. Amendment approved 6/1. Mr. Gaulin opposed.

Mr. Johnson called for the vote on the amended motion, approved unanimously

8. Adjourn – The meeting was unanimously adjourned at 7:56PM.

Oconee Co. Planning Commission Meeting, 04 Mar 2024

Presentation by Fair Play Development Committee

Why we're here.....

- **Update and awareness of FPDC activities**
- **Re-review latest plan for 'downtown' Fair Play**
- **Awareness of anticipated discussion w/ Oconee Co. Administrator Brock**
- **Request any feedback or direction from Planning Commission**

Thanks....

- **Gary Gaulin**
- **Glenn Hart**



VILLAGE OF FAIR PLAY

Strategic Master Plan | December 2021

In Partnership with Arnett Muldrow & Associates

STUDIO
MAIN

The following table provides retail market opportunities for Fair Play by category based on existing retail leakage.

| Category | Annual Leakage | Opportunity |
|--------------|----------------|--|
| Restaurants | \$3.9 million | 30% capture rate \$1.17 million Two independent restaurants in the village One additional chain restaurant at the Interstate |
| Grocer | \$4.0 million | 30% capture rate \$1.2 million Small carefully curated grocer/farm stand Not enough demand for full grocer |
| Mixed-Retail | \$6.7million | 20% capture rate \$1.34 million Mercantile Retail that includes sporting goods, clothing, home accessories, specialty items. Could be part of café or other use. |

2.5 Market Conclusions

Fair Play is experiencing opportunities for population growth, increasing income levels as the market expands, and potential for recreational tourism that together paint a picture for the strong potential for Fair Play to capitalize on this development. The consequence of this growth is retail demand that outweighs retail demand. This bodes well for Fair Play to fill gaps not found in the immediate area and perhaps even to attract visitors from within the larger metropolitan areas.

Furthermore, Fair Play offers natural and historic resources that can augment the demand for additional development along the central business district. In addition, the market analysis does not take into account additional daytime or peak-season population growth. The following chapters outline both marketing and physical recommendations designed to aid in that development.

4.2 Village Business District

Streetscape improvements are vital to the success of the Village Business District. Each realigned, major intersection receives high visibility crosswalks to increase pedestrian safety. Gateway plazas with landscape identify these intersections as major nodes and can provide a much needed space for a passive recreation. Outdoor dining opportunities exist adjacent to existing buildings and new construction can compliment existing historic architecture. An event lawn, created by removing the former elementary school, provides a large area to construct a new fire department, community center, amphitheater, library, and connect to the improved Mark S Miller Jr. Memorial Park.

Opportunities

- Expand and define additional off-street parking resources
- Establish a Fair Play Boulevard streetscape 'signature'
- Building/storefront enhancements & activation
- Provide additional landscaping & beautification
- Create Event Lawn and central area for community improvements (fire department, community center, etc.)
- Phase in improvements

Phase I (Initial) Recommendations

- Create and install new gateways with small flowering trees, shrubs, and perennial plantings to delineate Village boundaries
- Install crosswalk improvements at each major intersection when SCDOT completes realignment
- Plant upright deciduous shade/street trees at 40-50' on center along Fair Play Boulevard
- Complete façade renovations along the existing buildings.
- Activate Fair Play Boulevard with outdoor tables/seating, graphics/banners, container plantings, and overhead string lights that connecting existing buildings.
- Initiate discussions with Oconee County to apply for EPA grant to remove former elementary school.

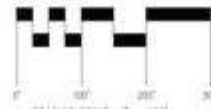


Phase II (Longer Term) Recommendations

- Create Event Lawn by removal of former elementary school
- SCDOT Streetscape along Fair Play Boulevard
- Coordinate with Fair Play Fire Department and Oconee County to construct new Fire Department, event lawn, and community center
- Coordinate with Oconee County Recreation on a plan to connect the Village Business District to Lake Hartwell



| REV | NO. | DATE | DESCRIPTION |
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STRATEGIC MASTER PLAN
 VILLAGE OF FAIR PLAY, SOUTH CAROLINA

CORE VILLAGE
CONCEPT MASTER PLAN



Existing Conditions: Fair Play Boulevard



Proposed Conditions: SCDOT streetscape, canopy trees, sidewalk/shared-use path

Suggested Input / Requests to Oconee Co. County Administrator

Want an answer....is County in favor of development of Fair Play? Do they really believe and support the plan from our consultant?

- **Need to help to get rid of FairOak school building**
 - **Completion of environmental steps – PhI & PhII assessments ?**
 - **Grants**
 - **Other funding**
 - **Contracts**
 - **Working w/ FairOak Youth Center to enable event lawn/community center OR need a new plan?**
- **Are there economic incentives for getting businesses to move to Fair Play. Restaurants etc.? How have other towns done it?**
- **Need a plan w/ funding and method etc. of removing/renovating other buildings etc. that prohibit us from executing the Fair Play plan.**
- **After road changes and sewer, are there other infrastructure changes necessary in FP to execute our plan?**
- **And if not these items..... presented to the county as requested.... instead of just saying ‘no’, what is County proposing back?**
- **Bottom line....how do we get this off Top Dead Center, or is there a desire to move forward with Fair Play future plans?**
 - **Work with County Administrator, Council, Planning Commission, Planning Department??**
- **Are we to come up and review how things are going w/ county on regular every ~2 month interval?**

Next steps:

- **Begin work (with other Co. departments?) based on feedback from Ms. Brock**
- **Return to Planning Commission or ??? ~ 2 months, or as required**



OCONEE COUNTY COMMUNITY DEVELOPMENT

Addressing | Codes | Permitting | Planning & Zoning

A PETITION TO REQUEST THAT OCONEE COUNTY CONSIDER ENACTING ZONING STANDARDS PURSUANT TO SECTION 38.8.6 (SUBSEQUENT REZONING) OF THE OCONEE COUNTY CODE OF ORDINANCES

"I hereby certify that I own a parcel 223-00-02-020, currently zoned in the _____ CFD _____ District, and I support the consideration of amending the zoning map to reflect the following:

_____ LRD _____ District

I acknowledge that the Oconee County Council, Oconee County Planning Commission, and Oconee County staff must take into consideration all public input and reasonable suggestions regarding the adoption of zoning standards, and that other input received may differ from the description stated above.

I acknowledge that the final zoning standards will be based on prudent application of applicable land use standards, and that all zoning is within the final and exclusive decision making of Oconee County Council, so that no predetermined result of the zoning process can be guaranteed, including even whether such zoning does or does not occur.

| TMS NUMBER | PROPERTY OWNER | SIGNATURE |
|--------------------------------|--|-------------------------|
| 223-00-02-018 223-00-02-059 | Gordon E. Howard 112 Cedaridge P.O. Box 8097 Seneca, SC 2.09/.20 | <i>Gordon E. Howard</i> |
| 223-00-02-017 | Oelberg Living Trust 120 Cedarridge Ln Seneca, S.C. 2.34 | <i>Lee Oelberg</i> |
| 223-00-02-016 | Paul and Marie Bernthal 321 Precipitous way Seneca SC 2.59 | <i>Paul Bernthal</i> |
| 223-00-02-015 | William Charles Hood 222 Squirelridge Rd Seneca, SC. 2.65 | SEE ATTACHED |
| 223-00-02-014 | Arthur E. and Diane G. Howle 34927 Roycroft Livonia, MI 48154 2.54 | SEE ATTACHED |
| 223-00-02-013 223-00-02-045 | Douglas E. and Kimberly D. Sprayberry 301N. Maple St. / 2726 Fork Shoals Rd Simpsonville, SC / Piedmont SC 29673 | 2.41/2.44 |
| 223-00-02-056 | Bonnie Forbes 118 Cedaridge Ln Seneca, SC. 2.00 | <i>Bonnie Forbes</i> |



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LRD District

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| TMS NUMBER | PROPERTY OWNER | SIGNATURE |
|---------------|---|-------------------------|
| 223-00-02-031 | Mary A. Gray 501 Queens Annes Lane Seneca, S.C. 29672 4.76 | <i>Mary A. Gray</i> |
| 223-00-02-030 | John and Rena Kennedy 503 Queen Annes Lane Seneca 4.93 | <i>John Kennedy</i> |
| 223-00-02-029 | Mary S. Shannon Vos 509 Queen Annes Lane Seneca 2.60 | <i>Mary S. Vos</i> |
| 223-00-02-028 | Ryan W. and Stephanie L. Gammons 8173 Governors Walk N. Charleston, SC 29418 2.56 | |
| 223-00-02-027 | Thomas M. and Margaret F. Holt 1207 Crismore Lane Seneca 2.61 | <i>Margaret F. Holt</i> |
| 223-00-02-026 | Larry W. Hill 909 Timber Trail Seneca, SC 2.62 | <i>Larry Hill</i> |
| 223-00-02-025 | Bryant L. Metler 2.67 611 Hickory Hill Lane Seneca SC | <i>Bryant L. Metler</i> |



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| TMS NUMBER | PROPERTY OWNER | SIGNATURE |
|---------------|---|------------------------|
| 223-00-02-012 | Christopher T. and Carey E. Kieninger 1012 Fleming Lane Seneca. SC 2.45 | <i>CT Kieninger</i> |
| 223-00-02-011 | Wallace D. and Viola G. Reid 502 Queens Annes Ln Seneca, SC 2.41 | <i>Wallace G. Reid</i> |
| 223-00-02-010 | Mary Anne Blackburn 500 Queen Annes Ln Seneca, SC 2.39 | <i>M Blackburn</i> |
| 520-80-01-009 | R&B Lake investments 777 Lowndes Mill Road BLDG 3 Suite 110 Greenville, SC 29607 2.20 | |
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LRD District

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| TMS NUMBER | PROPERTY OWNER | SIGNATURE |
|---------------|---|---------------|
| 223-00-02-024 | Roy E. and Christina T Adams trust 1113 Homeport Cove Seneca SC 2.61 | |
| 223-00-02-023 | Martha W. Pruitt Revocable trust 814 Wake Robin Lane Seneca, SC 2.35 | |
| 223-00-02-022 | Francis L. Kieninger 1012 Fleming Lane Seneca, SC 2.35 | |
| 223-00-02-021 | William J. And Connie K. Caldwell 536 Queen Annes Ln Seneca, S.C. 2.26 | |
| 223-00-02-020 | Joseph and Carol A. Nicholson 111 Fife Place Seneca, S.C. 2.49 | |
| 223-00-02-019 | Frank and Eileen C. Petrancosta 310 Hillsborough Dr Greenville SC 2.48 | SEE ATTACHED, |
| 223-00-02-057 | Bryan K. and Rebecca C. Partin 102 Cedaridge Land Seneca, S.C. 4.11 | |



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"I hereby certify that I own a parcel 223_00_02_014, currently zoned in the Control Free District - CFD District, and I support the consideration of amending the zoning map to reflect the following: Lake Residential District - LRD District

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| TMS NUMBER | PROPERTY OWNER | SIGNATURE |
|---------------|--|--|
| 223-00-02-014 | Arthur Howle, Jr & Diane Howle 7017 Thornapple Drive, SE Caledonia, MI 49316 | <i>Arthur Howle Jr. Diane J. Howle</i> |
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3/10/2024

Feb 9 11 45 AM '76

LABORER

Job 75-80

GREENLAND LAND & TIMBER
Formerly J.A. Martin

The Kendall Co
Died 75-7-53
1901 0-7-25

Lucas & Anna Dwyer
Died 08-17-182

PLANTATION DRIVE
TO S.E.

GREENLAND LAND & TIMBER
Died 08-17-182
Formerly M.A. Sanders

NOTE: All Tracts Pending on 204 Contour have been Contoured into Duke Power Survey.
The 204 Contour has NOT been re-surveyed. This is the Exception of Public 80-118.
Area between 204 & 200 Contours (1-25, 21-112) is Owned by Duke Power. Not
Eligible With Flood Easement to Duke Power Co. To The 200 Contour.
Approximate 1/2 In. Areas and Contour has No Flood Easement.

GREENLAND LAND & TIMBER
Formerly J.C. Jones

Lake Kenner

Lake Kenner

Center Power Line

Recorded this 9 day of
A. D. 19 76 in Vol. 9
Page 22 and Ord.
J. R. [Signature]

District Court, S. D.

J. R. [Signature]

