



**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, November 4, 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 October 7, 2024
5. Public Comment for *Non-Agenda Items* (4 minutes per person)
6. Commission Member Comments
7. Staff Comments
8. Discussion regarding County Emergency Services with Director Scott Krein
  - a. Public comment
  - b. Discussion/ vote
9. Discussion regarding Scenic Highway Proposal, HWY 130 sponsor KOBA.
  - a. Public Comment
  - b. Discussion/ vote
10. Adjourn



## OCONEE COUNTY PLANNING COMMISSION

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### COMMISSION MEMBERS

Mike Johnson, Chairman, At-Large  
Teresa Spicer, District 1  
Joshua Owens, District 4 - Absent  
Mickey Haney, At-Large

David Nix, Vice Chair, District 2  
Brit Adams, District 3  
Gary Gaulin, District 5

### STAFF

James Coley  
Elise Dunaway  
Kyle Reid

### MEDIA

None

### MINUTES

6:00 pm, Thursday, October 7, 2024  
Council Chambers - Oconee County 415 S. Pine St, Walhalla SC 29691

1. Call to Order – Mr. Johnson called the meeting to order at 6:00 PM.
2. Invocation was led by Mr. Nix.
3. Pledge of Allegiance was led by Mr. Johnson.
4. Approval of minutes from September 16, 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):
6. Commission Member Comments:  
Mr. Gaulin appreciated the comradery in the community after being affected by Hurricane Helene.  
Mr. Nix expressed his disappointment in the lack of audience.  
Mr. Johnson brought up the effects of Hurricane Helene and preparation for potential future events
7. Staff Comments:  
Mr. Coley reminded the member that there is only one meeting in November due to early voting. The meeting is on November 18, 2024 at 6:00PM.
8. Discussion regarding Traffic Impact Studies for subdivisions with proposed access from County roads.
  - a. Public comment
  - b. Discussion/ vote  
Mr. Nix made a motion to request Mr. Root draft the proposed changes that were suggested by Council and bring and back to Planning commission for further

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discussion. Seconded by Mrs. Spicer Motion Failed 2/4. Mr. Adams, Mr. Haney, Mr. Nix, and Mr. Johnson opposed.

Mr. Nix made a motion to allow Mr. Tom Markovich to speak. Motion Passed 6/1 Mrs. Spicer opposed.

Mr. Markovich spoke regarding the ordinance and how it evolved out of a settlement in a lawsuit with the county in which he was involved.

Mr. Johnson made a motion to recommend to council that nothing change in the ordinance. Seconded by Mr. Nix. Motion Withdrawn.

Mr. Haney made a motion that Mr. Root determine a way to include the SCDOT ARMS Manual in Section 26-5b so it reflects that should be the document of reference. Motion withdrawn.

Mr. Johnson Made a motion to send the reviewed document back to county council with the recommendation of no changes. Seconded by Mr. Adams. Motion Passes 4/2 Ms. Spicer and Mr. Gaulin opposed.

9. Adjourn – the meeting was adjourned at 6:47 PM.

# OCONEE COUNTY SCENIC HIGHWAY COMMITTEE

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

## Scenic Highway Application Designation Form

*\*Pursuant to Oconee County Code of Ordinances Chapter 26, Article III, Section Sec. 26-153. 'Designation process', this form is to be filled out in full for application of a potential Scenic Highway Designation.*

### Section 1: Sponsoring Agency Information-

Sponsoring Agency: Keep Oconee Beautiful Association (KOBA)

Agency Phone Number: 864-644-1281

Agency Email: koba@kobasc.com

Agency Address: PO B0x 1491

City: Seneca State: SC Zip Code: 29679

### Section 2: Applicant Information-

Applicant Name: Phil Soper

Applicant Phone Number: 864-973-8688 (Cell)864-903-1717

Applicant Email: philsooper1@gmail.com

Applicant Address: 146Camelot Drive

City: Seneca State: SC Zip Code: 29672

### 3: Brief Description (of the section of the road or highway to be designated, including two or more of the intrinsic qualities) as defined below form:

\*Keep Oconee Beautiful Association (KOBA) is requesting approval to add the designation of Scenic Highway to a section of Highway 130 (Rochester Highway).  
\*The proposed section is a four mile stretch between Cane Creek Drive (Keowee subdivisions) and Katelynn Lane (Waterford subdivisions) which includes the two scenic earthen dams.  
\* Details of intrinsic qualities #1, #2 and #3 are provided on Attachment I.  
\*This designation does not affect current zoning.  
\*New billboards are restricted. There currently are no billboards along the proposed section.  
\*Over 200 signatures of support provided.  
\*Any future changes to the designation of Oconee County Scenic Highway to this section of Highway 130 must have the approval of the Oconee County Council.

Video and photos Available.

Intrinsic qualities means those significant tangible and intangible resources found within a scenic corridor that are known to be distinct within the region. "Intrinsic qualities" include:

- (1) *Scenic: The composition of features that are regionally representative, associative or inspirational. These features are memorable, distinct, visually impressive, and continuous across the view.*
- (2) *Historic: Landscapes and structures that educate and stir an appreciation for the legacy of Oconee County's past.*
- (3) *Cultural: Activities or objects that represent unique and distinctive expressions of community life, customs or traditional ways and identify a place, region or culture.*
- (4) *Recreational: Passive and active leisure activities directly dependent on the scenic qualities of the area and usually associated with outdoor recreation as we seek to refresh and renew our spirits.*
- (5) *Natural: Relatively undisturbed and visually pleasing natural areas and/or ecologically sensitive landscapes representing natural occurrences including landforms, water, vegetation and wildlife characteristics.*
- (6) *Archaeological: Sites, artifacts or structures recognized by the scientific or academic communities as being representative of past human life and activities.*

### Section 4: Attach Highway Corridor Plan (to application)-

**A scenic highway corridor plan shall include the following components:**

- (1) A detailed description of the section of the road or highway to be designated, including two or more of the intrinsic qualities as defined in this article. Specify how the road in question fits the criteria. Identify any problem areas that may impact the scenic designation.
- (2) A marked map clearly indicating the section of the road or highway the applicant is proposing for designation.
- (3) Photographs or videos of areas which the applicant considers to be of intrinsic value or significance.
- (4) Letters of support from citizens, businesses, civic groups and other organizations.
- (5) A maintenance plan outlining proposed litter collection activities.
- (6) Any additional proposed actions intended to enhance and maintain the highway if awarded designated.

----- Staff Use Below This Line -----

Name (Print): KOBA/ Phillip Soper Date:      -      - 2024

Signature: *Phillip Soper*

(1) Scenic: The composition of features that are regionally representative, associative or inspirational. These features are memorable, distinct, visually impressive, and continuous across the view.

The views while traveling along the Scenic Highway corridor include an abundance of trees and other vegetation, mountains on the horizon, lakes on the left and right plus a well-maintained environment.

(2) Historic: Landscapes and structures that educate and stir an appreciation for the legacy of Oconee County's past.

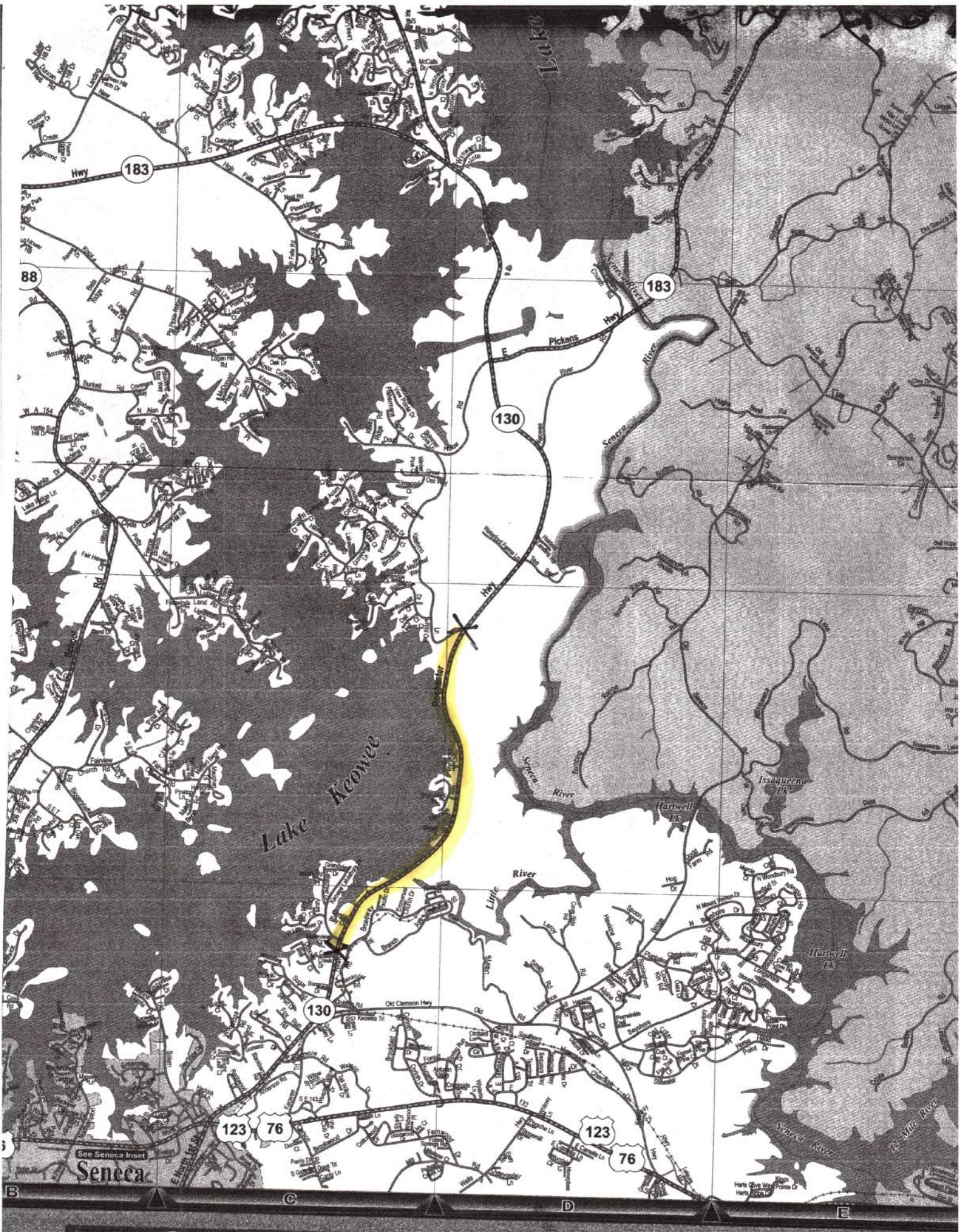
There are several markers identifying the background and legacy of the Scenic Highway, including:

Samuel Bruce Rochester contributed to the economic and general welfare of his Oconee County following WWII. His vision and judgement have paced the transformation and development of the Golden Corner.

Naturalist William Bartram on his way to the Cherokees, passed through the area in 1775. His trail was part of what is now Highway 130.

(3) Recreational: Passive and active leisure activities directly dependent on the scenic qualities of the area and usually associated with outdoor recreation as we seek to refresh and renew our spirits.

Highway 130 runs adjacent to Lake Keowee (covering 18,500 acres with 300 miles of shoreline) and is considered a centerpiece of Oconee County. It provides many recreational opportunities – Parks, Camping, Boating, Water Sports, Fishing and Swimming.



Lake Keowee

Lake

123 76

130

130

183

183

88

See Seneca Inset  
Seneca

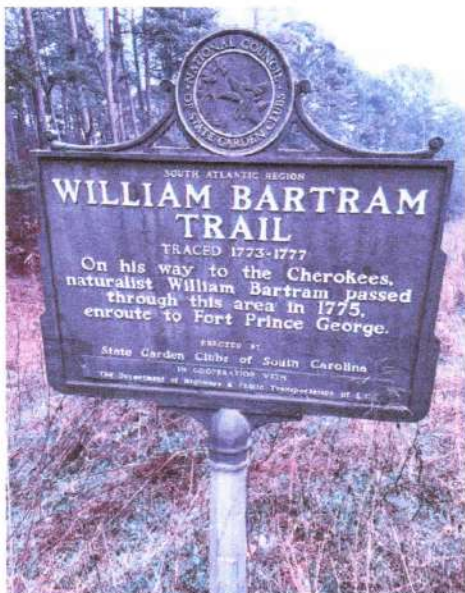
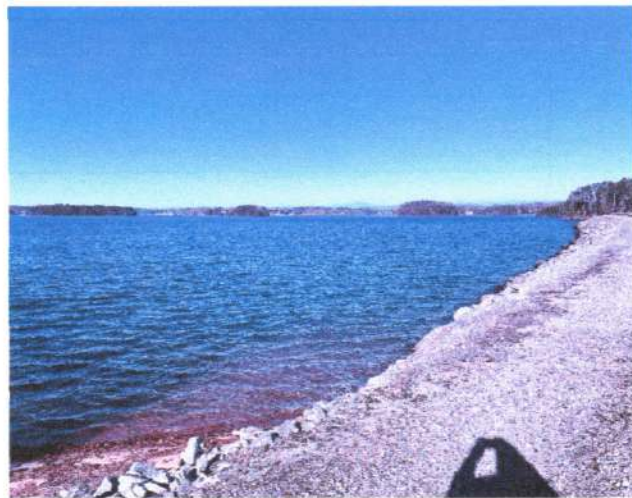
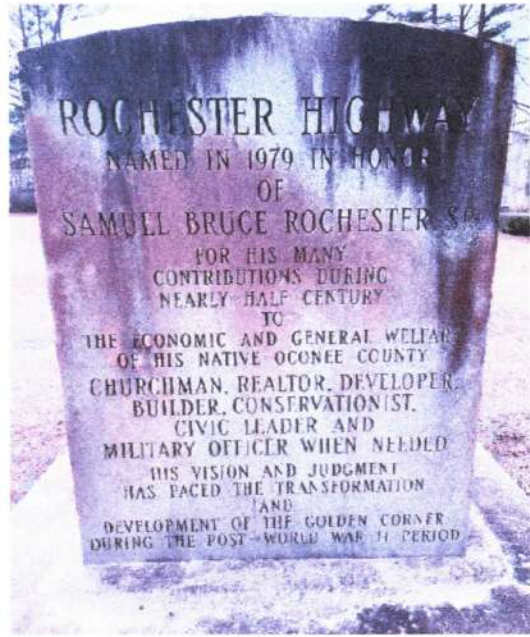
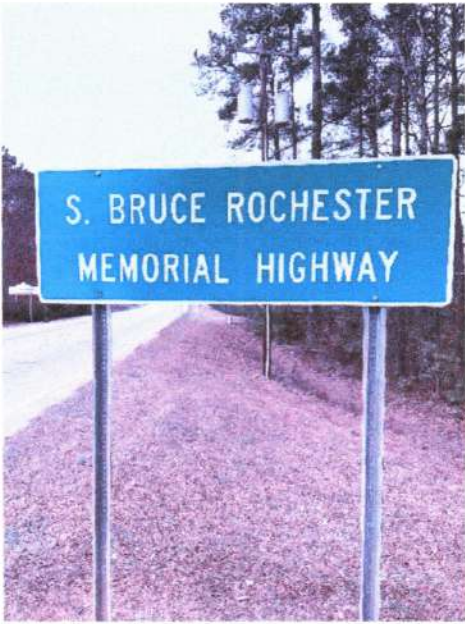
Hartwell  
12-Mile River

B

C

D

E







# Scenic Highway Committee

Keep Oconee Beautiful Association (KOBA)

+

Chamber of Commerce Leadership Oconee County (LOC)

- Phillip Soper
- Stephanie Blake
- Will Chapman
- Erin Fooks
- Kimberly Newton
- Mera Perez-Arellano

Drone video pilots

- Jeff Bright
- Tim Murakami

Oconee County Scenic Highway Ordinance:  
Article III Sec. 26- 151 to 26-156

Oconee County Mission:

Provide our current and future citizens and visitors quality service while protecting our communities, heritage, environment and natural resources, in an ever-changing world.

KOBA Mission:

Restore and maintain the beauty of Oconee County through EDUCATION, AWARENESS, COOPERATION and ACTION.

11-4-2024

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## Formal Objection to the Scenic Highway Proposal HWY 130

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**TO**

Oconee County  
Planning  
Commission

**FROM**

HHSC LLC  
394 Katelynn Lane,  
Seneca SC 29672  
(Along HWY 130)

**CC**

All members

**RE**

Scenic Highway  
Proposal HWY 130

**COMMENTS AND OBJECTION:**

We object to this proposal for the following reasons in **Article III, the Oconee County Scenic Highway Ordinance**. A program to designate Oconee County's Scenic Highways; Established (see attachments)

**The proposed highway does not have enough intrinsic qualities to justify being a scenic highway. It does not offer a unique travel experience. Heavy Traffic is over 9000-10,000 per vehicles per day (SCDOT) and mostly local and/or commercial in nature. No SCDOT pull off areas. Surrounding property has various zoning with development potential. The highway has parallel sewer and gas utilities. This proposal has the potential to decrease surrounding property values.**

Scenic: The only truly scenic section is crossing the Lake Keowee dikes which have no public access and **owned by Duke Energy**. (See attachment)

Historic: Nothing significantly historic

Cultural: Nothing significantly cultural

**Recreational: Adjoining property is privately owned and without access to any recreational activities. (See email statement from Duke Energy)**

Natural: Only partially visually pleasing (lake views across dikes) and not all areas are undisturbed.

Archaeological: Nothing significant.

Thank you,  
Greg Hicks  
Manager

**HHSC LLC**

**394 KATELYNN LANE, SENECA SC 29672**

Tel 304-482-9300

---

REF. NORTH  
  
 P.B. A-177 PG. 02

LINE	BEARING	DISTANCE
L1	N 17° 56' 31" W	108.00
L2	N 17° 56' 31" W	44.50
L3	N 60° 02' 05" E	74.07
L4	N 52° 28' 28" E	60.51
L5	N 52° 28' 28" E	60.51
L6	N 52° 28' 28" E	60.51
L7	N 52° 28' 28" E	64.00
L8	N 52° 28' 28" E	54.50
L9	N 81° 26' 07" E	62.50
L10	N 81° 26' 07" E	50.40
L11	N 81° 26' 07" E	50.40
L12	N 81° 26' 07" E	50.40
L13	S 09° 57' 30" W	168.00

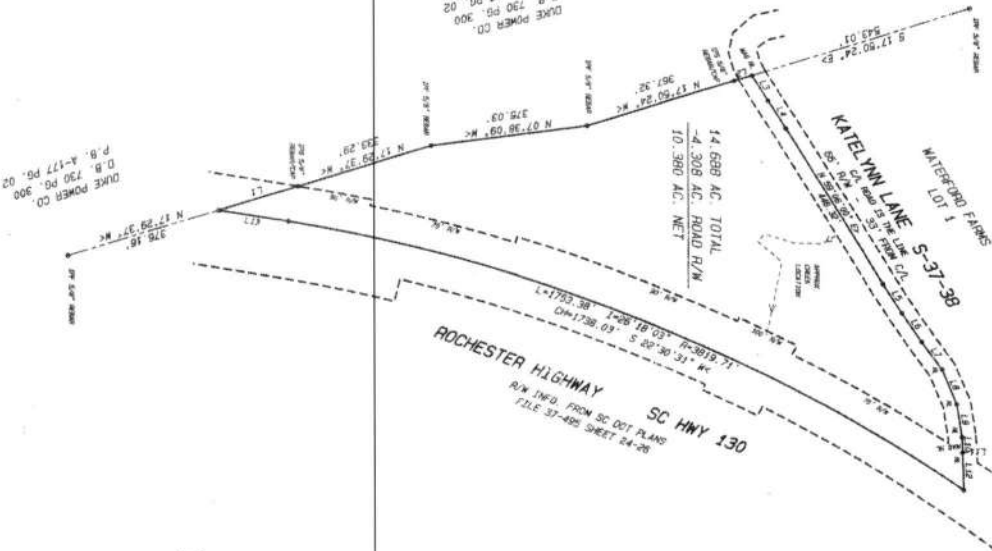
FILED FOR RECORD  
 OCONEE COUNTY, S.C.  
 REGISTER OF DEEDS

006665

DUKE POWER CO.  
 D.B. 730 PG. 300  
 P.B. A-177 PG. 02

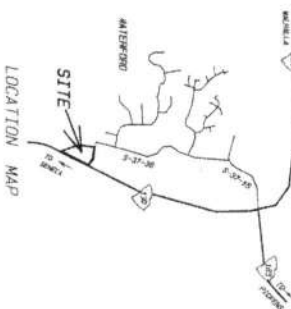
DUKE POWER CO.  
 D.B. 730 PG. 300  
 P.B. A-177 PG. 02

DUKE POWER CO.  
 D.B. 730 PG. 300  
 P.B. A-177 PG. 02



ROCHESTER HIGHWAY  
 SC HWY 130  
 R/W IMP'D. FROM SC DOT PLANS  
 FILE 33-186 SHEET 24-28

PARCEL ON SC HWY 130 & S-37-38  
 REF. D.B. 9-A-170, 9-0/308  
 REF. P.B. A-177 PG. 02 &  
 WATERFORD FAIRB SIBD. PLAT  
 P/O TRK# 181-00-01-001



CRESCENT RESOURCES, INC.

PLAT PREPARED FOR:

Recorded this 25<sup>th</sup> day of  
 May 2005  
 at 10:58  
 by Kelly P. ... and Certified  
 Register of Deeds, Oconee County



ACREAGE - 14.688 AC. TOTAL  
 DATE: MAY 3, 2005  
 STATE OF SOUTH CAROLINA  
 COUNTY OF OCONEE  
 TOWNSHIP OF SENECA  
 SCALE: 1" = 200'

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE  
 AND BELIEF, THE INFORMATION CONTAINED HEREIN  
 IS ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM  
 STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING IN  
 SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR  
 A CLASS II SURVEY AS SPECIFIED THEREIN.  
 THERE ARE NO VISIBLE ENCUMBRANCES OR PROJECTIONS OTHER  
 THAN SHOWN.

006665  
 S.C.  
 GREGORY BLAKE SINSEREE P.L.S.# 14816  
 P.O. BOX 275 SENECA, S.C. 29679-0275  
 TELEPHONE: (864) 982-0024  
 PROJECT NUMBER: J88 05-14378 - 0



NOTE: THIS PROPERTY IS SUBJECT TO ALL EASEMENTS & R/W'S OF RECORD.

From: Huie, Tim <Tim.Huie@duke-energy.com>  
Subject: Re: [EXTERNAL] Re: property inquiry.  
Date: Sep 12, 2022 at 6:06:23 PM  
To: Greg Hicks <greg@hicksoutdoor.com>

No, Duke Energy would not allow that.

If someone is using the property without permission, that would be trespassing

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**From:** Greg Hicks <greg@hicksoutdoor.com>  
**Sent:** Monday, September 12, 2022 6:02:25 PM  
**To:** Huie, Tim <Tim.Huie@duke-energy.com>  
**Subject:** Re: [EXTERNAL] Re: property inquiry.

Tim

Without encumbering the property with any agreement, will Duke permit verbal access through the property to the lake project. The residents of the surrounding communities currently use the property as a walking trail. I'm not sure they are doing it with any Duke permission.

Best Regards

Greg

Greg Hicks  
Cell [304-482-9300](tel:304-482-9300)  
Fax [888-400-5212](tel:888-400-5212)

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On Sep 12, 2022, at 5:53 PM, Huie, Tim <[Tim.Huie@duke-energy.com](mailto:Tim.Huie@duke-energy.com)> wrote:



No, Duke Energy is not encumbering that property with any agreements at this time

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**From:** Greg Hicks <[greg@hicksoutdoor.com](mailto:greg@hicksoutdoor.com)>

**Sent:** Monday, September 12, 2022 5:49:07 PM

**To:** Huie, Tim <[Tim.Huie@duke-energy.com](mailto:Tim.Huie@duke-energy.com)>

**Subject:** [EXTERNAL] Re: property inquiry.

\*\*\* CAUTION! EXTERNAL SENDER \*\*\* STOP. ASSESS. VERIFY!! Were you expecting this email? Are grammar and spelling correct? Does the content make sense? Can you verify the sender? If suspicious report it, then do not click links, open attachments or enter your ID or password.

Tim

Thanks for the information. The request was not to purchase the property but only for a right of way through the property to the lake project. Will Duke consider a ROW through the property for access to the lake project for recreational purposes only?

Best Regards

Greg Hicks

Cell [304-482-9300](tel:304-482-9300)

Fax [888-400-5212](tel:888-400-5212)

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On Sep 12, 2022, at 5:14 PM, Huie, Tim <[Tim.Huie@duke-energy.com](mailto:Tim.Huie@duke-energy.com)> wrote:

Greg, following back up with you on the property inquiry on Lake Keowee.

Duke Energy is not releasing this property for sale.

Your check has been destroyed.

Please call me with any questions

\*  
Tim Huie | Lead Real Estate Representative | Carolinas West  
Duke Energy Real Estate | [704-791-0038](tel:704-791-0038)  
2680 Walter Dr. NW | Concord, NC 28027  
\*: [tim.huie@duke-energy.com](mailto:tim.huie@duke-energy.com)

**James Coley**

---

**From:** Raj Patel [REDACTED]  
**Sent:** Friday, November 1, 2024 11:17 AM  
**To:** Planning Info  
**Subject:** Scenic Rochester hwy proposal



**This message needs your attention**

• This is their first email to you.

Mark as Safe

Powered by Mimecast

In favor off.

Raj 1119 Rochester hwy

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## James Coley

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**From:** Pete Butenhoff [REDACTED]  
**Sent:** Saturday, November 2, 2024 2:23 PM  
**To:** Planning Info  
**Subject:** SC Scenic Highway Proposal

I support this proposal for the long term survival of our beautiful highway here in Oconee County. Thank you board members for all you do to preserve this true golden corner of SC while continuing orderly growth and good jobs for all. We are truly blessed to live here.

Peter Butenhoff

## James Coley

---

**From:** O WATSON JOHNSON [REDACTED]  
**Sent:** Sunday, November 3, 2024 3:54 PM  
**To:** Planning Info  
**Subject:** 11/4 Planning Commission Meeting

Please read this at the meeting:

My name is Watson Johnson. I live in Salem and support this new request for designating Highway 130/Rochester Highway as a scenic highway.

In the previous request, most of the comments about the beauty of the road mentioned the beautiful view from the dam. There is no question that the view is unmatched. Chairman Johnson then raised the question of would the road be so desirable if the trees were not along the remainder of the road and the view was different.

Since that time, I have focused on the entire experience of driving along Highway 130 from Seneca to the Highway 130 and 183 split. The beauty of the road is that it isn't cluttered. While the road is now lined with trees, they are far enough from the road to create an open, relaxed feeling while driving. When you are driving along this road you begin to realize there is very little that is not naturally there. For lack of a better description, it's a scenic drive.

We have the opportunity to use the available protections allowed by the scenic highway designation while the road is still in its natural state.

Thank you for your time and consideration.

Watson Johnson

Good evening, Oconee Planning Commission.

I am John Steele and my wife and I live in the Keowee 1,2,3 Subdivision which is bordered by HWY 130 (Rochester HWY.)

We definitely support the designation of a section of this HWY as a SCENIC HWY.

This stretch of Highway 130 and its corridor has historical significance in the village of Newry and the William Bertram trail and even in the naming of this highway in honor of Samuel Bruce Rochester who made great contributions to Oconee County.

In addition, Rochester Hwy offers extensive recreational opportunities and exceptional scenic beauty as it is bordered by outstanding lake and mountain views , forest canopy, and natural habitat.

We ask that the Planning Commission please protect this section of 130 for now and for generations to come by designating it a SCENIC HWY.

Thank you!

## James Coley

---

**From:** Dave Emanuel [REDACTED]  
**Sent:** Sunday, November 3, 2024 11:09 PM  
**To:** Planning Info  
**Subject:** Keep Oconee Beautiful proposal



### This message needs your attention

- This is their first email to you.

Mark as Safe

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Please read my statement (below) at the November 4th Planning Commission meeting.

Approving the KOBA proposal seems like a no-brainer to me. The county will benefit from periodic litter pickup that does not consume county funds or resources. Litter pickup operations will also put additional eyes on the highway and shoulder areas which may uncover issues before they become problems. Additionally, by designating the specified area as a Scenic Highway billboards will not be permitted. This effectively eliminates a form of visual litter and also saves the county money as it will not have to deal with applications to erect billboards. Another consideration is billboards installed along a two-lane highway present a hazard as they can distract a driver's attention from the road and oncoming traffic ahead.

It is my understanding that the current proposal has changed the boundaries of the Scenic Highway designation so that it no longer covers the area in which adjacent land owners found owning property next to a scenic highway was objectionable.

I encourage the Planning Commission members to vote in favor of keeping Oconee beautiful and approve the KOBA Scenic Highway proposal.

*Dave Emanuel*  
*Seneca, SC*