



COMMISSION MEMBERS

Mike Johnson, At-Large
Teresa Spicer, District 1
Joe Fravel, District 4
Mickey Haney, At-Large

David Nix, District 2
Brit Adams, District 3
Jake Marcengill, District 5

AGENDA

6:00 pm, Monday, March 3, 2025

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 February 3, 2025
5. Public Comment for *Non-Agenda Items* (4 minutes per person)
6. Commission Member Comments
7. Planning Staff Comments
8. Discussion and recommendation to council regarding subsequent rezoning of parcel 111-24-01-010 from split zoning in both LRD and CCD to all in CCD.
 - a. Public Comment
 - b. Discussion/ vote
9. Public Hearing- The renaming of Jefferson Place to Cherry Tree Place or Rose Bush Lane, consistent with S.C. Code § 6-29-1200 and the Oconee County Road Naming and Addressing Policy.
 - a. Discussion/ Vote
10. Discussion regarding amending Chapter 38 article 9, Sec 38-9.3 Dimensional requirements: general provisions and exceptions 2. Setbacks, j. "Steps and heating and cooling units may project into a required yard a distance not to exceed five feet but no closer than five feet of a property line. Fences, freestanding walls, hedges, and septic lines may be located in any setback, so long as they remain on the property."
 - a. Public Comment
 - b. Discussion/ vote
11. Adjourn



COMMISSION MEMBERS

Mike Johnson, Chairman, At-Large
Teresa Spicer, District 1
Joe Fravel, District 4
Mickey Haney, At-Large

David Nix, Vice Chair, District 2
Brit Adams, District 3
Jake Marcengill, District 5

STAFF

James Coley
Elise Dunaway

MINUTES

6:00 pm, Monday, February 3, 2025
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. Root.
3. Pledge of Allegiance was led by Mr. Haney.
4. Approval of minutes from January 6, 2025 – Mr. Adams made a motion to approve the minutes; Seconded by Mr. Nix. Approved Unanimously.
5. Election of Officers
Mr. Nix nominated Mr. Johnson as Chairman of the Planning Commission. Approved unanimously.

Mr. Haney nominated Mr. Nix as Vice Chairman of the Planning Commission. Approved Unanimously.

Mr. Johnson nominated Mr. Coley as Secretary of the Planning Commission. Approved Unanimously.
6. Public Comment for Non-Agenda Items (4 minutes per person):
Mr. Tom Markvoich voiced his opinion regarding retaining walls within the setbacks.
7. Commission Member Comments:
Mr. Nix welcomed Mr. Fravel and Mr. Marcengill to the Planning Commission.

Mr. Haney thanked Mr. Markovich for attending the meeting and requested the public to attend meetings more often.

Mr. Johnson hopes to continue moving forward in the coming year and continue to make improvements where needed in Oconee County.

8. Discussion regarding the Scenic Highway Ordinance and potential changes or amendments.

a. Public Comment

b. Discussion/ vote

Mr. Nix made a motion to approve the ordinance as written with the included amendment; Seconded by Mr. Haney. Approved Unanimously.

Mr. Johnson made an amendment to the motion that in the application Mr. Root include that the applicant is to be contacted by the county if complaints are being received and include a 45-day response period; Seconded by Mr. Adams. Approve Unanimously.

9. Adjourn – the meeting was adjourned at 6:24 PM.

LEGEND	
BL BUILDING LINE	TEL TELEPHONE PEDESTAL
CL CENTERLINE	CATV CABLE TV PEDESTAL
CT CORRUGATED METAL PIPE	EM ELECTRIC METER
CT CRIMP TOP	CB CATCH BASIN
DE DRAINAGE EASEMENT	DI DROP INLET
EP EDGE OF PAVEMENT	ET ELEC TRANS
FFE FINISHED FLOOR ELEVATION	X90.0 ELEVATION
FG FINISHED GRADE	FF FIRE HYDRANT
IE INVERT ELEVATION	GAS METER
IPO IRON PIN OLD	GV GAS VALVE
IPS IRON PIN SET	LP LIGHT POLE
N&C NAIL & CAP	PP POWER POLE
OT OPEN TOP	GA GUY ANCHOR
RB REBAR	SDMH SD MANHOLE
RCP REINFORCED CONC PIPE	SSMH SS MANHOLE
R/W RIGHT OF WAY	TM TELEPHONE MANHOLE
SD STORM DRAIN	CO CLEAN OUT
SS SANITARY SEWER	
SSE EASEMENT	

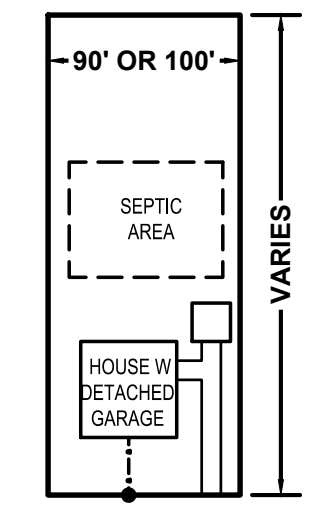
LINETYPES	
— CTV CABLE TV	— SS SANITARY SEWER - EXIST.
— X CHAIN LINK FENCE (PROPOSED)	— SS SANITARY SEWER - NEW
— X CHAIN LINK FENCE (EXISTING)	— SF SILT FENCE
— (6.50) CONTOURS - EXIST. GRADE	— SD STORM SEWER - EXIST.
— (6.75) CONTOURS - FINISHED GRADE	— SD STORM SEWER - NEW
— FOC FIBER OPTIC	— UGP UNDERGROUND POWER
— FM FORCE MAIN	— UGT UNDERGROUND TEL
— GAS GAS LINE	— W WATER - EXIST.
— OHP OVERHEAD POWER	— W WATER - NEW
— OHT OVERHEAD TELEPHONE	— G WOOD FENCE
— RD ROOF DRAIN - NEW	— LPS LIMITS OF DISTURBANCE

The contractor shall coordinate with the engineer of record for a digital staking plan to establish complete horizontal and vertical control. The contractor is responsible for survey stakeout of all improvements. Discrepancies between the plans, construction stakes, and field conditions shall be reported to the engineer of record immediately for resolution prior to installation of proposed improvements.

TOTAL SITE DISTURBANCE:
24.1 ACRES

C201 C202

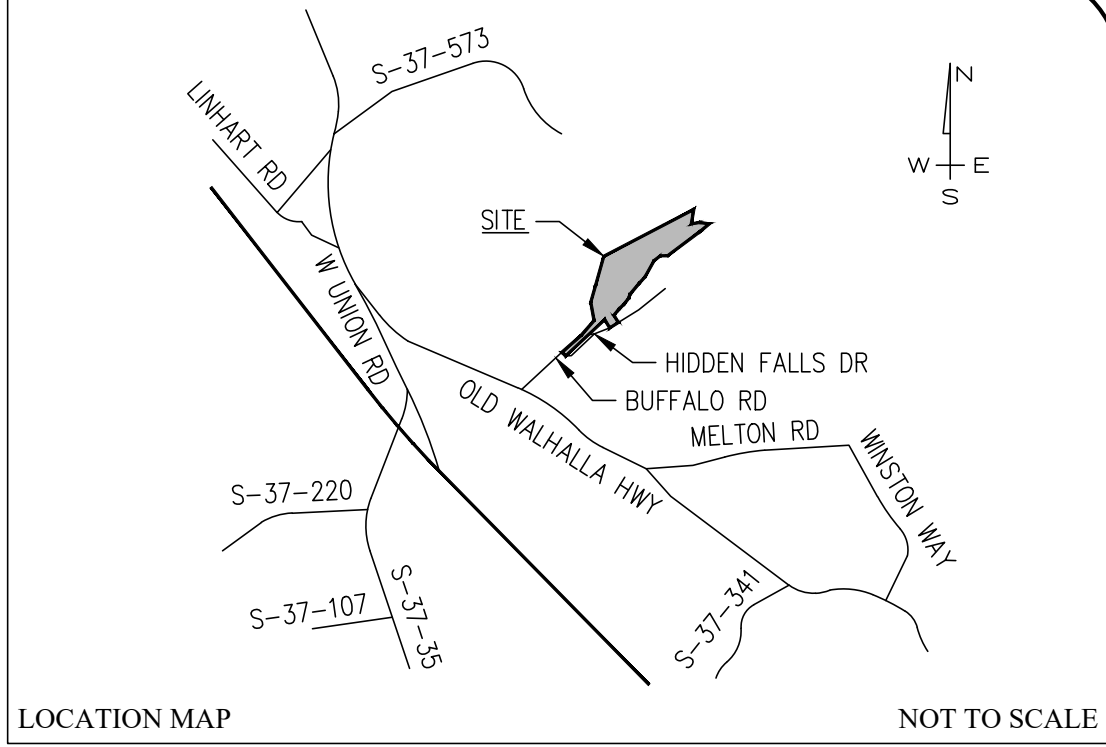
SHEET KEY



TYPICAL LOT
SEPTIC FIELD PER SCDES DESIGN
ADDITIONAL SEPTIC DETAIL ON C250

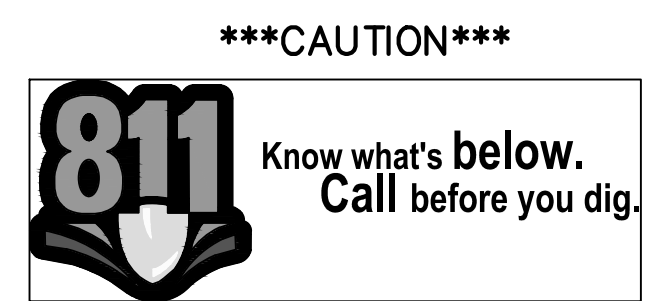
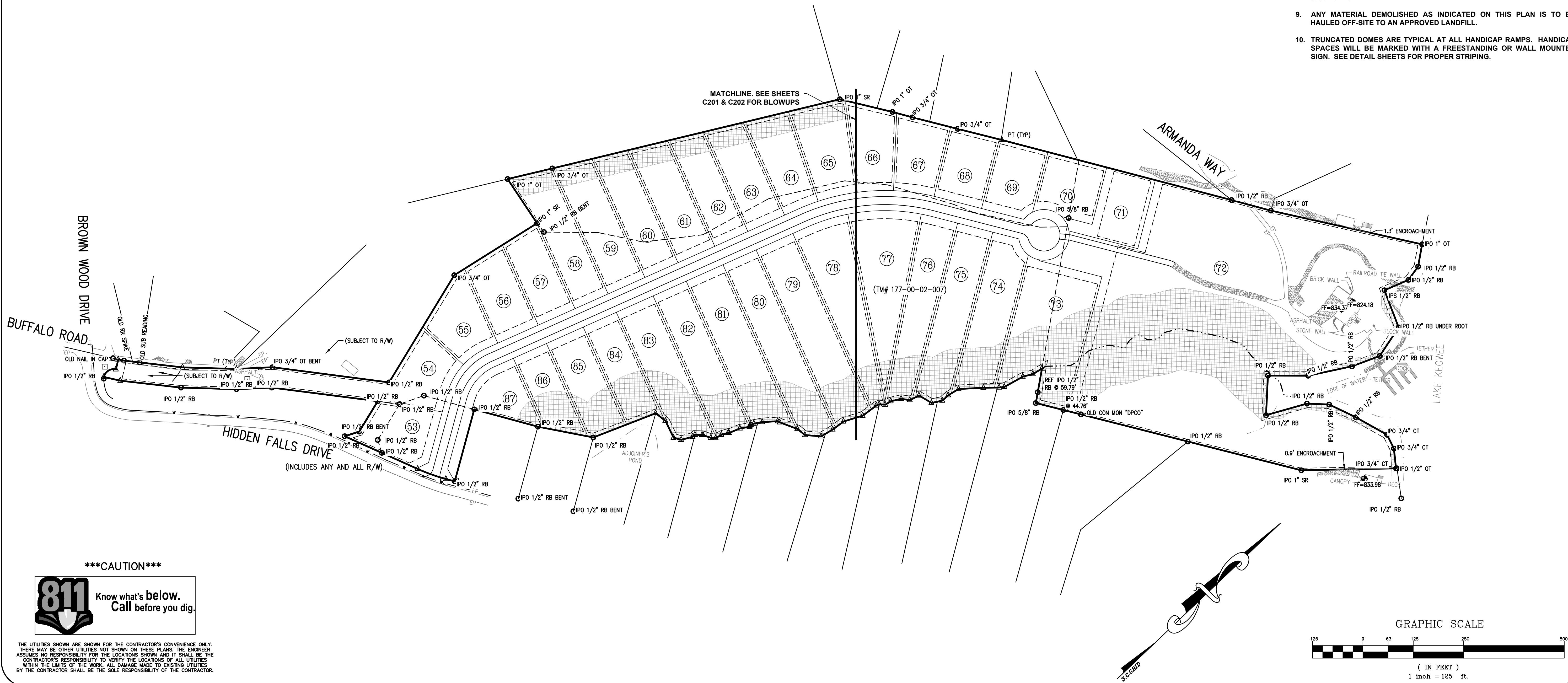
UTILITY PROVIDERS:
SEWER - SEPTIC
WATER - CITY OF WALHALLA
POWER - BLUE RIDGE ELECTRIC

SITE DATA	
SITE ADDRESS	HIDDEN FALLS DRIVE WEST UNION, SC 29696
OWNER/DEVELOPER	DISTINGUISHED DESIGN LLC 535 ST MARK RD TAYLORS, SC 29687 CONTACT: DAVID HAZEL 864-304-6087
CIVIL ENGINEER	SITE DESIGN, INC. 225 ROCKY CREEK ROAD GREENVILLE, SC 29615
ZONING	LRD LAKE RESIDENTIAL
PROPOSED USE	SINGLE FAMILY DETACHED
TAX MAP #	TMS# 1770002007, 1770002212, 1770002214
PARCEL AREA	36.4 ACRES
SETBACKS	FRONT: 25' SIDES: 5' REAR: 10'

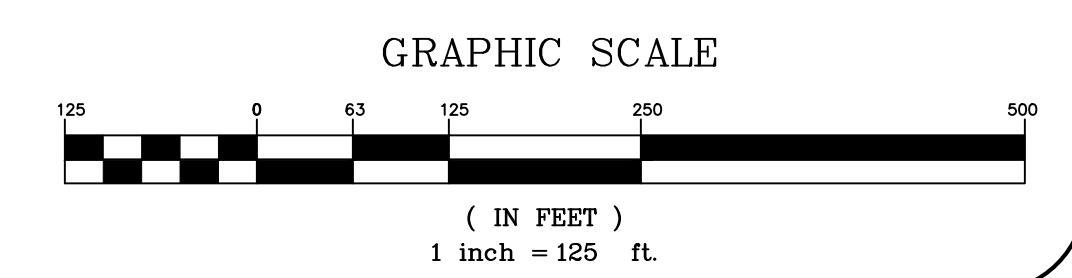


LOCATION MAP NOT TO SCALE

- SITE NOTES:**
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING UTILITY LOCATION SERVICE AT 811 THREE (3) DAYS PRIOR TO CONSTRUCTION.
 - DIMENSIONS SHOWN ARE TO FACE OF CURB, CENTERLINE OF PARKING STALL OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ENTRY/EXIT PORCHES.
 - ASPHALT PAVING SECTIONS SHALL BE CONSTRUCTED PER THE DETAILS.
 - CONCRETE SIDEWALKS SHALL BE CONSTRUCTED WITH 3000 PSI CONCRETE 4" THICK WITH EXPANSION JOINTS AND SCORING PER DETAIL.
 - THE CONTRACTOR SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
 - ALL WORK ON STATE, COUNTY, OR CITY RIGHT-OF-WAY INCLUDING DRIVEWAY APRONS, WATER AND SEWER TAPS OR ANY OTHER WORK REQUIRES AN ENCROACHMENT PERMIT FROM THE APPROPRIATE AGENCY.
 - ALL CURBING TO BE 18" FORMED CONCRETE CURBING PER DETAIL, WITH 3000 PSI CONCRETE.
 - ANY MATERIAL DEMOLISHED AS INDICATED ON THIS PLAN IS TO BE HAULED OFF-SITE TO AN APPROVED LANDFILL.
 - TRUNCATED DOMES ARE TYPICAL AT ALL HANDICAP RAMPS. HANDICAP SPACES WILL BE MARKED WITH A FREESTANDING OR WALL MOUNTED SIGN. SEE DETAIL SHEETS FOR PROPER STRIPING.



THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

HIDDEN FALLS SUBDIVISION PH 2
OCONEE COUNTY SOUTH CAROLINA

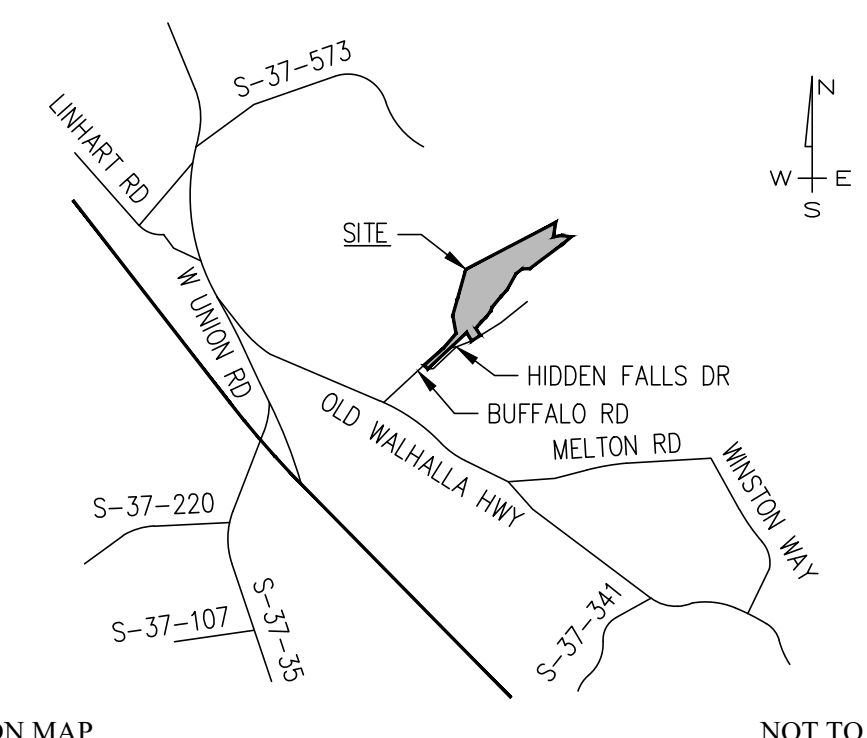
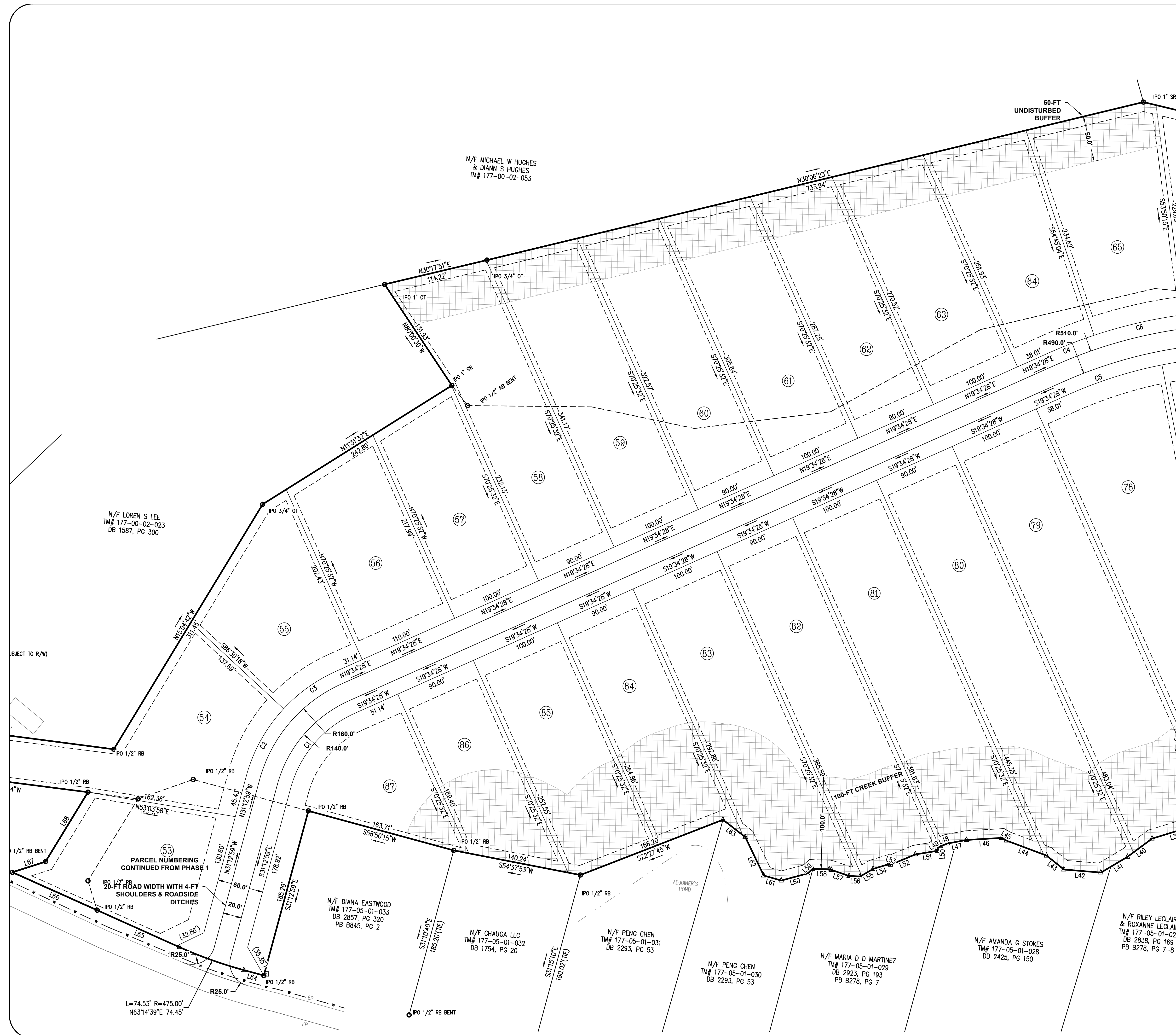
DISTINGUISHED DESIGN LLC

HORZ. SCALE: 1" = 125'
VERT. SCALE: N/A
DESIGNED BY: MCJ
DRAWN BY: MCG
CHECKED BY: SPG
DATE: 12/16/2024
S230651/BASE_SHEETS

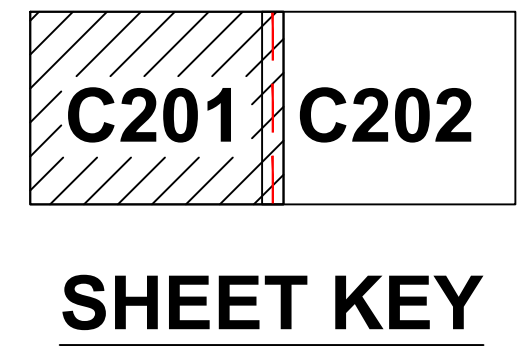
SITE PLAN OVERALL

SHEET 5 OF 24

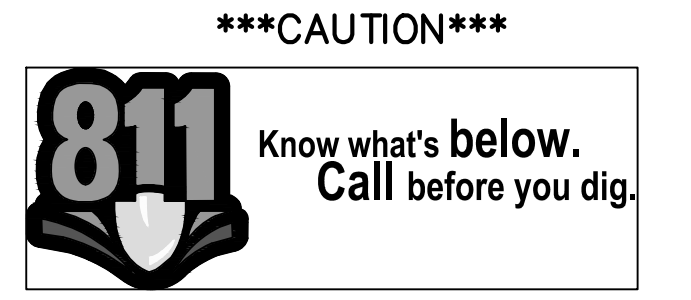
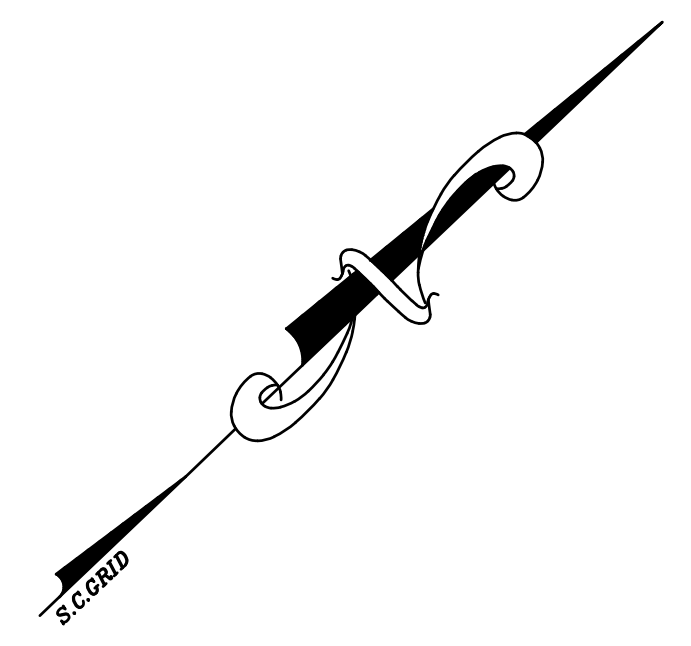
C200



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OWNER/DEVELOPER	DISTINGUISHED DESIGN LLC 535 ST MARK RD TAYLORS, SC 29687 CONTACT: DAVID HAZEL 864-304-6087
CIVIL ENGINEER	SITE DESIGN, INC. 225 ROCKY CREEK ROAD GREENVILLE, SC 29615
ZONING	LRD LAKE RESIDENTIAL
PROPOSED USE	SINGLE FAMILY DETACHED
TAX MAP #	TMS# 1770002007, 1770002212, 1770002214
PARCEL AREA	36.4 ACRES
SETBACKS	FRONT: 25' SIDES: 5' REAR: 10'

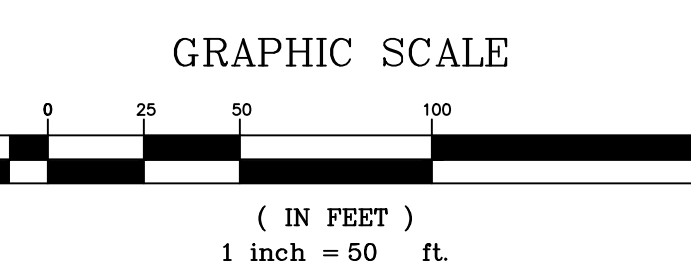


SHEET KEY



CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

www.sitedesigninc.com
225 ROCKY CREEK ROAD
GREENVILLE, SC 29615
PH: (864) 271-0496

NO.	DATE
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DATE: 12/16/2024
S.C. REG. 29077

HIDDEN FALLS
SUBDIVISION PH 2

OCONEE COUNTY
SOUTH CAROLINA

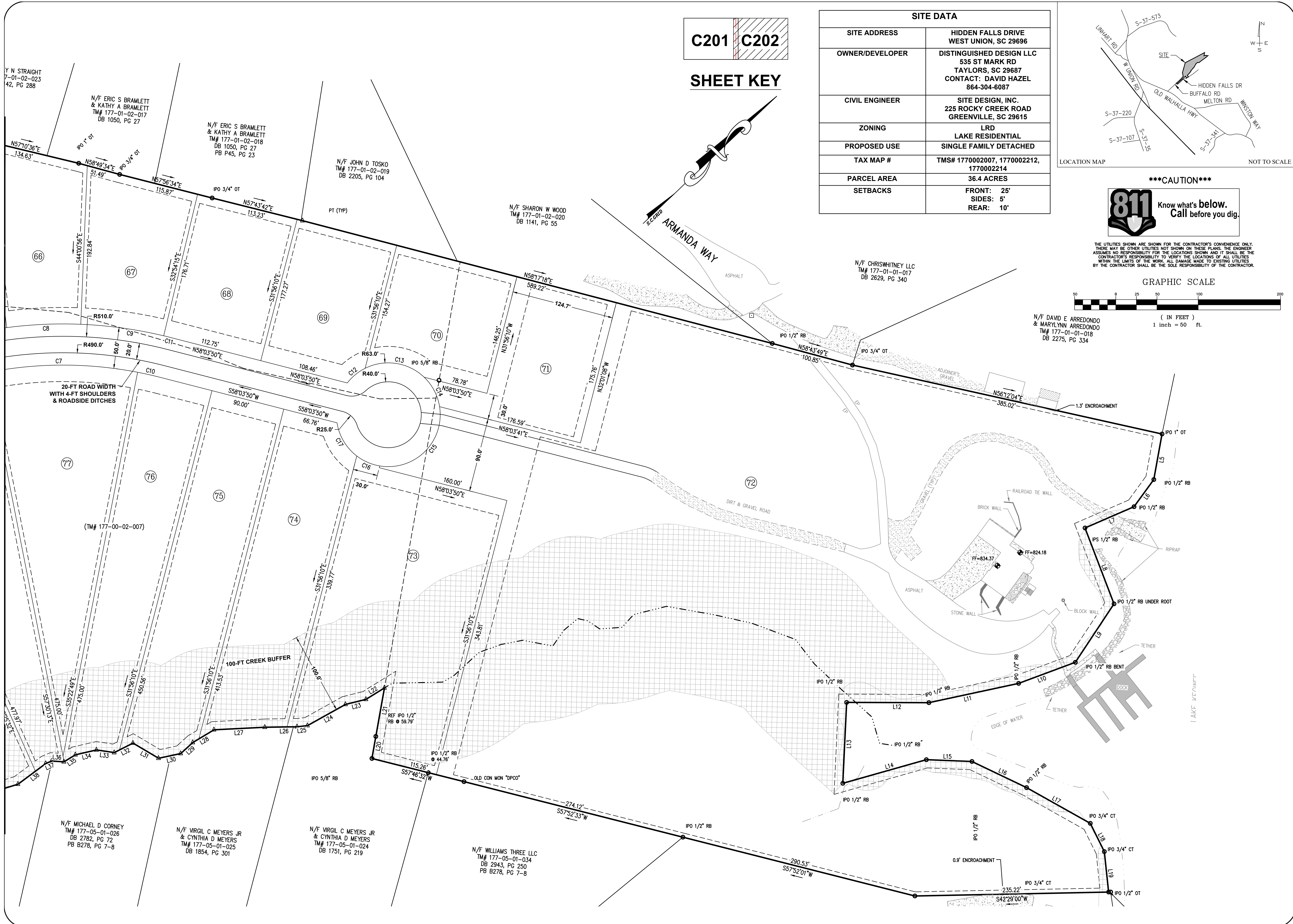
DISTINGUISHED DESIGN LLC

HORIZ. SCALE:	1" = 50'
VERT. SCALE:	N/A
DESIGNED BY:	MCJ
DRAWN BY:	MCJ
CHECKED BY:	SPG
DATE:	12/16/2024
S230651/BASE_SHEETS	

SITE PLAN
(1 OF 2)

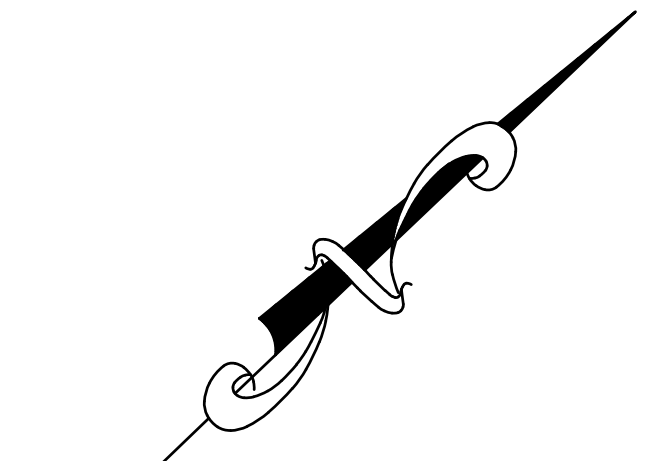
SHEET 6 OF 24

C201

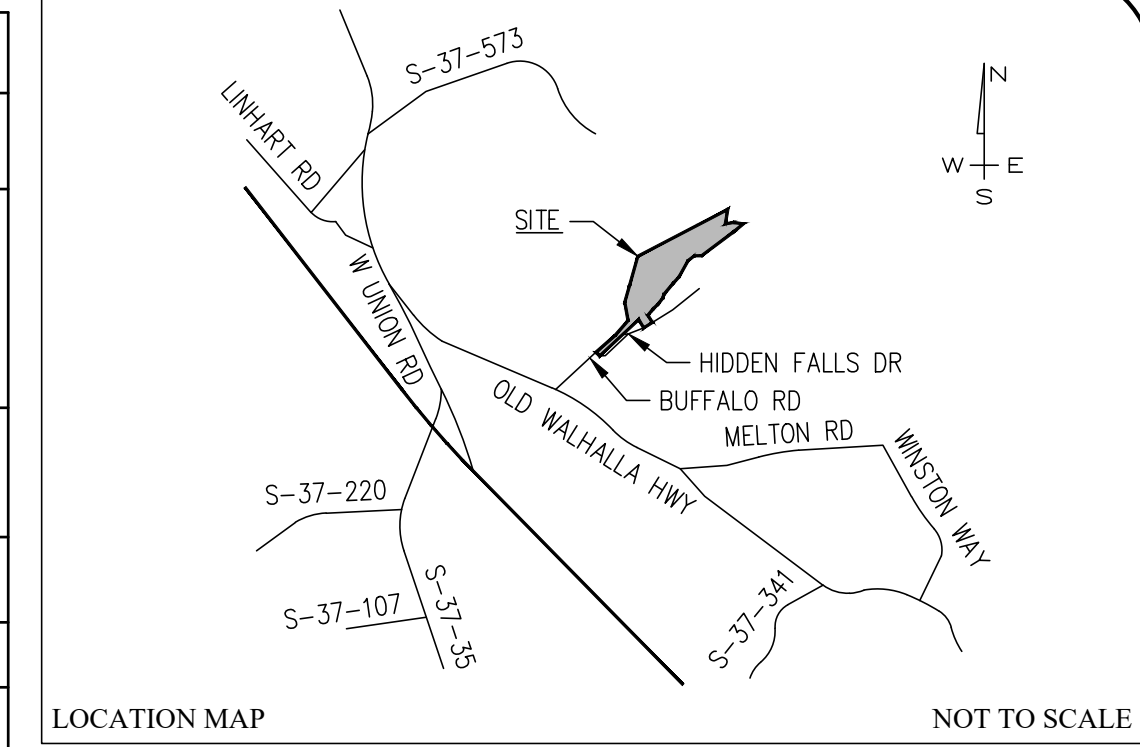


C201 C202

SHEET KEY

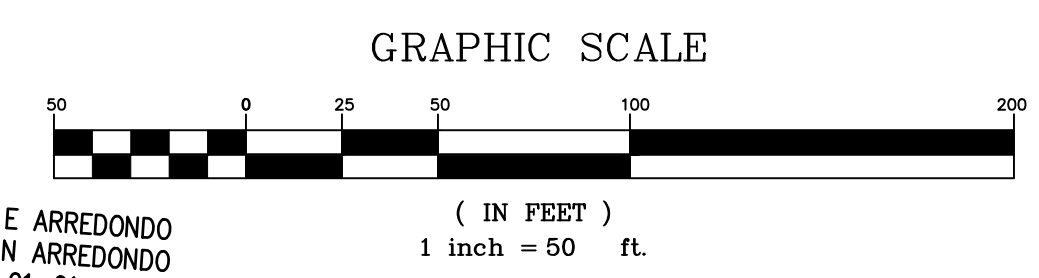


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TAX MAP #	TMS# 1770002007, 1770002212, 1770002214
PARCEL AREA	36.4 ACRES
SETBACKS	FRONT: 25' SIDES: 5' REAR: 10'



811 Know what's below.
Call before you dig.

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STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
I, DAVID HAZEL, Civil Engineer
No. C00122
EXPIRES 12/31/2024
I, DAVID HAZEL, Surveyor
No. 29077
EXPIRES 12/31/2024
S.C. REG. 29077

HIDDEN FALLS
SUBDIVISION PH 2

OCONEE COUNTY
SOUTH CAROLINA

DISTINGUISHED DESIGN
LLC

HORIZ. SCALE: 1" = 50'
VERT. SCALE: N/A
DESIGNED BY: MCJ
DRAWN BY: MCJ
CHECKED BY: SPG
DATE: 12/16/2024
S230651/BASE_SHEETS

SITE PLAN
(2 OF 2)

SHEET 7 OF 24

C202



OCONEE COUNTY COMMUNITY DEVELOPMENT

Addressing | Codes | Permitting | Planning & Zoning

PETITION FOR REZONING PURSUANT TO SECTION 38-8.6 (SUBSEQUENT REZONING) OF THE OCONEE COUNTY CODE OF ORDINANCES

"I hereby certify that I own the lot, parcel, or tract of land currently designated by TMS # 111-24-01-010 (the "Parcel"). The Parcel is currently zoned in the LRD (CCD (split)) District, and I hereby request that the Parcel be rezoned to the CCD District, and that all appropriate Oconee County records, including the Oconee County Official Zoning Map, be amended to reflect this rezoning request.

In support of my request, I state the following:

SEE ATTACHED VERBIAGE.

(Attach pages if necessary.)

I acknowledge that the Oconee County Council, Oconee County Planning Commission, and Oconee County staff must take into consideration all relevant information in evaluating this petition, that the final decision rests entirely with the Oconee County Council, and that the approval of this petition is not guaranteed.

2-6-2025
Date

J.C. Pulliam
Signature

JOHN C. PULLIAM
Print Name

KEOWEE REALTY 2020, LLC
MANAGING MEMBER

The portion shown as LRD is Lot 1 (former) of HV¹. Lots 1 through 9 were/are subject to the recorded CCR's of HV. Lots 2-9 were rezoned under Ordinance 2011-14 to CCD, and Lot 1 was intended to be CCD but rather was included in the LRD classification. In addition, all parties connected to these parcels wanted CCD classification².

¹Harbour Village POA

² See attached email from Gary Owens

Unknown

From: Gary Owens [REDACTED]
Sent: Friday, February 26, 2010 1:39 PM
To: 'John Pulliam'
Subject: RE: scan from 1st Choice Realty @ Keowee Key

John, thanks again for providing the information on the Harbour Village Covenants. I have just received a response from Art Holbrooks, County Planning Director. He has reviewed the covenants and the ZEO with the County Attorney, Tom Martin. Here is Art and Mr. Martin's read on the covenants and your questions on size restrictions:

=====

This is to confirm that I conferred with the County Attorney about the impact of Section 38-4.0 (Nonconforming Uses) in the zoning regulations on the Section 4 Dwelling Size of the Harbor Village Covenants. The short of it is that, due to the fact that the covenant addresses only a minimum square footage, there is no conflict with the zoning standard. Therefore, both will apply if the property is rezoned into the Community Commercial District, meaning any proposed retail uses greater than 5,000 sq. feet, and any proposed office uses greater than 2,500 sq. feet, would require a variance. Had the covenant stated, however, that a particular use must be not less than something greater than the maximum allowed in the CCD, then the covenant would reign; but, of course, that is not the case in this situation. Art Holbrooks

=====

John, I would be happy to discuss this further with you. My telephone numbers are shown below. I would very much still like to see if you are comfortable signing the petition for Community Commercial for these properties.

Best regards,



Gary Owens

Home [REDACTED]
Cell [REDACTED]

-----Original Message-----

From: John Pulliam [REDACTED]
Sent: Wednesday, February 03, 2010 2:26 PM
To: Gary Owens
Subject: FW: scan from 1st Choice Realty @ Keowee Key

Gary,
Here are the Harbour Village Covenants and Restrictions.
The building size for the parcels is under Sec 7, Article 4 on page 10.
Thanks for your patience,
John

-Original Message-----

From: [REDACTED]
Sent: Wednesday, February 03, 2010 2:23 PM
To: [REDACTED]
Subject: scan from 1st Choice Realty @ Keowee Key

KM-4050
[00:c0:ee:1c:cc:11]

Sec. 38-8.6. - Subsequent rezoning.

- (a) Subsequent to the initial change of zoning of any parcel or group of parcels following adoption of these regulations, any individual property owner may make application for rezoning of a parcel(s). All such rezonings shall be subject to the standards set forth in these regulations and South Carolina Code of Laws, 1976, as amended.
- (b) Notwithstanding any effort to accomplish a prior rezoning, county council may at any time rezone a parcel or group of parcels pursuant to the goals established in the Oconee County Comprehensive Plan.

(Ord. No. 2017-25, § 1(Att. A), 12-5-2017)

James Coley

From: James Coley
Sent: Thursday, January 9, 2025 9:40 AM
To: John Pulliam
Subject: RE: 111-24-01-010
Attachments: Ordinance 2011-14.pdf; DOC273.pdf; B717_8.pdf

Not GIS, but I have been working through the history for the parcel(s) this week. I think I understand what happened to cause the split zoning. Under Ordinance 2011-14 "C" (page 2 attached) the parcels that went into CCD were 111-24-01-002 through 111-24-01-009. And 111-24-01-001 went into Lake Residential (Appendix B page 12). I went through the assessor's records and found the parcel lines from the same time in 2011 (scan attached). The parcel lines match the split zoning prior to the parcels being combined in 2020 by plat book b717 page 8 (attached), which is when tax map number 111-24-021-010 was first assigned.

Let me know if you still have questions.

Thanks,

James Coley

Director
Oconee County Planning and Zoning
415 S. Pine Street
Walhalla, SC 29691
Phone: (864) 638.4218



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From: John Pulliam [REDACTED]
Sent: Thursday, January 9, 2025 9:19 AM

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
ORDINANCE NO. 2011-14**

AN ORDINANCE TO AMEND THE OCONEE COUNTY ZONING ENABLING ORDINANCE, ORDINANCE 2007-18, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, AS TO REZONE A SERIES OF PARCELS SPECIFIED HEREIN, AND TO RATIFY AND AFFIRM ALL OTHER PROVISIONS OF ORDINANCE 2007-18 NOT AMENDED OR MODIFIED HEREBY; AND OTHER MATTERS RELATING THERETO

WHEREAS, Oconee County, South Carolina (the "County"), a body politic and corporate and a political subdivision of the State of South Carolina, acting by and through its County Council (the "County Council"), is authorized by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (the "Act"), codified in Title 6, Chapter 29 of the South Carolina Code of Laws, 1976, as amended (the "Code") to adopt zoning regulations and districts; and,

WHEREAS, Oconee County Council has heretofore, by and through its Zoning Enabling Ordinance, 2007-18, finally adopted on November 6, 2008 (the "Zoning Enabling Ordinance", or "ZEO"), codified at Chapter 38 of the Oconee Code of Ordinances (the "Oconee County Code"), adopted such zoning regulations and districts in accordance with and consistent with the Oconee County comprehensive land use plan; and,

WHEREAS, subsequent to the adoption of the Zoning Enabling Ordinance, a request for rezoning a series of parcels pursuant to provisions established in the Ordinance was duly presented to County Council; and,

WHEREAS, in accordance with the Act and the Zoning Enabling Ordinance, Oconee County Council has referred such matters to the Oconee County Planning Commission for their review, particularly regarding the proposed amendment's compliance with the Oconee County Comprehensive Plan. The Oconee County Planning Commission has, in fact, reviewed the rezoning request, and recommendations of the Oconee County Planning staff, and by at least a majority vote affirmed its opinion that the proposed changes are in compliance with the Comprehensive Plan, and has made certain recommendations concerning adoption of the changes by County Council. The Oconee County Council has considered the recommendation of the Oconee County Planning Commission, and the Oconee County Planning Department, held a public hearing, duly noticed and advertised, as required by law, to receive the comments of the public, finds that such comments and recommendations are correct and necessary, and desires to amend the Zoning Enabling Ordinance, as codified at Chapter 38 of the Oconee County Code of Ordinances, in certain limited particulars only, based on the review, comments, and recommendations of the Oconee County Planning Commission, the Oconee County Planning staff, and the public, and to otherwise ratify and reaffirm the Zoning Enabling Ordinance and other provisions of Chapter 38 of the Oconee County Code of Ordinances not specifically or by implication amended hereby.

NOW, THEREFORE, it is hereby ordained by the Oconee County Council, in meeting duly assembled that:

1. Chapter 38 of the Oconee County Code of Ordinances is hereby amended, as follows, and in the following details, only:
 - A. The following parcels, listed in Appendix B of this ordinance, previously zoned in the Control-Free District (CFD), and duly identified on the Official Zoning Map to be in the Control-Free District, are hereby rezoned, and shall be in the Lake Residential District (LRD), and shown as such on the Official Zoning Map in the manner depicted in Appendix A of this Ordinance. Each parcel, and associated uses and activities conducted thereupon,

shall be subject to all standards, limitations, and requirements established for the District in Chapter 38 of the Code.

B. The following parcels previously zoned in the Control-Free District (CFD), and duly identified on the Official Zoning Map to be in the Control-Free District, are hereby rezoned, and shall be in the Agriculture District (AD), and shown as such on the Official Zoning Map in the manner depicted in Appendix A of this Ordinance. Each parcel, and associated uses and activities conducted thereupon, shall be subject to all standards, limitations, and requirements established for the Agricultural District in Chapter 38 of the Code.

Parcel (Tax Identification Number)

110-00-01-008	110-00-01-014	123-00-02-001
110-00-01-012	110-00-01-015	
110-00-01-013	110-00-01-999	

C. The following parcels previously zoned in the Control-Free District (CFD), and duly identified on the Official Zoning Map to be in the Control-Free District, are hereby rezoned, and shall be in the Community Commercial District (CCD), and shown as such on the Official Zoning Map in the manner depicted in Appendix A of this Ordinance. Each parcel, and associated uses and activities conducted thereupon, shall be subject to all standards, limitations, and requirements established for the Community Commercial District in Chapter 38 of the Code.

Parcel (Tax Identification Number)

111-00-02-015	111-24-01-002	111-24-01-006	124-00-01-001
111-00-02-016	111-24-01-003	111-24-01-007	124-00-01-007
111-00-02-017	111-24-01-004	111-24-01-008	124-00-02-004
111-00-02-024	111-24-01-005	111-24-01-009	

D. The following parcels previously zoned in the Control-Free District (CFD), and duly identified on the Official Zoning Map to be in the Control-Free District, are hereby rezoned, and shall be in the Public and Recreational Lands District (PRLD), and shown as such on the Official Zoning Map in the manner depicted in Appendix A of this Ordinance. Each parcel, and associated uses and activities conducted thereupon, shall be subject to all standards, limitations, and requirements established for the Public and Recreational Lands District in Chapter 38 of the Code.

Parcel (Tax Identification Number)

110-00-01-004

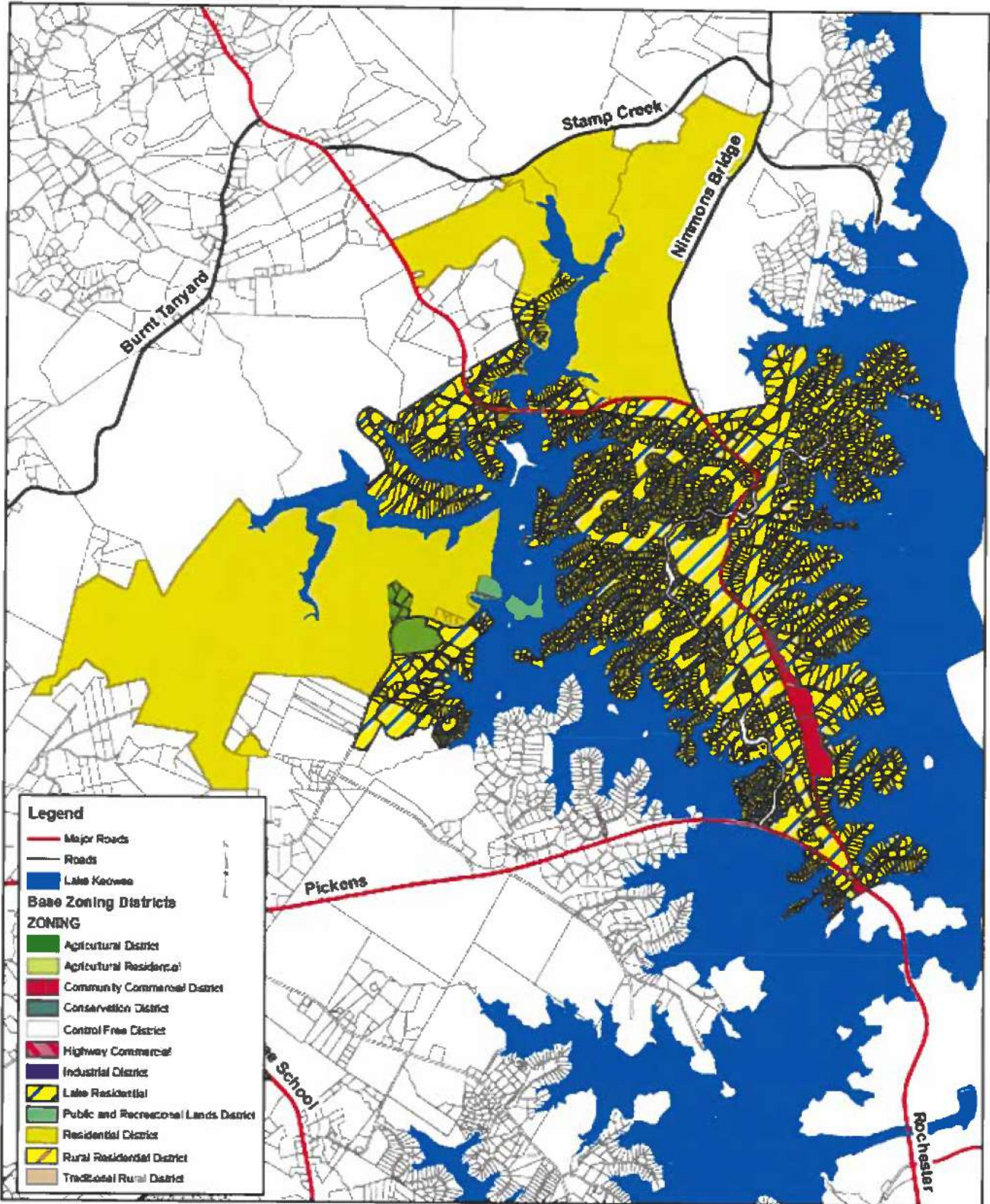
E. The following parcels previously zoned in the Control-Free District (CFD), and duly identified on the Official Zoning Map to be in the Control-Free District, are hereby rezoned, and shall be in the Residential District (RD), and shown as such on the Official Zoning Map in the manner depicted in Appendix A of this Ordinance. Each parcel, and associated uses and activities conducted thereupon, shall be subject to all standards, limitations, and requirements established for the Residential District in Chapter 38 of the Code.

Parcel (Tax Identification Number)

098-00-02-008	110-00-01-005	110-00-01-018
099-00-01-001	110-00-01-006	123-00-03-043

APPENDIX A

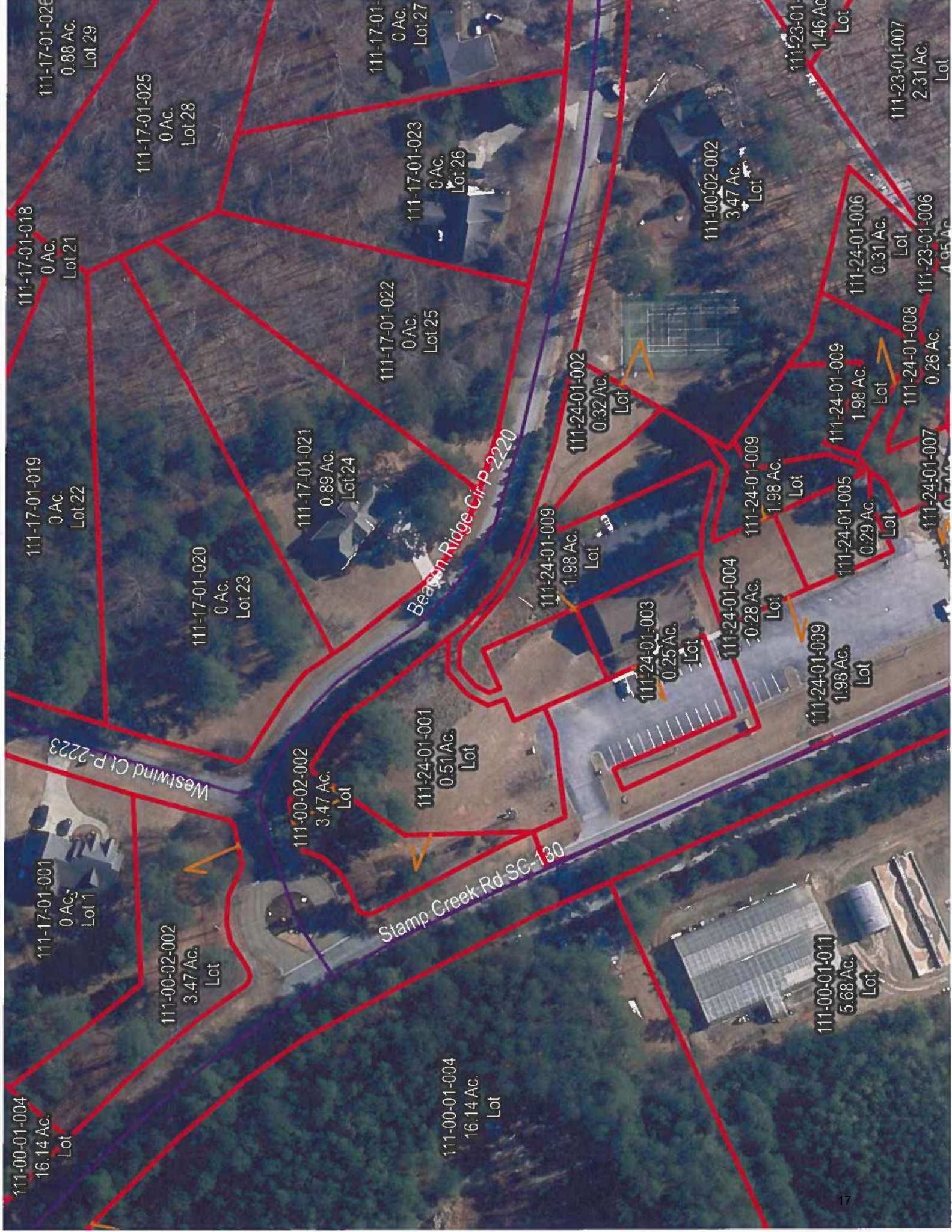
Parcels Rezoned by Ordinance 2011-14



Appendix B

Parcels Rezoned into the Lake Residential District

098-01-01-001	098-01-01-048	099-00-04-003	099-01-01-100	099-02-01-017	099-02-02-009
098-01-01-002	098-01-01-049	099-00-04-005	099-01-01-101	099-02-01-018	099-02-02-010
098-01-01-003	098-01-01-050	099-00-04-006	099-01-01-102	099-02-01-019	099-02-03-001
098-01-01-004	098-01-01-051	099-00-04-007	099-01-01-103	099-02-01-020	099-02-03-002
098-01-01-005	098-01-01-052	099-00-04-009	099-01-01-104	099-02-01-021	099-02-03-003
098-01-01-006	098-01-01-053	099-00-04-010	099-01-01-105	099-02-01-022	099-02-03-004
098-01-01-007	098-01-01-054	099-00-04-011	099-01-01-106	099-02-01-023	099-02-03-005
098-01-01-008	098-01-01-055	099-00-04-012	099-01-01-107	099-02-01-024	099-02-03-006
098-01-01-009	098-01-01-056	099-00-04-013	099-01-01-108	099-02-01-025	099-02-03-007
098-01-01-010	098-01-01-057	099-01-01-058	099-01-01-109	099-02-01-026	099-02-03-008
098-01-01-011	098-01-01-058	099-01-01-059	099-01-01-110	099-02-01-027	099-02-03-010
098-01-01-012	098-01-01-059	099-01-01-060	099-01-01-111	099-02-01-028	099-02-03-012
098-01-01-013	098-01-01-060	099-01-01-062	099-01-01-112	099-02-01-029	099-02-03-013
098-01-01-014	098-01-01-061	099-01-01-063	099-01-01-113	099-02-01-030	099-02-03-014
098-01-01-015	098-01-01-062	099-01-01-064	099-01-01-114	099-02-01-031	099-02-03-015
098-01-01-016	099-00-01-002	099-01-01-065	099-01-01-115	099-02-01-032	099-02-03-016
098-01-01-017	099-00-01-003	099-01-01-066	099-01-01-116	099-02-01-033	099-02-03-017
098-01-01-018	099-00-01-007	099-01-01-067	099-01-01-117	099-02-01-034	099-02-03-018
098-01-01-019	099-00-01-008	099-01-01-069	099-01-01-118	099-02-01-035	099-02-03-019
098-01-01-020	099-00-01-009	099-01-01-071	099-01-01-119	099-02-01-037	099-02-03-020
098-01-01-021	099-00-01-010	099-01-01-072	099-01-01-120	099-02-01-038	099-02-03-021
098-01-01-022	099-00-01-011	099-01-01-073	099-01-03-001	099-02-01-039	099-02-03-022
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098-01-01-025	099-00-01-014	099-01-01-076	099-01-03-004	099-02-01-042	099-02-03-025
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098-01-01-031	099-00-01-020	099-01-01-082	099-01-03-010	099-02-01-048	099-02-03-031
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098-01-01-033	099-00-01-022	099-01-01-085	099-02-01-002	099-02-01-050	099-02-03-033
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098-01-01-035	099-00-01-024	099-01-01-087	099-02-01-004	099-02-01-052	099-02-03-035
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098-01-01-039	099-00-01-028	099-01-01-091	099-02-01-008	099-02-01-057	099-02-03-039
098-01-01-040	099-00-01-029	099-01-01-092	099-02-01-009	099-02-02-001	099-03-01-001
098-01-01-041	099-00-01-031	099-01-01-093	099-02-01-010	099-02-02-002	099-03-01-002
098-01-01-042	099-00-01-032	099-01-01-094	099-02-01-011	099-02-02-003	099-03-01-003
098-01-01-043	099-00-01-033	099-01-01-095	099-02-01-012	099-02-02-004	099-03-01-004
098-01-01-044	099-00-02-005	099-01-01-096	099-02-01-013	099-02-02-005	099-03-01-005



111-00-01-004
16.14 Ac.
Lot

111-17-01-001
0 Ac.
Lot 1

111-00-02-002
3.47 Ac.
Lot

111-00-02-002
3.47 Ac.
Lot

111-24-01-001
0.51 Ac.
Lot

111-00-01-004
16.14 Ac.
Lot

111-17-01-019
0 Ac.
Lot 22

111-17-01-020
0 Ac.
Lot 23

111-17-01-021
0.89 Ac.
Lot 24

111-17-01-022
0 Ac.
Lot 25

111-17-01-023
0 Ac.
Lot 26

111-17-01-024
0 Ac.
Lot 27

111-17-01-018
0 Ac.
Lot 21

111-17-01-025
0 Ac.
Lot 28

111-00-02-002
3.47 Ac.
Lot

111-23-01-001
1.46 Ac.
Lot

111-23-01-007
2.31 Ac.
Lot

111-24-01-002
0.32 Ac.
Lot

111-24-01-009
1.98 Ac.
Lot

111-24-01-003
0.25 Ac.
Lot

111-24-01-004
0.28 Ac.
Lot

111-24-01-009
1.98 Ac.
Lot

111-00-01-011
5.68 Ac.
Lot

111-24-01-009
1.98 Ac.
Lot

111-24-01-009
1.98 Ac.
Lot

111-24-01-006
0.31 Ac.
Lot

111-23-01-006
0.95 Ac.
Lot

111-24-01-008
0.26 Ac.
Lot

111-24-01-007
0.26 Ac.
Lot

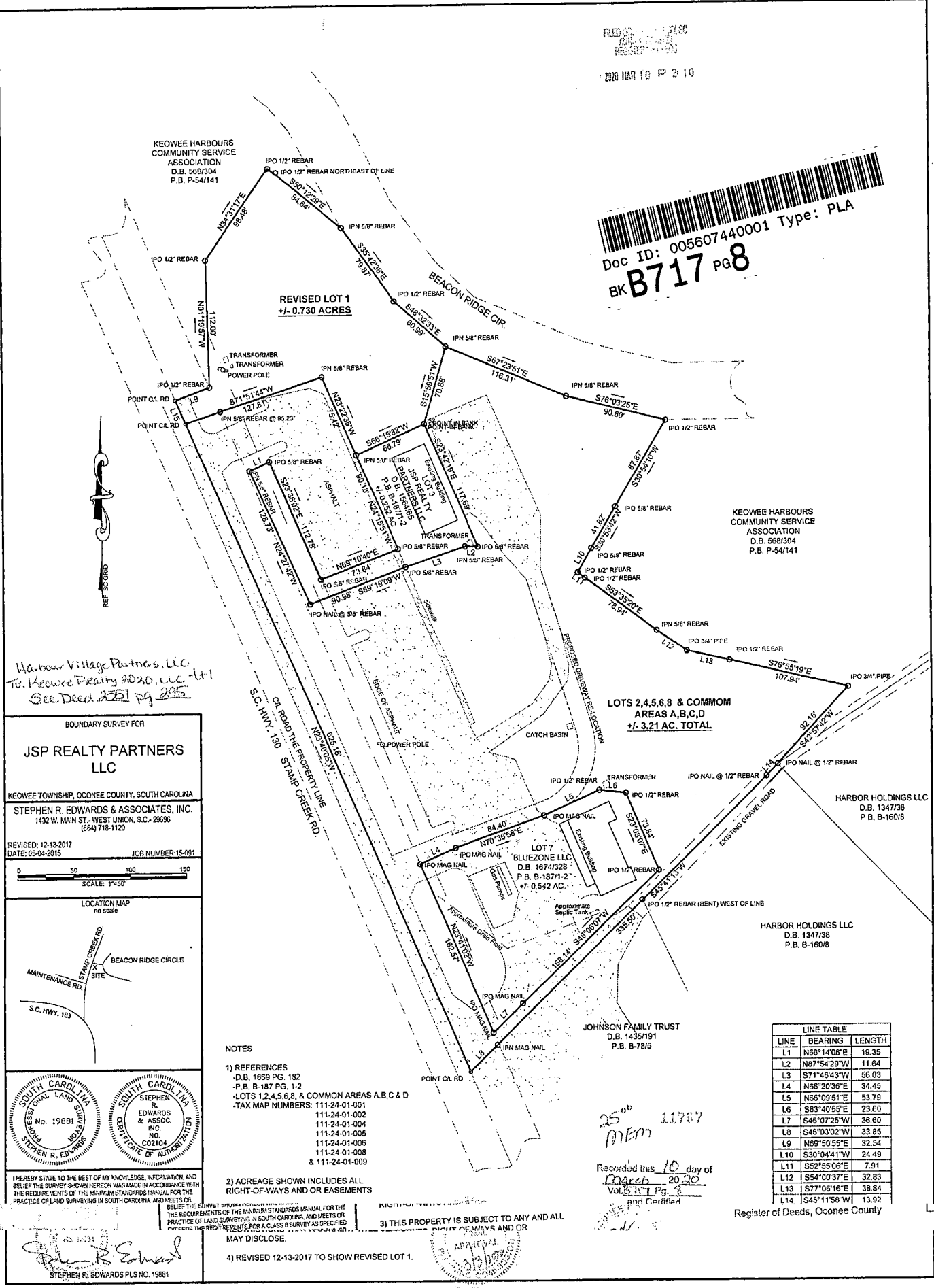
Westwind Ct P-2223

Beach Ridge Cir P-2220

Stamp Creek Rd SC-130

FILED
MAR 10 P 2:10

Doc ID: 005607440001 Type: PLA
BK B717 PG 8



Harbor Village Partners, LLC
To: Keowee Realty 2020, LLC - Lt 1
See Deed 2551 pg 295

BOUNDARY SURVEY FOR
JSP REALTY PARTNERS LLC
KEOWEE TOWNSHIP, OCONEE COUNTY, SOUTH CAROLINA
STEPHEN R. EDWARDS & ASSOCIATES, INC.
1432 W. MAIN ST., WEST UNION, S.C. 29090
(864) 718-1120
REVISED: 12-13-2017
DATE: 05-04-2015
JOB NUMBER: 15-081

SCALE: 1"=50'
LOCATION MAP no scale

NOTES

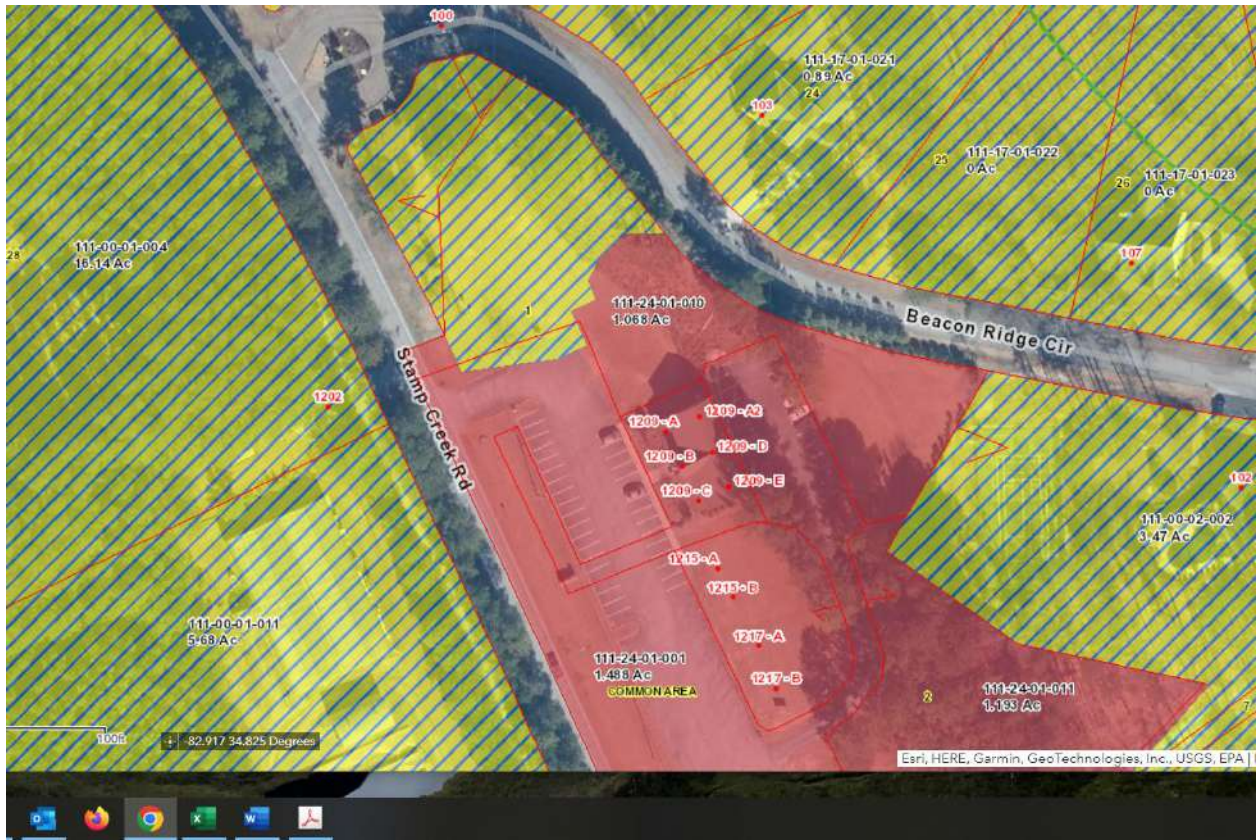
- REFERENCES
-D.B. 1859 PG. 182
-P.B. B-187 PG. 1-2
-LOTS 1,2,4,5,6,8, & COMMON AREAS A,B,C & D
-TAX MAP NUMBERS: 111-24-01-001
111-24-01-002
111-24-01-004
111-24-01-005
111-24-01-006
111-24-01-008
& 111-24-01-009
- ACREAGE SHOWN INCLUDES ALL RIGHT-OF-WAYS AND OR EASEMENTS
- THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS OF-WAYS AND OR EASEMENTS WHICH MAY DISCLOSE.
- REVISED 12-13-2017 TO SHOW REVISED LOT 1.

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS OF THE NATIONAL STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS OF THE NATIONAL STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS OF THE NATIONAL STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA.

25th MEM 11787
Recorded this 10 day of March 2020
Vol. 517 Pg. 8
and Certified

Register of Deeds, Oconee County

LINE	BEARING	LENGTH
L1	N68°14'08"E	19.35
L2	N87°54'29"W	11.64
L3	S71°46'43"W	56.03
L4	N66°20'36"E	34.45
L5	N66°09'51"E	53.79
L6	S83°40'55"E	23.60
L7	S46°07'25"W	36.60
L8	S46°03'02"W	33.85
L9	N69°50'55"E	32.54
L10	S30°04'41"W	24.49
L11	S52°55'06"E	7.91
L12	S54°00'37"E	32.83
L13	S77°08'16"E	38.84
L14	S45°11'59"W	13.92



Note S.C. Code Ann. § 6-29-1200:

(B) A commission may, after reasonable notice through a newspaper having general circulation in which the commission is created and exists, change the name of a street or road within the boundary of its territorial jurisdiction:

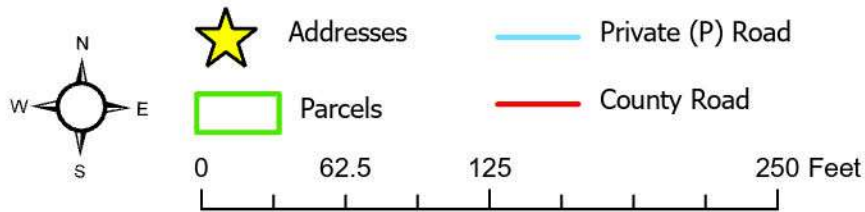
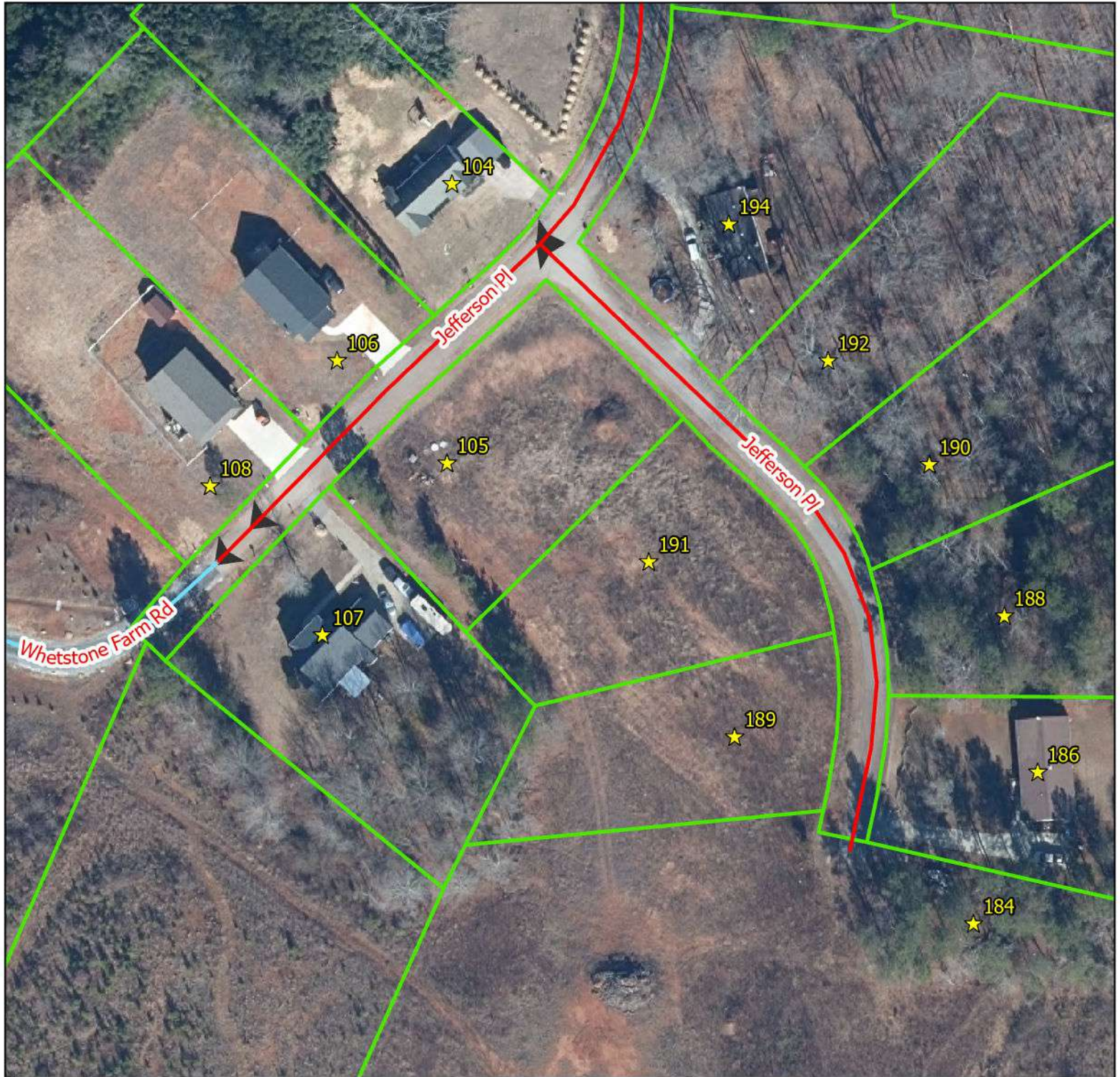
(1) when there is duplication of names or other conditions which tend to confuse the traveling public or the delivery of mail, orders, or messages;

(2) when it is found that a change may simplify marking or giving of directions to persons seeking to locate addresses; or

(3) upon any other good and just reason that may appear to the commission.

(C) On the name being changed, after reasonable opportunity for a public hearing, the planning commission shall issue its certificate designating the change, which must be recorded in the office of the register of deeds or clerk of court, and the name changed and certified is the legal name of the street or road.

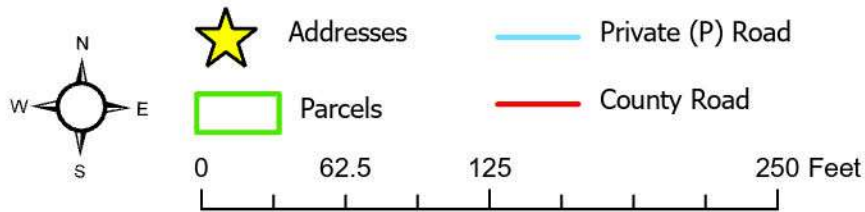
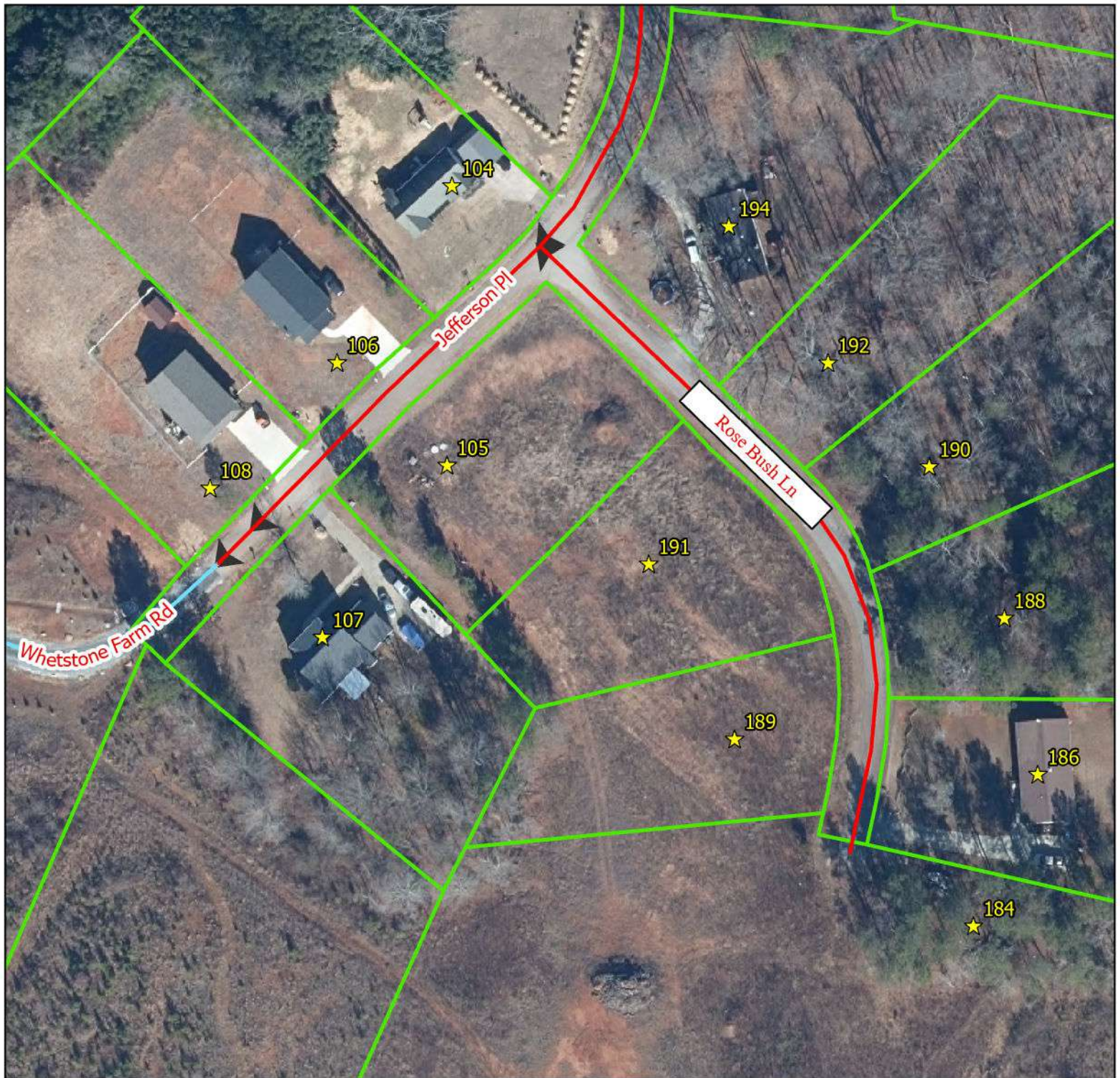
Jefferson Place Road Remaining Exhibit A



This map is property of Oconee County Government.

This map (or data product) was created by Oconee County South Carolina Geographic Information Systems Office (OCSCGIS) and is solely intended to be used as a graphical representation. This map (or data product) is not purposed to depict legal boundaries or to identify the lawful owner or current legal status of the subject property. The maps and data distributed by OCSCGIS are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. OCSCGIS makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of the information or data contained in or generated from OCSCGIS. The user acknowledges and accepts all inherent limitations of the maps and data, including the fact that the maps and data are in a constant state of maintenance, correction, and revision. The maps and associated data do not represent a survey and are not survey grade. OCSCGIS - 2/24/2025

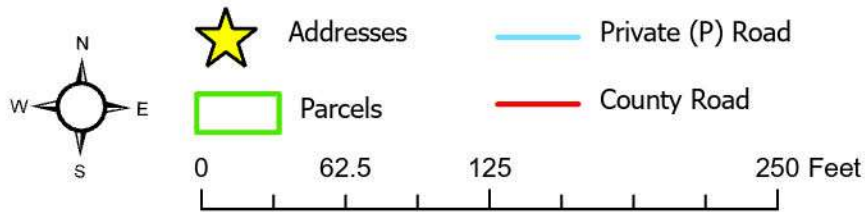
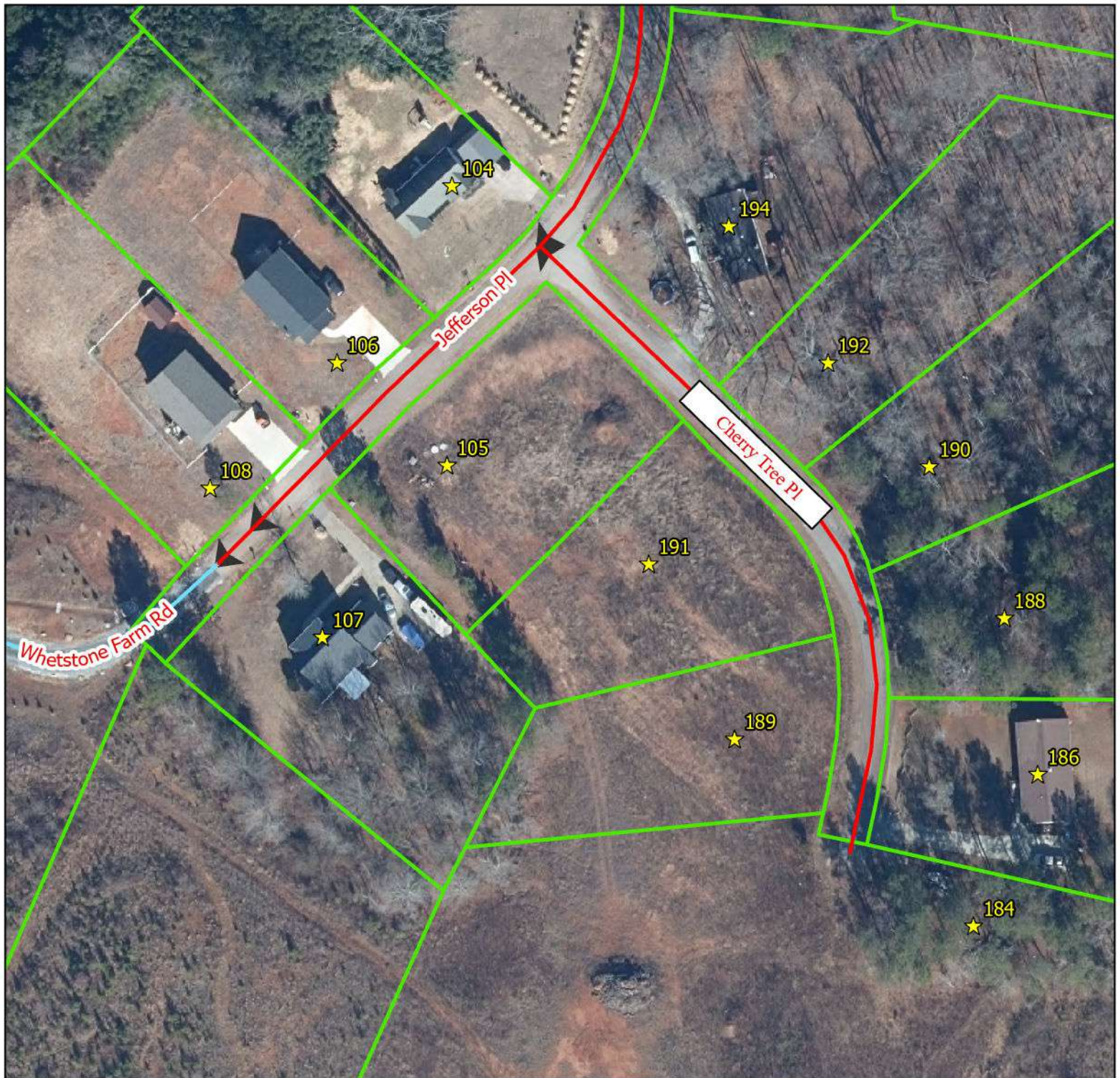
Jefferson Place Road Remaining Exhibit B



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Jefferson Place Road Remaining Exhibit C



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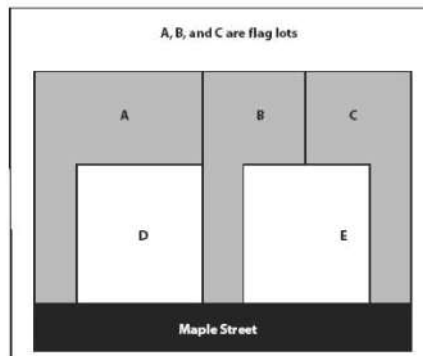
Sec. 38-9.3. - Dimensional requirements: General provisions and exceptions.

In addition to the dimensional requirements listed below and district dimensional requirements, further dimensional requirements may be set forth in [article 5](#) for those uses listed as conditional. The control free district shall be exempt from the provisions of this section except provisions listed under item (2), setbacks.

(1) *Lot size and configuration.*

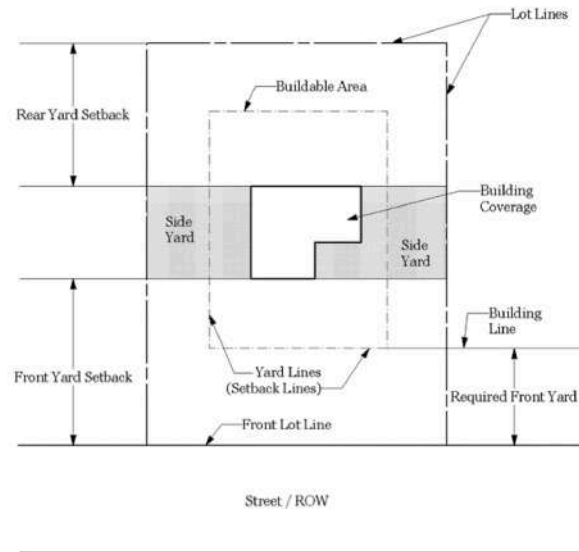
- a. *Public utilities and government.* Public utilities and government uses shall not be subject to the minimum lot size requirements, but shall meet the setback requirements.
- b. *Flag lots.* Flag lots may be permitted under the following conditions:
 1. The maximum length of the pole of a flag lot shall be 300 feet.
 2. The minimum width of the pole of a flag lot shall be 22 feet, and the maximum width of the pole of a flag lot shall be 40 feet.
 3. The front setback shall be measured from where the flag portion of the flag lot meets the district minimum width requirements.
 4. The pole portion of a flag lot shall not be used to calculate width, or setbacks of the lot, or to provide off-street parking.
 5. There shall be no more than one flag lot per each four lots, per subdivision or development.

Flag lot illustration:



(2) *Setbacks.*

- a. The required front, side, and rear yards for individual lots shall be measured inward toward the center of said lot from all points along the respective front, side, and rear property lines of the lot, or from the road right-of-way if applicable. Once the yard areas of a given lot have been established, the remaining area of the lot which is not included in any required front, side, or rear lot shall be known as the "buildable" area within which the approved structure(s) shall be placed.



- b. Where a road right-of-way projects over a property line, the setback shall be measured from the road right-of-way line.
- c. Corner lots shall be considered to have two fronts and shall meet the front setback for the district.
- d. Front yard setbacks for double frontage lots shall be provided for both streets upon which the lot has frontage, and any accessory use(s) shall be prohibited from the required front yard setback of the street upon which the principal building fronts.
- e. For lots not meeting the required minimum lot width for the respective district at the front property line or road right-of-way, as applicable, the setback shall be measured such that the distance from the front property line or road right-of-way, as applicable, shall nonetheless be included in the measurement for the required setback. The buildable area shall not, however, include any area where the minimum lot width is not met. This provision is meant to apply to irregularly shaped lots, as generally determined by their existing lot width and configuration in relation to the district minimum lot width. This provision does not apply to flag lots. See [section 38-9.3\(1\)\(b\)](#) for flag lot provisions.
- f. Road design and encroachment criteria is governed by the standards in [chapter 26](#), of the Oconee County Code of Ordinances, as amended.
- g. Any garage door shall be set back a minimum of 20 feet from the property line that it faces so that vehicles may be parked in the driveway without encroaching into the right-of-way. If the district setback is greater than 20 feet, then the more restrictive setback shall prevail.
- h. The side and rear setbacks in the CCD and HCD shall not apply to the shared property line of attached buildings.
- i.

The space in any required yard shall be open and unobstructed except for the ordinary projections of window sills, cornices, eaves, window air conditioning units, and other architectural features, provided that such features shall project no more than two feet into any required yard.

- j. Steps and heating and cooling units may project into a required yard a distance not to exceed five feet but no closer than five feet of a property line. Fences, freestanding walls, hedges, and septic lines may be located in any setback, so long as they remain on the property.

(Ord. No. 2012-14, § 1, 5-15-2012; Ord. No. 2018-19, § 1(Att. A), 8-21-2018; Ord. No. 2024-23, §§ 1, 2(Exh. A), 10-15-2024)

