



# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

## AGENDA

6:00 PM, MONDAY, SEPTEMBER 14, 2015  
COUNCIL CHAMBERS  
OCONEE COUNTY ADMINISTRATIVE COMPLEX

1. Call to Order
2. Approval of Minutes
  - a. August 24, 2015
3. Public Comment for Agenda and Non-Agenda Items (3 minutes)
4. Discussion and presentation update on Community Meetings  
*[to include Vote and/or Action on matters brought up for discussion, if required]*
  - a. Staff Presentation
  - b. Discussion & Consideration by Commission
5. Consideration of Proposed Coordination Element for Comprehensive Plan  
*[to include Vote and/or Action on matters brought up for discussion, if required]*
  - a. Staff Presentation
  - b. Discussion & Consideration by Commission
6. Ordinance 2015-28 – Gardiner Group PDD  
*[to include Vote and/or Action on matters brought up for discussion, if required]*
  - a. Applicant introduction and presentation
  - b. General questions from Commission
7. Discussion on Planning Commission Rules  
*[to include Vote and/or Action on matters brought up for discussion, if required]*
  - a. Discussion & Consideration by Commission
8. Old Business *[to include Vote and/or Action on matters brought up for discussion, if required]*
  - a. Update to Wi-Fi Tower Permitting
10. New Business *[to include Vote and/or Action on matters brought up for discussion, if required]*
  - Update on Small Lot Setback Option
  - Potential Workshop on 32/38 Review, Thursday, September 24, 6:00 p.m.
  - Next Community Meeting, Monday, September 21, 6:00 p.m.
  - Next Planning Commission Meeting, September 28, 6:00 p.m.
12. Adjourn

**\*\*After the conclusion of the meeting, the Commission will take part in a training session to acquire continuing education credits required under state law for planning and zoning officials. The public is welcome to be present during the training.\*\***

Anyone wishing to attend or have comments to the Planning Commission or have their comments to the Planning Department by mail or by emailing them, to any email address below. Please Note: If you would like to receive a copy of the agenda via email please contact our office or email us at [jsophen@occonee.com](mailto:jsophen@occonee.com).



# OCONEE COUNTY PLANNING COMMISSION

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## MINUTES

6:00 PM, MONDAY, AUGUST 24, 2015

COUNCIL CHAMBERS

OCONEE COUNTY ADMINISTRATIVE COMPLEX

Members Present: Mr. Childress  
Mr. Honea  
Mr. Kisker  
Mr. Lyle  
Ms. McPhail  
Mr. Richards

Staff Present: Matthew Anspach, Planner I  
William Brewer, Planning Intern

Media Present: None

### 1. Call to Order

Ms. McPhail called the meeting to order at 6:00 PM.

### 2. Approval of Minutes for July 27, 2015

Mr. Honea motioned to approve the minutes from July 27, 2015.

Mr. Childress seconded the motion. The motion passed unanimously.

### 3. Public Comment for Agenda and Non-Agenda Items (2 minutes)

Mr. Tim Codner gave his opinion on the draft of the proposed Coordination Element. He stated that it is an important element and that the document should not be limited to one page and should be expanded.

### 4. Discussion and Presentation Update on Community Meetings

Mr. Anspach presented the results from the first three community meetings.

Mr. Kisker asked if there was any feedback from the public.

Mr. Anspach stated that so far there has been sizable attendance with active participation from the attendees at each of the meetings.

**5. Discussion of Update to Proposed Coordination Element for Comprehensive Plan**

Mr. Anspach presented the revised document to the Commission for approval.

Mr. Richards announced that this was an improvement to the previous draft.

Ms. McPhail asked the Commission if there are any other comments or questions regarding the recent draft of the Coordination Element before moving forward.

**6. Presentation on Update to Wi-Fi Tower Permitting**

Mr. Anspach explained that staff was awaiting legal advice from the County Attorney about how to proceed with the amendment of the ordinance. He stated that staff would inform the Commission of any updates.

**7. Old Business**

Mr. Richards inquired about the update to the establishment of the Agriculture Advisory Committee.

Ms. McPhail responded that a draft was in the process, and communication with the members of the Agriculture community has continued.

**8. New Business**

Mr. Anspach informed the Commission that staff is working on proposing amendments to the current Planning Commission rules for discussion and consideration.

Mr. Anspach also informed the Commission that staff was currently working on a potential amendment to the setback requirements for small lots in the County.

Mr. Anspach informed the Commission that the next Community Meeting is scheduled for Thursday, August 27, 6:00 p.m.

Mr. Anspach informed the Commission that the next Commission Meeting is scheduled for Monday, September 14, 6:00 p.m.

**9. Adjourn**

Mr. Richards motioned to adjourn the meeting.

Mr. Honea seconded the motion. The motion passed unanimously. 8:24 PM



Meeting #	Day	Date	Location	District	Commissioner
Aug. 1 <sup>st</sup> PC	Mon	8-10	Chambers		
✓1.	Thu	8-13	Fair Play Community Center	5	Honea
✓2.	Mon	8-17	Duke, World of Energy	1	Kisker
✓3.	Thu	8-20	Mountain Rest Community Club	2	Richards
Aug. 2 <sup>nd</sup> PC	Mon	8-24	Chambers		
✓4.	Thu	8-27	Gignilliat Community Center	3	Ownbey
✓5.	Mon	8-31	Long Creek Community Center	4	Childress
✓6.	Thu	9-3	Crossroads Baptist Church	5	Honea
✓7.	Thu	9-10	Foxwood Hills Community Center	4	Childress
Sept. 1 <sup>st</sup> PC	Mon	9-14	Chambers		
✓8.	Mon	9-21	Walhalla Depot	2	Richards
✓9.	Thu	9-24	Westminster Depot	4	Childress
Sept. 2 <sup>nd</sup> PC	Mon	9-28	Chambers		
✓10.	Thu	10-1	Salem Community Center	1	Kisker
✓11.	Mon	10-5	Utica Baptist Church	3	Ownbey
✓12.	Thu	10-8	Blue Ridge Electric Co-op	4	Childress









# EQUUS CLUB & WINERY

"Exceptional experiences create an exceptional life at the Equus Club & Winery." This is our motto, and we'd like to invite you to join us. Set against the amazing backdrop of the Blue Ridge Mountains and Lake Keowee, the Equus Club & Winery will be a retreat featuring ultra-premium fine wines, friendly faces, and Southern hospitality. The Equus Club & Winery will be a member-owned country club

located on over 150 acres on the shores of Lake Keowee adjacent to the City of Keowee Falls, South of Salem, South Carolina. Our mission is to assemble an "all-star" team of winemakers to make the best wine in the South. Our members will enjoy exceptional dining experiences highlighted by winemaker dinners and cooking classes in the Culinary Center, hands-on experiences in our vineyards and winery, equestrian activities, and boating on Lake Keowee. Members will be able to exercise in the Equus Wellness Center with the most advanced fitness equipment and swim in the resort's 100 swimming pool. Relax under the stars as you sit with friends around one of the many fire pits or stroll through the outdoor sculpture garden as you sip one of the twelve vintage wines we will be producing in our inaugural year.

Cheers,

Russ Gardiner

Executive Director, Equus Club & Winery





*"In the end it's not the years in your life that count  
-- it's the life in your years."*

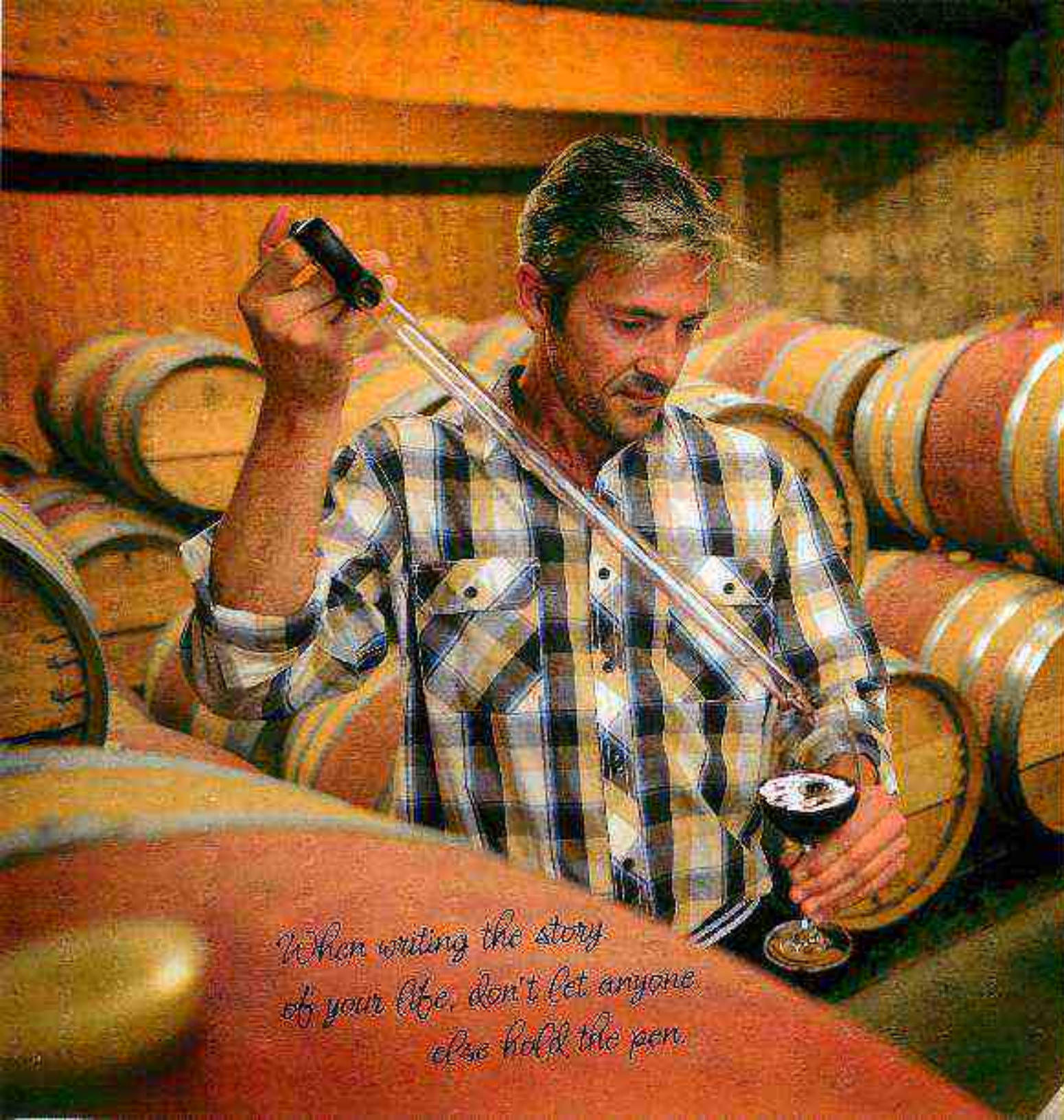
*- Abraham Lincoln*



Architectural rendering site for presentation purposes only. Not suitable for high-way signage.

The 15,000 square foot clubhouse will have an elegant rustic mountain architecture theme showcasing our work craftsmanship. The beautifully appointed dining room will be filled with equestrian paintings and sculptures. Members will delight in utilizing the state-of-the-art, cooking school and chef's kitchen to take cooking classes from award winning chefs. There will be large open areas for the club's food and wine pairing events as well as intimate club rooms for small gatherings of friends. The Triple Crown Room will feature pool tables, card game tables, multiple TVs for viewing sporting events and an extensive library on horse racing, the culinary arts and the history of winemaking for our members needing a measure





*When writing the story  
of your life, don't let anyone  
else hold the pen.*

George Bursick's wines have consistently received the highest praise from wine writers, and his wines are sought after by the world's premier wine collectors

"#1 Rated Chardonnay in the World...Top 100 / 18 out of 20 years 90+ scores for Chardonnay"

*Wine Spectator magazine*

"Pinot Noir of the Year"

*Wine Enthusiast magazine*

"Highest rated Pinotage ever"

*Wine Spectator magazine*

"Numerous 92+ scores"

*Rubin, Parker's Wine Advocate magazine*

"Best of the Best"

*California Chemonays Quarterly Review of Wines*

"George is one of California's most accomplished winemakers who uses his vast experience to embark on innovative winemaking approaches that his peers are not willing to do. The resultant Pinot Noirs have been a revelation."

*Ruby, Cathy, MD, The Pinotnik*

"Bursick is approaching eminence grise status among California winemakers, yet he could care less at this point about keeping up with trends. In fact, he's trying to break a few of them."

*Edward Beitel, TOCNY*





# THE WINERY EXPERIENCE

George Bursick – Equus' Director of Winemaking and one of America's most highly acclaimed winemakers with the distinction of producing the #1 wine in the world rated by Wine Spectator. The Equus wines will have exceptional power. The amazing quality of the wine we will make at the Equus Club Winery will shock everybody. We are sourcing the best grapes from the finest vineyards in California plus we have designed a state-of-the-art winery to insure the highest quality of wine on a consistent basis.

George Bursick | Director of Winemaking



### The Eclipse Collection

These elite wines will earn the distinction of being viewed as ultra premium wines and will not be cellared in any wine cellar unless cellar is top to perfection. And then will enjoy all the magical moments in your life.



### Triple Crown Collection

These premium wines are ideally crafted to be enjoyed with any fine dining experience.

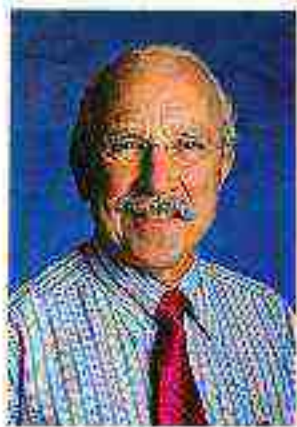


### Vintners Reserve

These wines are perfectly suited to drink now or later as a high quality everyday wine.

Acclaimed American artist Brian Hubbard was commissioned to create the original artwork shown on the Equus wine labels. Atlanta designer, Steven Butler of Butler Creative, designed the wine labels.





## EQUUS CLUB WINERY

Dr. Tom Cobble – Founder of Cuvaison Winery, Cornell University's first Associate Professor of Enology and Equus Club's Winery consulting winemaker. The business plan for the Equus Club's Winery is to source the best wine grapes from the finest growing regions in California and Oklahoma. The juice to the Club's winery in South Carolina to be blended and aged by their "all-star" team of winemakers/brothers. The winery part of the project is well focused on producing exceptional wines. The Equus Club members will participate in an experience of a lifetime and enjoy world-class wines at the same time!

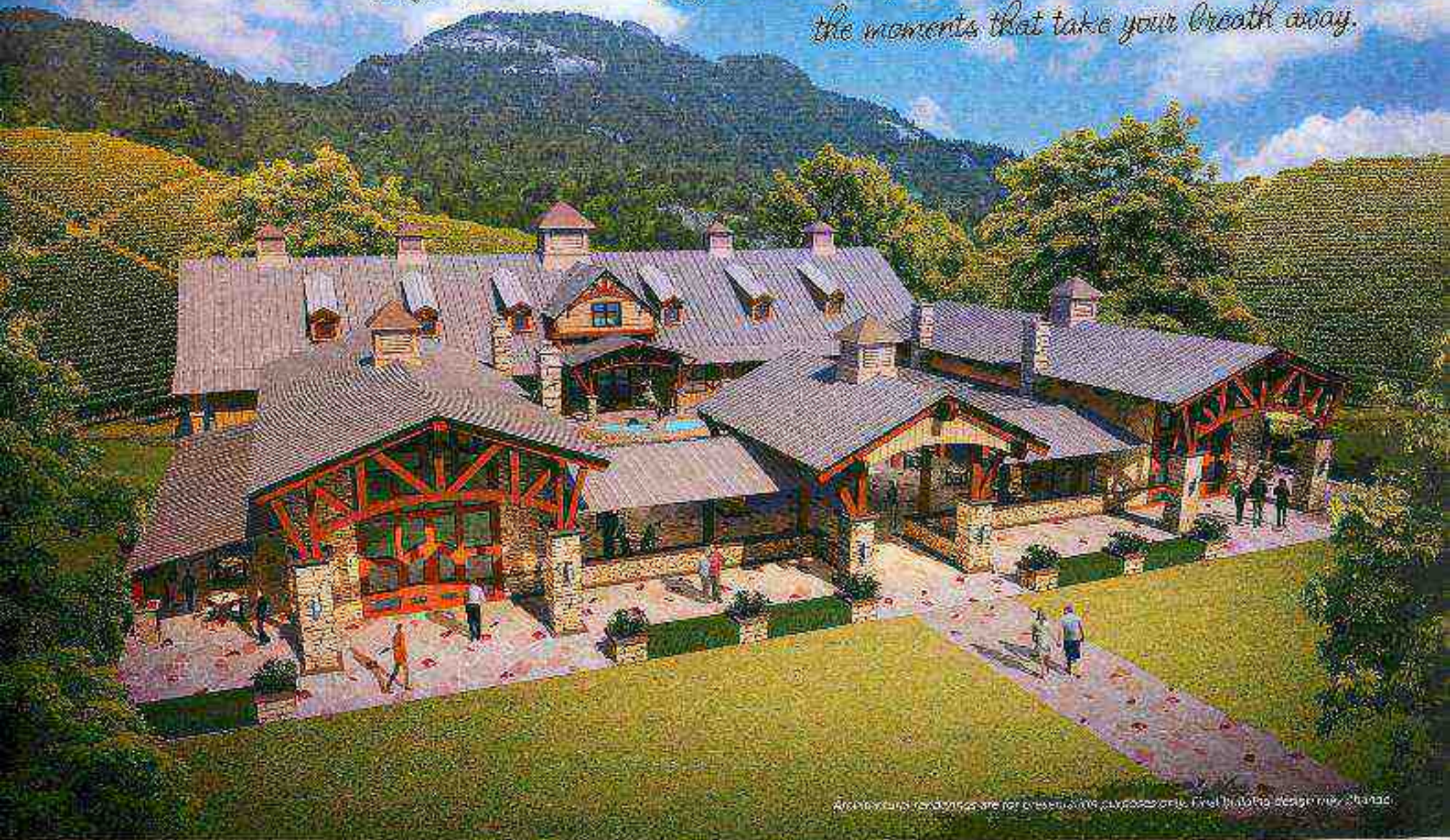
Dr. Tom Cobble

Equus Consulting Winemaker

For any members that want to roll up their sleeves – we are going to work in the vineyards pruning vines, tying and training shoots, thinning the crop load and harvesting grapes. Then we will proceed to winery's production area to blend wines, barrel taste and even over the bottling line.



*Life is not measured by the amount of breaths you take, but by the moments that take your breath away.*



Architectural renderings are for presentation purposes only. Final building design may change.

We will annually source nearly \$1,000,000 worth of the best grapes from prestigious vineyards in Napa, Sonoma, Mendocino, Lake and Monterey wine regions and then ship the crushed juice to our winery in South Carolina. Here our winemakers, in our newly designed state-of-the-art Equus Winery, will blend and age the wine to craft world class wines for our members. The winery design includes a wine barrel room and lab for members to take classes in wine blending and a wine tasting area for members to gather for the food and wine pairing events.





## EQUUS CLUB CULINARY EXPERIENCE

The Equus Club culinary staff will be selected from the top graduates of the Culinary Institute of the Carolinas. These professional chefs will take great pride in creating menus that will surprise, astound, and impress the most discriminating foodies. The Equus Club will provide an opportunity for current students of the Culinary Institute of the Carolinas/Greenville Technical College to be "educated" in our kitchen and to develop their skills. They will team up with our culinary staff to design the "most fun & flavorful cooking classes in the South" for our members (four cooking classes each weekend - "Learn to Cook," "Go a Pro," "From a Pro.")





### Winemaker Dinners

Spring, Summer, Fall, and Winter. Please join us four times a year for a magical wine and culinary event. Our winemaking team will get cutting our dirt in the vine through a week of grape harvest, including Wine Spectator's Top 100 Wines in the World by taste. The local culinary staff and winemaking chefs will prepare a custom menu each season to accompany and complement each wine selection throughout the evening. It just doesn't get any better!

### Equus Organic Garden

"Think farm to table!" The Equus Organic Garden will provide our culinary program with the freshest farm products to insure that you will receive an unparalleled dining experience every time you visit the club!

### Special Menus

The chefs from the Equus Dining Center will put together chefs from our visiting chefs. With their own long history and experience will provide dining assistance. Our Chef and Sous Chef combine food talk with a wine experience. The Italian mix of classic recipes from Hills of Chianti in Chianti and combine it to fisher's Potage Date rendition. Which Southern living growing to provide you the best of "Death by Caramel" or "Caramel Pecan Brownies". The following culinary experiences will occur in our specially designed outdoor grilling stations and savoring lunch and dinner from large sea roasting baskets to savor the grill to perfection.

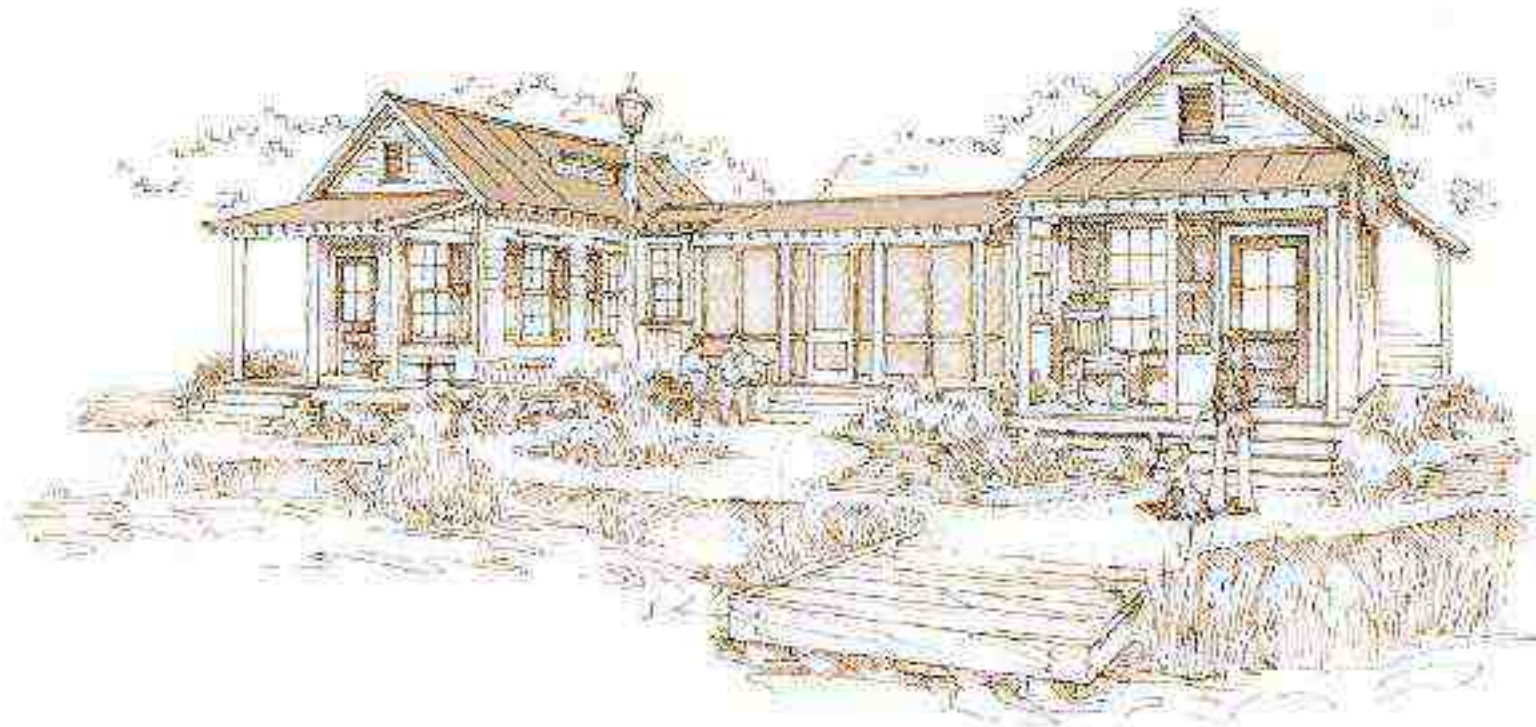
### Cooking Classes

The Equus team of chefs will conduct four weekly cooking classes in our professional teaching kitchen for our members and team. To cook like a pro from our professional cooking staff about the day. It's all here about techniques. Our chef's will show our members how to make delicious dishes year long. From Trout to North Carolina Barbecue you can explore the World of cuisine and discipline with it! (Augs and well take care of the dishes).

### Food, Wine & Party Events

Six times a year we will provide an all day, all night day food wine, travel and party package where you, your partner and family will talk about for months. The top culinary experts in the South will provide a rich menu to win your wine in our shared event. "The Wine" "The Food" "The Travel" and the "The Party" We will also provide an annual top chef's competition between the top chefs in the South versus Greenfield chefs. Our annual fundraising event to assist local charities will be our "Cocktail Party" "Raising Party" or please your friends and provide the world your hidden talents. (Check





## EQUUS LAKE COTTAGES

Members are welcomed with a warm conviviality and invited to relax, unwind and enjoy the charming village setting and to experience a peaceful night's sleep in one of our twenty precious cottages. Each member will have a room reserved for them on the evenings that they attend a wine-maker dinner so they can be secure in knowing that they have a quaint lake cottage to walk back to after the evening's festivities are over. Enjoy a romantic evening in front of your heart warming fireplace and heavenly king size bed. Wake up the next morning and enjoy a freshly brewed cup of coffee as you stroll through the Equus Club sculpture gardens or go visit the horses in the Equestrian Center.





*You only live once, but if you do it right,  
once is enough. - Mae West*



Architectural rendering of a riding center. Only. Real building design may vary.

Long ago, there was a time of elegance, measured in furlongs and furlongs, populated by foals, yearlings and mares. An era where one could travel over country lanes, trails and pastures and lose yourself in the growing calm. That time has come again, when you're a horse owner, a riding enthusiast, or simply looking to enjoy a day and yourself. The Equestrian Center offers facilities and programs geared toward allowing members to enjoy access to more than 2000 miles of scenic riding trails through Casasne Georgia State Park as well as the opportunity to ride in a climate friendly 20,000 square foot covered riding arena.



*Some people want it to happen, some wish it would happen,  
others make it happen - Michael Jordan*

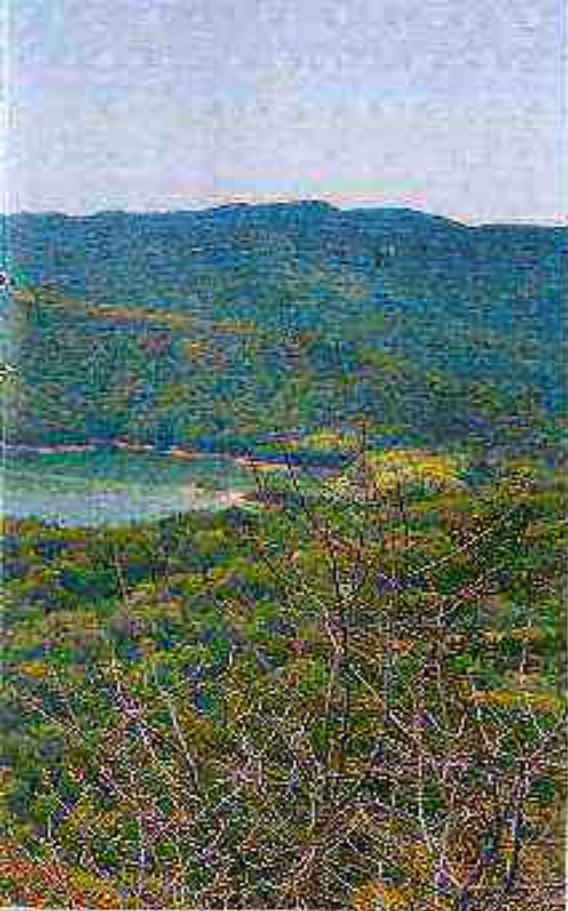


Secluded when you want tranquility, but active, artistic and entertaining when you want fun! Our amazing Home Club will be located on Lake Keowee. Lucked between the foothills of the magnificent Blue Ridge Mountains and miles of Lake Keowee shoreline and creeks. With more than 300 miles of shoreline and countless coves and islands, Lake Keowee is a pristine, blue-water lake that boasts year-round boating, fishing and water sports. All this beauty comes with a climate that has four distinct seasons - none of them lasting too long. The mild winters occasionally offer a dusting of snow to remind us of winters elsewhere, but the long, warm falls and the early, colorful springs encourage a year-round, outdoor lifestyle.


#### ACTIVITIES LIST

- Kayaking / Canoeing
- Boating
- Water Skiing
- Fishing
- Swimming
- Fitness Programs
- Horse Pail
- Hiking
- Horseback Riding
- Wine Tasting
- Art Workshops
- Cooking Classes
- Wine-Blending Classes
- Art Appreciation
- Walking through the sculpture garden





 Location: Salem, SC, on the west side of Lake Keowee, 83 miles from Greenville and 21 miles from Clemson

 Average Temperatures  
80°-87° June-August  
52°-54° December-February

## HEALTH & BEAUTY

The Modern Fitness Center is equipped with strength training equipment, a TRX stretch machine, free weights and cable strength training station. Cardio gear includes treadmills, spin bikes, elliptical trainers, and high-tech Bushport bikes.



## SWIMMING

Whether you're up for it, the water is one of the essential elements of life at Lake Keowee. The new resort-style swimming pool is the perfect place to relax, unwind, and enjoy a beautiful morning beauty.



## HORSEBACK RIDING

Take a break from the hustle and bustle of everyday life. If you are an equestrian, the Lake Keowee area has to offer the ultimate horseback riding experience. At the Falls Equestrian Center, you will enjoy the refreshing beauty of our country trails, woods, tracks, and meadows on horseback. Get ready to hit the trail!



## BOATING & WATER SPORTS

The Aquatics Club will own a fleet of power and pontoon boats for members to use on a reservation basis. Grab a boat and spend quiet mornings relaxing for the most tranquil areas for bass fishing or gazebo afternoons water skiing with your family.



## GOLF

There are numerous championship golf courses in the area that our members can pay to play on. They offer a distinct challenge; many offer four fee boxes to match varying skill levels. They generally practice facilities and use a driving range, putting green, and chipping and bunker practice areas.







## EQUUS SCULPTURE & BOTANICAL GARDEN

Our new sculpture and botanical garden will showcase rotating, monumental works from contemporary Southern artists in a landscaped natural setting. The Equus Sculpture & Botanical Garden will be the unifying focal point for the other visual art pieces that will be on display in our clubhouse and winery tasting rooms.

*Sculpture is the  
art of the intelligence.  
- Pablo Picasso*

# EQUUS CLUB SUMMER CONCERT SERIES

When you think of the performers who will perform for you - Think "Grammys" - Think "Sold Out" arenas - Think "Wow - that was unbelievable!" Our members will not only be front row and center, but will be backstage before and after the concert actually "living the concert!"



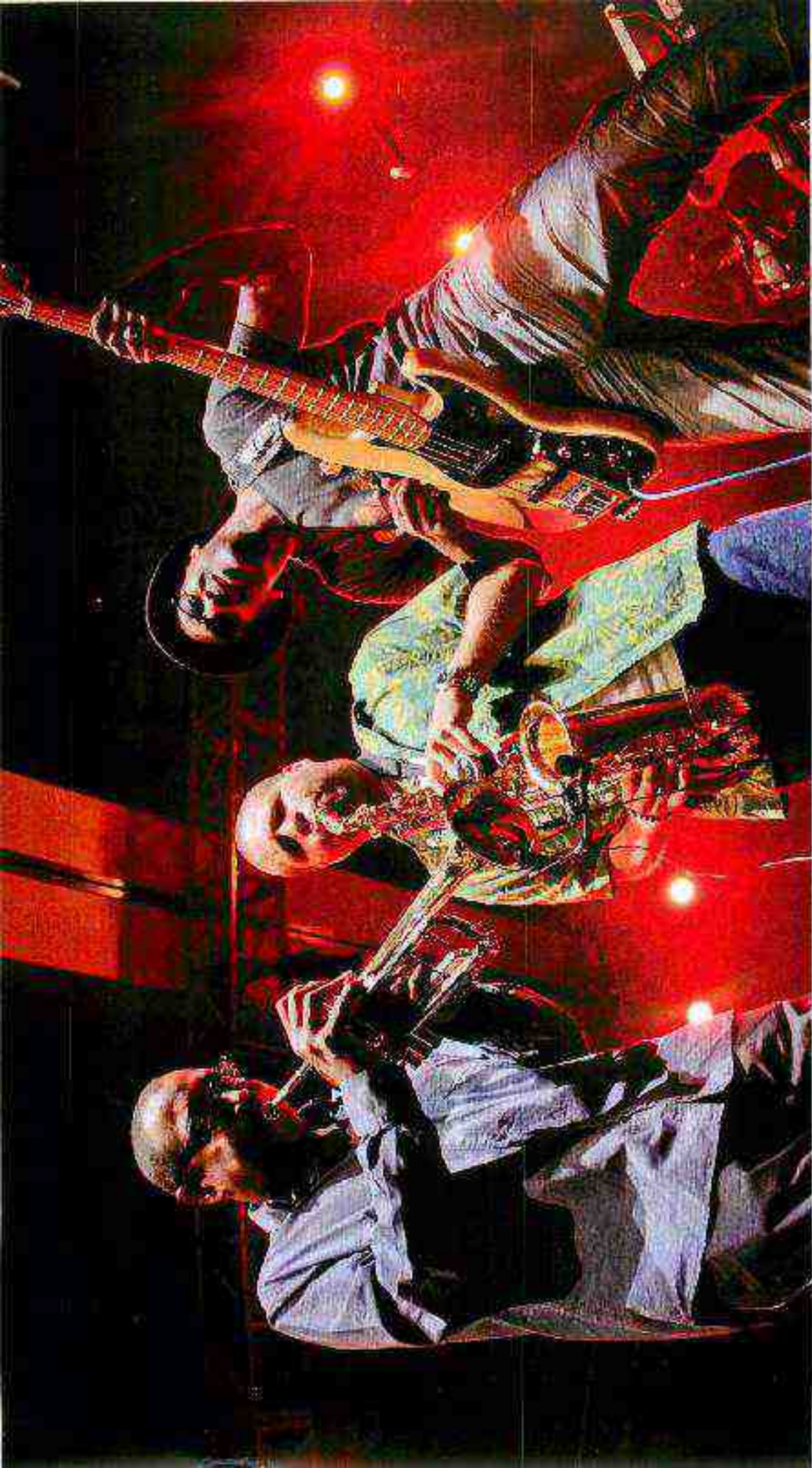
"I will bring my unparalleled passion for and deep knowledge of today's contemporary smooth jazz music to the Equus Club. Our Summer Concert Series will bring together the most talented musicians on the planet to play outdoors under the stars. What could be better than delicious food, vinelike winds and soulful music on a warm Southern summer evening?"

Greg Allen

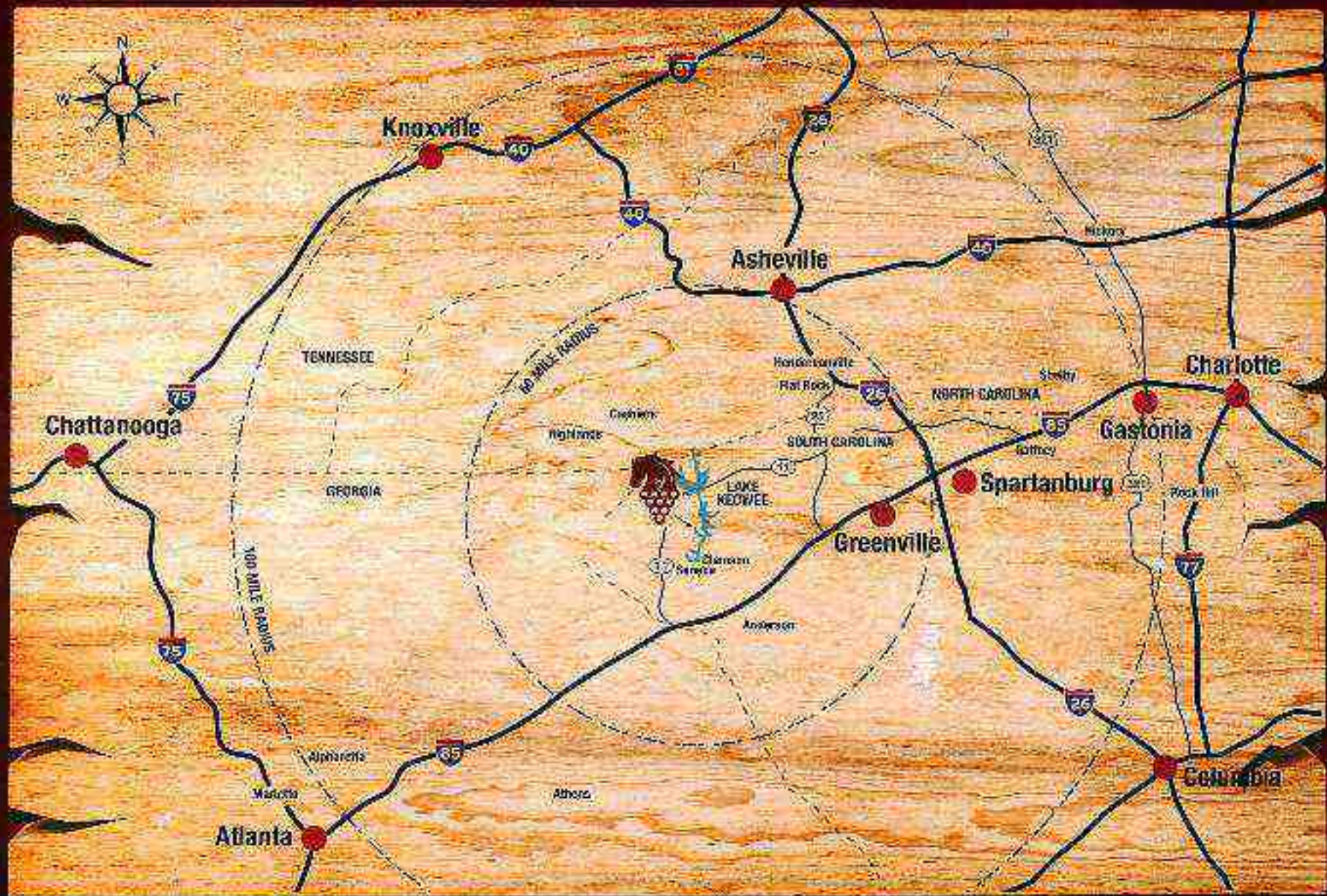
Director, Equus Summer Concert Series

PS - In addition to the Summer Concert Series our members will be treated to knockout performances by talented professional, college and All-Star high school musical groups from the Upstate and Western North Carolina every weekend.









 EQUUS CLUB

1392 STAMP CREEK ROAD, SALEM, SC 29676 (864) 248-0284 FOLLOWUSCLUBANDWINERY.COM