

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

## COMMISSION MEMBERS

Teresa Spicer, District I

Alex Vassey, District III

Gary Gaulin, Vice-Chairman, District V

Pat Williams, At-Large

David Nix, District II

Frankie Pearson, Chairman, District IV

Mike Johnson, At-Large

## AGENDA

5:00 pm, Monday, October 17, 2022

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 3, 2022
5. Public Comment for Non-Agenda Items (4 minutes per person)
6. Commission Member Comments
7. Staff Comments
8. Public Hearing: AN ORDINANCE AMENDING CHAPTER 32 OF THE OCONEE COUNTY CODE OF ORDINANCES, IN CERTAIN LIMITED REGARDS AND PARTICULARS ONLY, BY ADDING A PROVISION PROVIDING FOR PREAPPROVAL BY THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION IN RELATION TO SUBDIVISION PLANS SUBMITTED FOR PRELIMINARY APPROVAL TO OCONEE COUNTY FOR PROPERTIES WITH ROAD FRONTAGE ON U.S. HIGHWAY 123, BETWEEN THE OCONEE COUNTY - PICKENS COUNTY BORDER AND THE EASTERNMOST BOUNDARY OF THE CITY OF SENECA; AND OTHER MATTERS RELATED THERETO.
  - a. Public Comment
  - b. Discussion/vote/ develop report to council
9. Discussion of an ordinance amending chapter 38 of the Oconee County Code of Ordinances, in certain limited regards and particulars only, by revising the lot size and density standards applicable to the lake overlay district; and other matters related thereto.
  - a. Public Comment
  - b. Discussion/ vote/ develop report to council
10. Discussion of Planning Commission involvement in subdivision development standards
  - a. Public Comment
  - b. Discussion/ vote
11. Discussion regarding the development of a Commercial Junkyards Ordinance
  - a. Public Comment
  - b. Discussion/ vote
12. Adjourn

*If you are not able to attend in person and you have a comment, you may submit it by contacting the Planning Department at [planninginfo@oconeesc.com](mailto:planninginfo@oconeesc.com) or 864-638-4218, so that we may receive your comment and read it into the record. Meetings available on YouTube: "YourOconee"*

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

## Minutes

5:00 pm- Monday, October 17, 2022

Council Chambers - Oconee County Administrative Complex

### Members

Gary Gaulin

Frankie Pearson

Mike Johnson

Pat Williams

Teresa Spicer

David Nix

Alex Vassey

### Staff Present

James Coley, Planning Director

Elise Dunaway, Assistant to Planning & Codes

David Root, County Attorney

1. Call to order – Mr. Pearson called meeting to order at 5:02 PM.
2. Invocation was led by Mr. Nix.
3. Pledge of Allegiance was led by Mr. Johnson.
4. Approval of minutes from October 3, 2022 – Mrs. Spicer asked for a grammatical correction. Mr. Gaulin moved to approve the minutes with the correction; seconded by Mr. Johnson. Approved unanimously 7/0
5. Public comment (non-agenda items):  
Mr. John Morrey expressed his concern of the aging of the code of ordinances. He encouraged the Planning Commissioners to update the Code of Ordinances to today's standards. Mr. Morrey offered his assistance to the Planning Commissioners to improve the County Code of Ordinances.
6. Commission member comments:  
Mrs. Spicer commented on the comprehensive plan items that have been completed thus far as well as events happening around the county. Mrs. Spicer toured the Seneca C&D Landfill and the Bad Creek Pump Storage hydro facility.  
Mr. Gaulin and Mrs. Spicer toured the Coneross Creek Waste Water Treatment Facility. Mr. Gaulin commented on the improvement of the treatment facility.  
Mr. Williams expressed his interest in having the public have input on the standards and decision on what is allowed or not allowed in the county.

7. Staff comments:  
Mr. Root recommended to the Members that item 8 should be tabled until the next available meeting due to technical difficulties in the agenda being posted on the website.
8. Discussion of an ordinance amending chapter 38 of the Oconee County Code of Ordinances, in certain limited regards and particulars only, by revising the lot size and density standards applicable to the lake overlay district; and other matters related thereto.
  - a. Public Comment: None
  - b. Discussion/Vote/Develop Report to Council  
Mr. Johnson made a motion to postpone item 8 until the next available meeting. Seconded by Mr. Vassey. Approved 7/0.
9. Discussion of Planning Commission involvement in subdivision development standards
  - a. Public Comment  
Mr. John Morrey believes the Planning Commissioners should be creating the subdivision development standards.
  - b. Discussion/Vote  
Mr. Root addresses the questions that were asked by the Planning Commissioners in the meeting on 9/19/2022.  
Discussion followed.  
Mr. Nix moved to take the discussed case study and apply it to subdivisions to determine the possible difference in density. Seconded by Mr. Johnson. Approved 6/1.
10. Adjourn – The meeting was unanimously adjourned at 6:24 PM.

**STATE OF SOUTH CAROLINA  
COUNTY OF OCONEE  
ORDINANCE 2022-22**

AN ORDINANCE AMENDING CHAPTER 32 OF THE OCONEE COUNTY CODE OF ORDINANCES, IN CERTAIN LIMITED REGARDS AND PARTICULARS ONLY, BY ADDING A PROVISION PROVIDING FOR PREAPPROVAL BY THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION IN RELATION TO SUBDIVISION PLANS SUBMITTED FOR PRELIMINARY APPROVAL TO OCONEE COUNTY FOR PROPERTIES WITH ROAD FRONTAGE ON U.S. HIGHWAY 123, BETWEEN THE OCONEE COUNTY - PICKENS COUNTY BORDER AND THE EASTERNMOST BOUNDARY OF THE CITY OF SENECA; AND OTHER MATTERS RELATED THERETO.

**WHEREAS**, consistent with the powers granted county governments by S.C. Code § 4-9-25 and S.C. Code § 4-9-30, Oconee County (“County”), a body politic and corporate and a political subdivision of the State of South Carolina, acting by and through its governing body, the Oconee County Council (“County Council”), has the authority to enact regulations, resolutions, and ordinances, not inconsistent with the Constitution and the general law of the State of South Carolina, including the exercise of such powers in relation to health and order within its boundaries and respecting any subject as appears to it necessary and proper for the security, general welfare, and convenience of the County or for preserving health, peace, order, and good government therein;

**WHEREAS**, the County has adopted multiple ordinances for the effective, efficient governance of the County, which, subsequent to adoption, are codified in the Oconee County Code of Ordinances (“Code of Ordinances”), as amended;

**WHEREAS**, the County is authorized by Chapter 29 of Title 6 of the South Carolina Code of Laws, among other sources, to impose land development and subdivision standards in the unincorporated areas of the County;

**WHEREAS**, County Council recognizes that there is a need to revise the law of the County to meet the changing needs of the County and that there is a need to amend, specifically, Chapter 32 of the Code of Ordinances by adding a provision providing for preapproval by the South Carolina Department of Transportation (“SCDOT Preapproval”) in relation to subdivision plans submitted for preliminary approval to Oconee County for properties with road frontage on U.S. Highway 123, between the Oconee County - Pickens County border and the easternmost boundary of the City of Seneca;

**WHEREAS**, the Oconee County Planning Commission has considered this issue and recommends that the following language be added to Section 32-222 of the Oconee County Code of Ordinances:

Sec. 32-222 Preliminary plan and supporting data.

A. Submittal requirements.

10. Properties with road frontage on U.S. Highway 123, between the Oconee - Pickens County border and the easternmost municipal boundary of the City of Seneca, shall submit to and receive approval from the South Carolina Department of Transportation (“SCDOT”) prior to final approvals from the Oconee County Planning Department. All SCDOT comments shall be incorporated in the plan submitted to the County. Design priorities should include connecting parking areas and limiting curb cuts.

**WHEREAS**, County Council hereby agrees to modify Chapter 32 of the Code of Ordinances in this limited regard and particular only and to affirm and preserve all other provisions of the Code of Ordinances not expressly, or by implication, amended hereby; and

**WHEREAS**, after first reading of this Ordinance by County Council, the Oconee County Planning Commission will hold a public hearing on this matter upon thirty (30) days’ advance notice, consistent with Section 32-226(4) of the Oconee County Code of Ordinances; and it will report the results of that public hearing to County Council prior to County Council conducting second reading and holding its public hearing on this matter.

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

1. Chapter 32 of the Code of Ordinances is hereby revised, rewritten, and amended by adding the following subsection:

Sec. 32-222 Preliminary plan and supporting data.

A. Submittal requirements.

10. Properties with road frontage on U.S. Highway 123, between the Oconee - Pickens County border and the easternmost municipal boundary of the City of Seneca, shall submit to and receive approval from the South Carolina Department of Transportation (“SCDOT”) prior to final approvals from the Oconee County Planning Department. All SCDOT comments shall be incorporated in the plan submitted to the County. Design priorities should include connecting parking areas and limiting curb cuts.

2. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by any court of competent jurisdiction, such determination shall not affect the remainder of this Ordinance, all of which is hereby deemed separable.

3. All ordinances, orders, resolutions, and actions of County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded. Nothing contained herein, however, shall cancel, void, or revoke, or shall be interpreted as cancelling, voiding, or revoking, *ex post facto*, in any regard any prior subdivision or land use provision, or decision of the County or County Council based thereon, which were valid and legal at the time in effect and undertaken pursuant thereto.

4. All other terms, provisions, and parts of the Code of Ordinances, and specifically, but without exception, the remainder of Chapter 32, not amended hereby, directly or by implication, shall remain in full force.

5. This Ordinance shall take effect and be in full force from and after third reading, public hearing, and enactment by County Council.

**ORDAINED** in meeting, duly assembled, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**ATTEST:**

\_\_\_\_\_  
Jennifer Adams  
Clerk to Oconee County Council

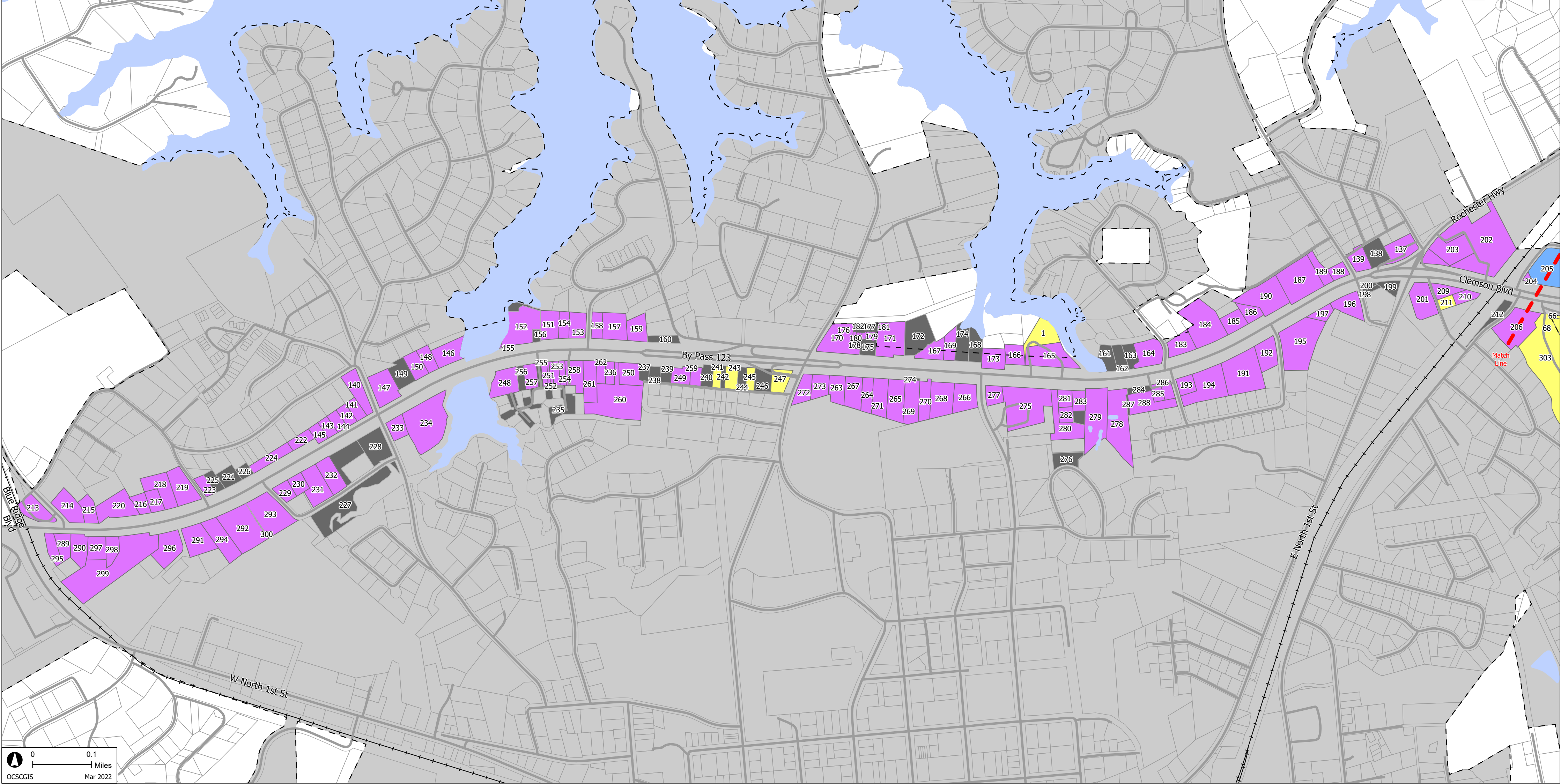
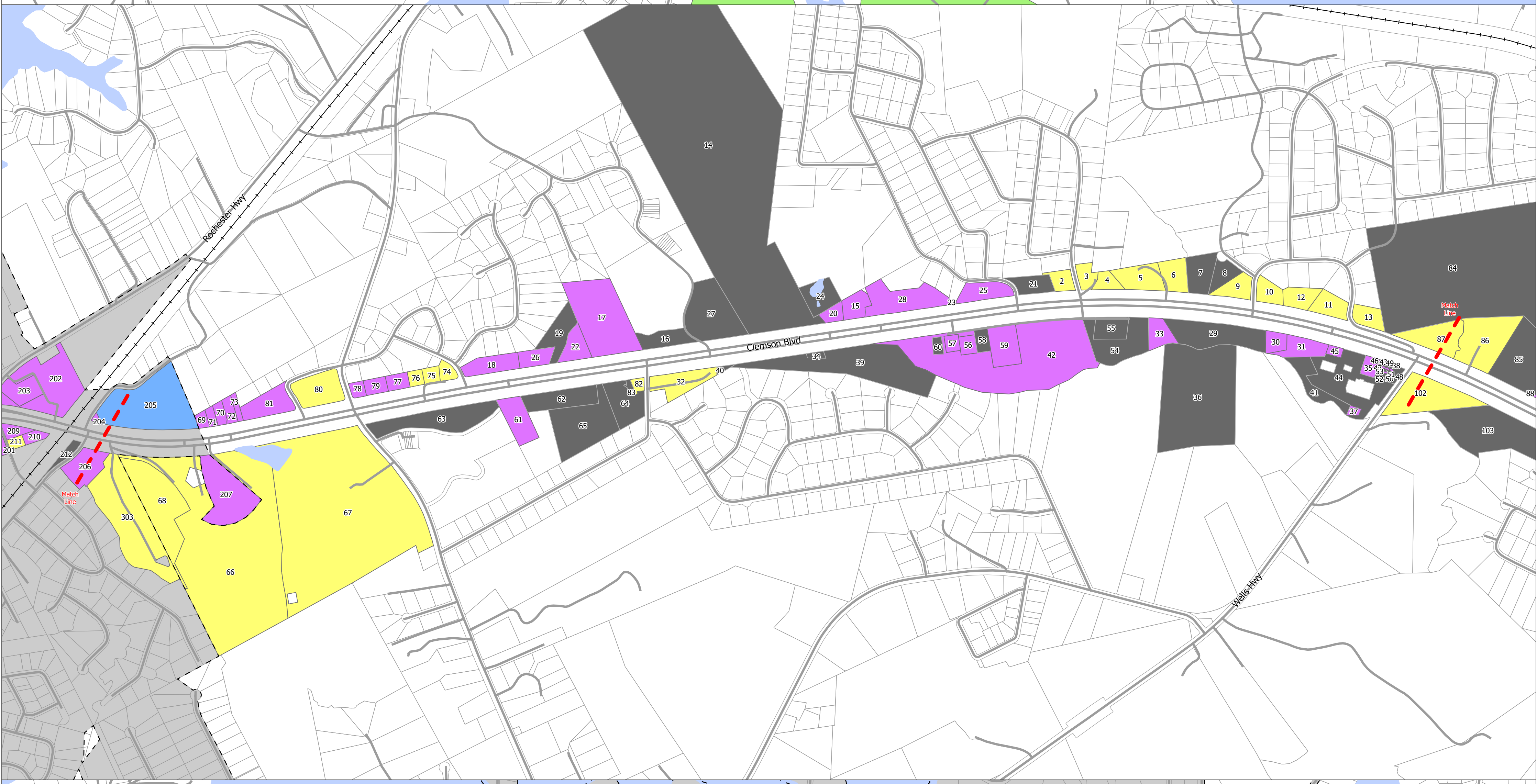
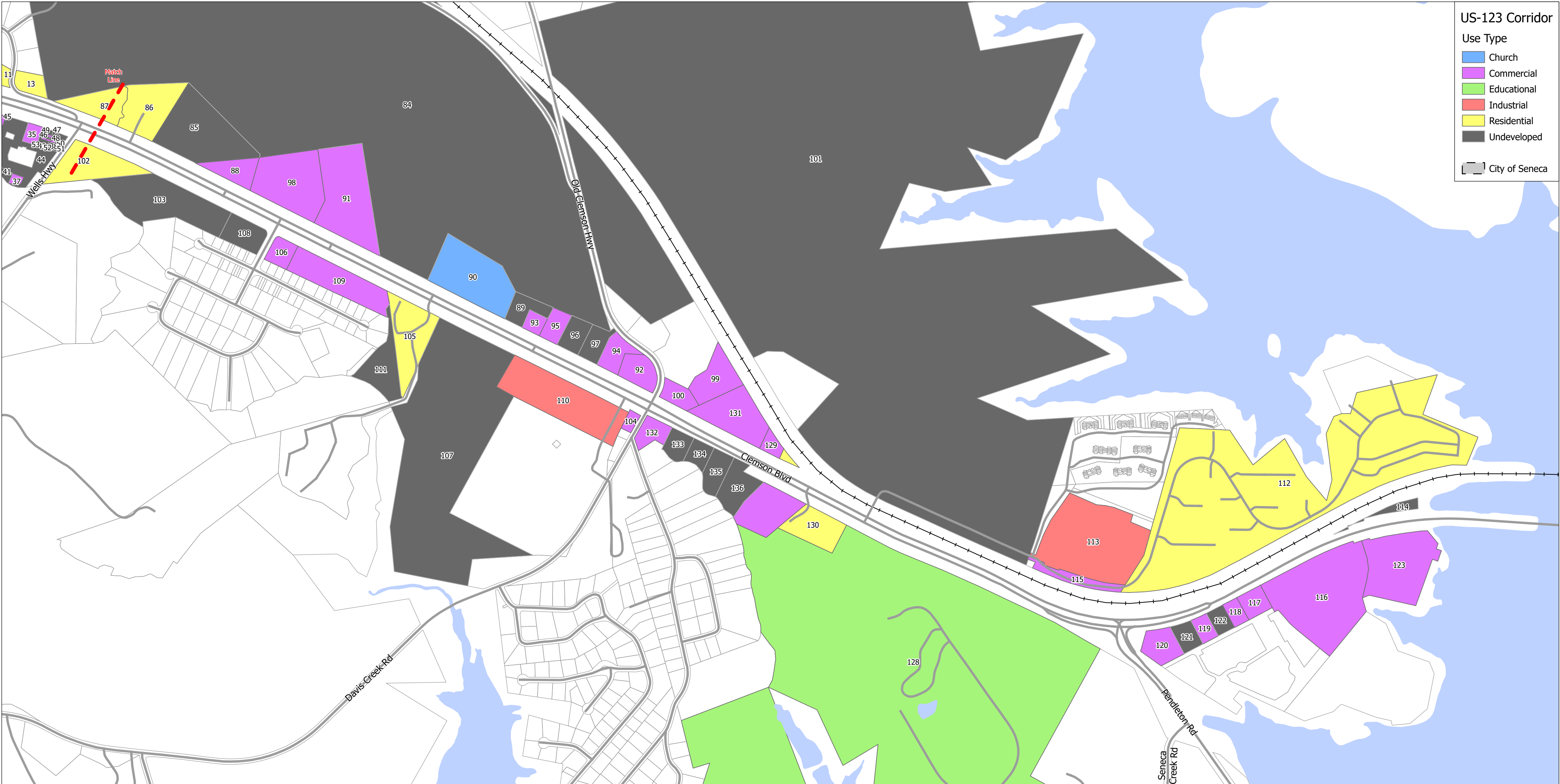
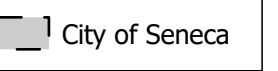
\_\_\_\_\_  
John Elliott  
Chair, Oconee County Council

First Reading: \_\_\_\_\_  
Second Reading: \_\_\_\_\_  
Third Reading: \_\_\_\_\_  
Public Hearing: \_\_\_\_\_

US-123 Corridor

Use Type

- Church
- Commercial
- Educational
- Industrial
- Residential
- Undeveloped



**STATE OF SOUTH CAROLINA  
COUNTY OF OCONEE  
ORDINANCE 2022-24**

AN ORDINANCE AMENDING CHAPTER 38 OF THE OCONEE COUNTY CODE OF ORDINANCES, IN CERTAIN LIMITED REGARDS AND PARTICULARS ONLY, BY REVISING THE LOT SIZE AND DENSITY STANDARDS APPLICABLE TO THE LAKE OVERLAY DISTRICT; AND OTHER MATTERS RELATED THERETO.

**WHEREAS**, consistent with the powers granted county governments by S.C. Code § 4-9-25 and S.C. Code § 4-9-30, Oconee County (“County”), a body politic and corporate and a political subdivision of the State of South Carolina, acting by and through its governing body, the Oconee County Council (“County Council”), has the authority to enact regulations, resolutions, and ordinances, not inconsistent with the Constitution and the general law of the State of South Carolina, including the exercise of such powers in relation to health and order within its boundaries and respecting any subject as appears to it necessary and proper for the security, general welfare, and convenience of the County or for preserving health, peace, order, and good government therein;

**WHEREAS**, the County has adopted multiple ordinances for the effective, efficient governance of the County, which, subsequent to adoption, are codified in the Oconee County Code of Ordinances (“Code of Ordinances”), as amended;

**WHEREAS**, the County is authorized by Chapter 29 of Title 6 of the South Carolina Code of Laws, among other sources, to impose land use restrictions and development standards in the unincorporated areas of the County;

**WHEREAS**, County Council recognizes that there is a need to revise the law of the County to meet the changing needs of the County and that there is a need to amend, specifically, Chapter 38 of the Code of Ordinances by revising the lot size and density standards applicable to a portion of the lake overlay district; and

**WHEREAS**, County Council has therefore determined to modify Chapter 38 of the Code of Ordinances by changing the minimum lot size to one-half acre and the maximum density to one dwelling unit per one-half acre for those lots created hereafter that are within two hundred (200’) feet of the full pond contour of Lake Keowee and Jocassee, and to affirm and preserve all other provisions of the 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. Section 38-11.1(d)(1), Subsection a.1., is revised to read as follows:

Lots that are created subsequent to the effective date of this ordinance and which exist, in whole or in part, within two hundred (200') feet of the full pond contour of Lake Keowee or Lake Jocassee shall be no less than one-half acre in size, with a maximum density of one dwelling unit per one-half acre. Lots located fully within the remaining boundaries of the lake overlay district are limited to a net density of no greater than two dwelling units per acre.

2. Prior to the third reading of this Ordinance, the Oconee County Planning Commission shall review this proposed amendment to Chapter 38 and issue a recommendation to County Council in relation hereto.

3. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by any court of competent jurisdiction, such determination shall not affect the remainder of this Ordinance, all of which is hereby deemed separable.

4. All ordinances, orders, resolutions, and actions of County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded. Nothing contained herein, however, or in the attachment hereto, shall cancel, void, or revoke, or shall be interpreted as canceling, voiding, or revoking, *ex post facto*, in any regard any prior performance standard or land use provision, or decision of the County or County Council based thereon, which was valid and legal at the time in effect and undertaken pursuant thereto, in any regard.

5. All other terms, provisions, and parts of the Code of Ordinances, and specifically, but without exception, the remainder of Chapter 38, not amended hereby, directly or by implication, shall remain in full force.

6. This Ordinance shall take effect and be in full force from and after third reading, public hearing, and enactment by County Council.

**ORDAINED** in meeting, duly assembled, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**ATTEST:**

\_\_\_\_\_  
Jennifer Adams  
Clerk to Oconee County Council

\_\_\_\_\_  
John Elliott  
Chair, Oconee County Council

First Reading: \_\_\_\_\_  
Second Reading: \_\_\_\_\_  
Third Reading: \_\_\_\_\_  
Public Hearing: \_\_\_\_\_

Potentially Affected Parcels

#	TMS_NUMBER	SUBDIVISION	ASSR_ACRES	GIS_ACRES
1	181-00-01-001		769.910	787.217
2	098-00-03-001		655.840	663.702
3	077-00-01-001	CLIFFS COMMUNITIES	514.650	535.221
4	098-00-03-030		358.260	357.378
5	099-00-02-002	CLIFFS COMMUNITIES	335.290	253.136
6	136-00-03-028	HIGH FALLS PARK	301.020	262.495
7	165-00-01-001A		262.660	270.411
8	039-00-01-014	CLIFFS COMMUNITIES	231.830	235.262
9	177-00-02-019	BACKWATER LANDING	226.280	225.632
10	109-00-03-038		188.130	184.996
11	099-00-01-038		146.380	146.752
12	056-00-03-022	CLIFFS COMMUNITIES	138.470	139.043
13	099-00-01-034		122.250	131.183
14	162-00-01-003		111.740	111.654
15	099-00-01-039		101.550	100.640
16	193-00-02-009		93.980	88.607
17	136-00-03-015	HIGH FALLS PARK	71.260	72.025
18	149-00-02-016		70.780	71.309
19	177-00-02-180		69.500	66.825
20	099-00-02-014	CLIFFS COMMUNITIES	68.160	67.243
21	109-00-03-048		62.850	62.616
22	151-00-01-002		57.160	57.458
23	520-80-01-001		55.010	55.578
24	162-00-01-002		53.610	52.243
25	099-00-02-015	CLIFFS COMMUNITIES	50.000	49.777
26	178-00-01-072		50.000	50.009
27	149-00-02-018		48.770	48.238
28	178-00-01-191		47.730	48.162
29	193-00-04-002		46.230	53.416
30	177-00-02-010		45.050	41.401
31	208-00-01-002		40.220	42.658
32	208-00-01-081		38.950	41.901
33	178-00-01-188		37.690	37.255
34	047-00-01-096	CLIFFS COMMUNITIES	36.360	36.982
35	136-00-03-006		36.190	39.535
36	109-00-03-034		35.390	35.366
37	109-00-03-049		33.800	33.285
38	192-00-04-026		32.870	32.565
39	162-00-03-060		32.830	35.778
40	149-00-02-079		31.100	31.488
41	109-00-03-018		23.720	23.802
42	047-00-01-073	CLIFFS COMMUNITIES	23.520	23.191
43	178-00-01-001		22.320	8.122
44	099-00-02-013	CLIFFS COMMUNITIES	22.200	22.011
45	150-00-01-410		21.710	27.142

46	150-00-01-473		20.900	22.211
47	208-00-01-003		19.570	19.829
48	162-00-01-031	WOODLAND HILLS	19.510	18.776
49	109-00-03-042		18.020	18.023
50	164-00-01-001		17.390	18.221
51	164-00-01-060		17.390	17.486
52	151-02-01-030	MOUNTAIN VIEW POINTE	17.030	16.679
53	039-00-01-158	CLIFFS COMMUNITIES	16.580	17.294
54	209-00-02-092		15.440	14.773
55	150-00-01-459		15.370	19.173
56	149-00-03-144	SERENITY BAY	14.820	14.510
57	178-00-01-197		13.690	14.194
58	150-00-01-424		13.150	13.574
59	164-00-01-013		12.620	12.964
60	109-00-03-013		11.760	12.064
61	109-00-03-040		11.210	11.290
62	178-00-01-008		10.960	11.428
63	178-00-02-104	WELLINGTON ESTATES	10.070	9.982
64	209-00-02-091	MOUNTAIN VIEW BAY	10.070	7.794
65	178-00-01-111		10.020	10.069
66	178-00-01-205		10.010	11.116
67	149-00-03-141		9.980	10.395
68	179-03-01-001	CRESTVIEW	9.940	10.487
69	056-04-01-051	LIFFS COMMUNITIES AZALEA RIDG	9.870	9.927
70	149-00-02-007		9.730	9.530
71	047-00-01-090	CLIFFS COMMUNITIES	9.440	9.426
72	520-09-01-002		9.440	9.653
73	179-05-01-001	THE OAKS AT LAKE KEOWEE	8.990	9.016
74	179-00-03-090		8.970	8.780
75	039-00-01-159	CLIFFS COMMUNITIES	8.560	8.264
76	162-00-01-008		7.450	7.569
77	047-00-01-066	CLIFFS COMMUNITIES	7.400	7.567
78	177-02-01-001	SAFETY HARBOR	7.280	6.946
79	047-00-01-089	CLIFFS COMMUNITIES	7.240	7.322
80	179-05-01-023	THE OAKS AT LAKE KEOWEE	7.220	7.779
81	193-00-03-025	J H WELLS ESTATE	7.030	5.964
82	208-06-01-002	AMALFI COAST	7.000	7.623
83	178-00-02-012		6.560	7.045
84	056-00-02-012	CLIFFS COMMUNITIES	6.540	6.367
85	109-01-01-147	HARBOR POINT	6.410	5.452
86	209-00-01-027		6.300	6.160
87	109-00-03-033		6.260	6.175
88	149-00-02-147		6.160	5.997
89	109-01-01-148	HARBOR POINT	6.060	5.415
90	165-07-01-011	WATERFORD RIDGE	6.030	5.491
91	136-00-03-016		5.940	5.828
92	039-00-01-146	CLIFFS AT KEOWEE FALLS EAST	5.880	5.800

93	047-00-01-091	CLIFFS COMMUNITIES	5.870	5.998
94	192-00-04-030		5.800	5.763
95	124-00-01-019	CRAGGMORE POINTE	5.760	5.576
96	179-00-03-092		5.410	4.913
97	164-00-01-005		5.390	6.556
98	111-23-01-004	EOWEE HARBOURS SHADOW WAL	5.280	5.320
99	056-05-01-009	LIFFS COMMUNITIES AZALEA RIDG	5.200	5.484
100	150-00-01-098		5.200	0.937
101	149-00-02-097		5.120	5.289
102	210-00-01-076		5.060	5.650
103	066-03-01-039	CLIFFS COMMUNITIES HIGH RIDGE	4.820	4.901
104	047-00-01-043	CLIFFS COMMUNITIES SOUTH	4.720	4.078
105	165-00-01-005	DYAR ESTATE	4.600	4.097
106	039-01-02-010	CLIFFS AT KEOWEE FALLS	4.590	3.956
107	520-58-01-125		4.500	4.588
108	077-01-01-028	LIFFS COMMUNITIES LAUREL POIN	4.430	4.024
109	150-01-01-018	LAKE SHORE	4.410	4.228
110	192-00-04-028		4.350	4.974
111	149-00-02-034		4.140	4.896
112	149-00-03-082		4.100	4.365
113	110-01-01-112	ESTATES AT RIVERSTONE	4.080	2.596
114	177-00-02-055		4.060	4.579
115	178-00-01-060		4.010	4.293
116	179-00-03-173		3.810	3.639
117	047-03-01-007	NORTH POINT AT THE CLIFFS	3.750	3.721
118	124-00-01-022	CRAGGMORE POINTE	3.740	3.669
119	165-07-01-010	WATERFORD RIDGE	3.690	3.464
120	178-04-01-001	WELLINGTON POINTE	3.590	3.816
121	162-06-01-066	PENINSULA POINTE NORTH	3.570	3.558
122	124-00-01-014	CRAGGMORE POINTE	3.510	3.597
123	520-16-03-002	BRADBURY PLACE	3.460	2.588
124	109-01-01-014	HARBOR POINT	3.430	3.485
125	149-00-02-144		3.350	3.783
126	178-00-02-052	VENTURE BAY	3.330	4.345
127	077-03-01-023	LIFFS COMMUNITIES LAUREL POIN	3.300	3.535
128	099-06-01-023	LIFFS COMMUNITIES TOWNE LANDI	3.300	3.334
129	179-00-03-015		3.250	3.136
130	077-00-03-001	RIVER BIRCH	3.190	3.250
131	193-00-04-003		3.160	3.296
132	150-10-01-002	THE COTTAGES AT RIVERBIRCH	3.120	3.144
133	056-04-01-012	LIFFS COMMUNITIES AZALEA RIDG	3.090	3.335
134	039-00-01-151	CLIFFS AT KEOWEE FALLS EAST	3.080	3.151
135	109-01-01-109	HARBOR POINT	3.060	3.066
136	164-05-01-032	CLEARWATER	3.060	3.005
137	150-00-01-501	<Null>	3.050	3.064
138	178-08-01-015	SUNSET COVE	3.000	2.988
139	110-01-01-096	ESTATES AT RIVERSTONE	2.990	2.932

140	077-00-04-001	EMERALD BAY	2.960	2.728
141	123-03-01-009	WATERSIDE CROSSING	2.960	2.956
142	150-00-01-243	DOGWOOD COVE	2.960	3.000
143	178-00-01-054		2.960	2.873
144	162-06-01-004	PENINSULA POINTE NORTH	2.910	2.918
145	178-00-02-132		2.880	2.893
146	177-00-02-197		2.810	2.009
147	088-01-01-027	LIFFS COMMUNITIES EMERALD BA	2.790	2.407
148	099-05-01-001	FFS COMMUNITIES TOWNE LANDI	2.780	2.783
149	111-00-02-011	CRAGGMORE ESTATES	2.780	3.013
150	520-16-01-001	SKELTON	2.740	3.595
151	149-04-01-084	TIMBER BAY	2.720	2.714
152	136-00-03-104	LOW COUNTRY COVE	2.710	3.133
153	099-07-01-006	HIGHLAND SHORES AT KEOWEE	2.700	2.724
154	150-08-01-034	POINTE HARBOR	2.700	2.741
155	109-01-01-110	HARBOR POINT	2.690	2.877
156	209-00-02-155		2.680	2.736
157	520-07-04-002		2.670	2.618
158	136-01-01-026	PINERIDGE POINTE	2.650	2.686
159	109-01-01-089	HARBOR POINT	2.630	2.666
160	520-10-03-017		2.630	1.926
161	099-05-01-031	FFS COMMUNITIES TOWNE LANDI	2.600	2.594
162	099-07-01-005	HIGHLAND SHORES AT KEOWEE	2.590	2.619
163	136-00-03-100	LOW COUNTRY COVE	2.570	2.448
164	177-00-01-044	WATERS EDGE	2.540	2.644
165	223-00-02-014	KEOWEE PLANTATION	2.540	3.212
166	039-01-02-040	CLIFFS AT KEOWEE FALLS	2.530	2.145
167	088-03-01-001	LIFFS COMMUNITIES EMERALD BA	2.530	2.350
168	056-00-03-023		2.520	3.767
169	209-00-02-003		2.500	2.406
170	520-11-01-012		2.500	2.554
171	223-00-02-019	KEOWEE PLANTATION	2.480	2.587
172	056-04-01-043	LIFFS COMMUNITIES AZALEA RIDG	2.460	2.564
173	088-02-01-027	LIFFS COMMUNITIES EMERALD BA	2.450	2.277
174	109-01-01-062	HARBOR POINT	2.450	2.432
175	150-07-01-023	POINTE HARBOR	2.450	2.505
176	164-00-04-036		2.450	2.453
177	047-03-01-028	NORTH POINT AT THE CLIFFS	2.420	1.207
178	208-00-01-095		2.420	2.419
179	066-03-01-036	CLIFFS COMMUNITIES HIGH RIDGE	2.400	2.409
180	099-07-01-024	HIGHLAND SHORES AT KEOWEE	2.370	2.373
181	088-02-01-012	LIFFS COMMUNITIES EMERALD BA	2.360	2.039
182	209-00-02-114	FOX RUN	2.350	1.909
183	056-04-01-040	LIFFS COMMUNITIES AZALEA RIDG	2.340	2.408
184	177-01-04-011	CAIN CREEK COVE	2.340	2.181
185	123-05-02-005	WATERSIDE CROSSING	2.290	3.158
186	047-03-01-027	NORTH POINT AT THE CLIFFS	2.280	1.129

187	179-04-01-011	HIDDEN HARBOR	2.280	2.404
188	099-06-01-006	FFS COMMUNITIES TOWNE LANDI	2.260	2.368
189	066-03-01-037	CLIFFS COMMUNITIES HIGH RIDGE	2.240	2.262
190	109-01-01-083	HARBOR POINT	2.240	2.311
191	149-01-01-001	HICKORY COVE	2.230	1.817
192	123-05-02-004	WATERSIDE CROSSING	2.220	2.982
193	209-00-01-043		2.220	2.231
194	164-06-01-005	WESTWOOD BAY	2.210	2.308
195	520-80-01-009	KEOWEE PLANTATION	2.200	3.261
196	099-05-01-030	FFS COMMUNITIES TOWNE LANDI	2.190	2.253
197	109-00-03-045		2.190	2.268
198	210-06-01-001	KEOWEE	2.170	1.671
199	179-00-03-094		2.150	2.032
200	110-01-01-053	RIVERSTONE	2.130	2.315
201	209-00-01-034		2.130	2.131
202	099-05-01-037	FFS COMMUNITIES TOWNE LANDI	2.110	2.148
203	178-00-01-053		2.100	2.149
204	178-08-01-020	SUNSET COVE	2.090	2.069
205	123-03-01-001	WATERSIDE CROSSING	2.080	2.169
206	164-06-01-030	WESTWOOD BAY	2.070	2.099
207	162-06-01-061	PENINSULA POINTE NORTH	2.060	2.029
208	209-00-01-045		2.060	2.082
209	149-00-03-154		2.050	2.100
210	109-01-01-016	HARBOR POINT	2.040	2.066
211	179-03-01-021	CRESTVIEW	2.030	2.053
212	047-03-01-013	NORTH POINT AT THE CLIFFS	2.020	0.999
213	077-03-01-019	LIFFS COMMUNITIES LAUREL POIN	2.020	1.961
214	039-01-01-003	CLIFFS AT KEOWEE FALLS	2.010	1.926
215	077-00-04-008	CLIFFS COMMUNITIES	1.990	4.455
216	099-00-01-036		1.990	1.536
217	520-07-04-004		1.990	1.942
218	088-01-01-041	LIFFS COMMUNITIES EMERALD BA	1.980	2.265
219	123-07-01-009	WATERSIDE CROSSING	1.980	2.930
220	150-10-01-007	THE COTTAGES AT RIVERBIRCH	1.980	1.981
221	066-03-01-043	CLIFFS COMMUNITIES HIGH RIDGE	1.970	2.004
222	109-01-01-074	HARBOR POINT	1.970	1.949
223	066-03-01-042	CLIFFS COMMUNITIES HIGH RIDGE	1.960	1.975
224	099-07-01-004	HIGHLAND SHORES AT KEOWEE	1.950	1.948
225	111-23-01-003	KEOWEE HARBOURS SHADOW WAL	1.950	1.960
226	099-07-01-003	HIGHLAND SHORES AT KEOWEE	1.940	1.961
227	099-07-01-023	HIGHLAND SHORES AT KEOWEE	1.940	1.963
228	193-08-01-005	SHELTER COVE	1.930	1.889
229	047-00-01-094	CLIFFS COMMUNITIES	1.920	2.138
230	099-04-01-004	FFS COMMUNITIES TOWNE LANDI	1.920	1.925
231	179-00-03-100		1.910	1.983
232	039-00-01-073	JOCASSEE POINTE	1.900	2.094
233	077-03-01-021	LIFFS COMMUNITIES LAUREL POIN	1.900	1.831

234	149-04-01-014	TIMBER BAY	1.900	1.893
235	109-01-01-093	HARBOR POINT	1.890	1.895
236	123-05-02-019	WATERSIDE CROSSING	1.890	2.028
237	164-05-01-033	CLEARWATER	1.890	2.005
238	077-03-01-012	LIFFS COMMUNITIES LAUREL POINT	1.880	1.947
239	088-01-01-015	LIFFS COMMUNITIES EMERALD BAY	1.870	1.581
240	088-02-01-007	LIFFS COMMUNITIES EMERALD BAY	1.860	1.771
241	123-10-01-005	WATERSIDE CROSSING	1.860	1.849
242	088-01-01-029	LIFFS COMMUNITIES EMERALD BAY	1.850	1.524
243	099-06-01-011	LIFFS COMMUNITIES TOWNE LANDINGS	1.850	1.853
244	047-03-01-029	NORTH POINT AT THE CLIFFS	1.840	0.936
245	164-06-01-020	WESTWOOD BAY	1.840	2.048
246	123-02-01-025	WATERSIDE CROSSING	1.830	2.032
247	047-03-01-012	NORTH POINT AT THE CLIFFS	1.820	1.815
248	099-04-01-003	LIFFS COMMUNITIES TOWNE LANDINGS	1.820	2.000
249	056-04-01-047	LIFFS COMMUNITIES AZALEA RIDGE	1.810	1.822
250	099-00-02-010	CLIFFS COMMUNITIES	1.810	2.106
251	099-07-01-007	HIGHLAND SHORES AT KEOWEE	1.810	1.817
252	162-05-01-062	PENINSULA POINTE	1.810	2.187
253	177-06-01-030	LITTLE KEOWEE BAY KEY	1.810	1.786
254	088-05-01-013	LIFFS COMMUNITIES JASMINE COVE	1.800	1.694
255	123-07-01-004	WATERSIDE CROSSING	1.800	2.017
256	099-06-01-024	LIFFS COMMUNITIES TOWNE LANDINGS	1.790	1.781
257	123-03-01-010	WATERSIDE CROSSING	1.790	1.515
258	109-01-01-077	HARBOR POINT	1.780	1.668
259	056-04-01-029	LIFFS COMMUNITIES AZALEA RIDGE	1.770	2.044
260	077-04-01-026	CLIFFS COMMUNITIES	1.770	1.848
261	039-00-01-147	CLIFFS AT KEOWEE FALLS EAST	1.730	2.179
262	066-01-01-002	CANTRELL POINT	1.730	1.795
263	098-01-01-007	FOUR POINTES NORTH	1.730	1.731
264	088-06-01-023	LIFFS COMMUNITIES JASMINE COVE	1.720	1.543
265	162-06-01-044	PENINSULA POINTE NORTH	1.720	1.714
266	077-00-03-004	RIVER BIRCH	1.710	1.660
267	099-07-01-036	HIGHLAND SHORES AT KEOWEE	1.710	1.830
268	123-04-01-042	WATERSIDE CROSSING	1.710	1.940
269	150-08-01-001	POINTE HARBOR	1.710	1.748
270	165-02-01-026	WATERFORD POINTE	1.710	1.722
271	066-03-01-015	CLIFFS COMMUNITIES HIGH RIDGE	1.700	1.726
272	088-05-01-007	LIFFS COMMUNITIES JASMINE COVE	1.700	1.706
273	150-10-01-008	THE COTTAGES AT RIVERBIRCH	1.700	1.706
274	179-00-03-087		1.700	1.450
275	209-09-01-002	THE SUMMIT	1.690	1.688
276	088-06-01-017	LIFFS COMMUNITIES JASMINE COVE	1.680	1.574
277	088-06-01-024	LIFFS COMMUNITIES JASMINE COVE	1.680	1.506
278	162-05-01-072	PENINSULA POINTE	1.680	1.886
279	056-04-01-046	LIFFS COMMUNITIES AZALEA RIDGE	1.670	1.677
280	164-00-02-004	ELROD SOUND	1.660	1.552

281	208-00-01-026	CLIFFWICK	1.660	2.111
282	149-01-03-012	HICKORY COVE	1.650	1.973
283	150-03-01-015	MOORINGS	1.650	1.674
284	178-08-01-019	SUNSET COVE	1.650	1.669
285	151-02-01-001	MOUNTAIN VIEW POINTE	1.640	1.851
286	164-06-01-017	WESTWOOD BAY	1.640	1.660
287	077-03-01-022	CLIFFS COMMUNITIES LAUREL POINTE	1.630	1.734
288	149-04-01-017	TIMBER BAY	1.630	1.631
289	088-06-01-008	CLIFFS COMMUNITIES JASMINE COVE	1.620	1.546
290	123-02-01-065	WATERSIDE CROSSING	1.620	1.644
291	178-00-02-019		1.620	1.565
292	209-00-01-042		1.620	1.565
293	056-02-02-013	BAY RIDGE	1.610	1.660
294	109-01-01-113	HARBOR POINT	1.610	1.672
295	110-01-01-002	RIVERSTONE	1.610	1.721
296	178-08-01-021	SUNSET COVE	1.610	1.615
297	520-12-01-001	KEOWEE INLET	1.610	1.945
298	098-01-01-028	FOUR POINTES NORTH	1.600	1.598
299	177-05-01-020	HIDDEN FALLS OF KEOWEE	1.600	1.935
300	209-00-02-005		1.600	1.670
301	150-08-01-002	POINTE HARBOR	1.590	1.530
302	150-08-01-020	POINTE HARBOR	1.590	1.625
303	162-01-01-020	CRYSTAL FALLS	1.590	1.570
304	162-06-01-057	PENINSULA POINTE NORTH	1.590	1.570
305	039-01-02-028	CLIFFS AT KEOWEE FALLS	1.580	1.578
306	056-02-02-005	BAY RIDGE	1.580	1.579
307	077-03-01-015	CLIFFS COMMUNITIES LAUREL POINTE	1.570	1.469
308	088-06-01-016	CLIFFS COMMUNITIES JASMINE COVE	1.570	1.444
309	109-01-01-101	HARBOR POINT	1.570	1.577
310	165-05-01-229	WATERFORD POINTE	1.570	1.491
311	165-07-01-008	WATERFORD RIDGE	1.570	1.539
312	150-00-01-362	CAPTAINS COVE	1.560	1.516
313	193-00-01-005	J H WELLS ESTATE	1.560	0.830
314	077-02-01-018	CLIFFS COMMUNITIES LAUREL POINTE	1.550	1.335
315	109-01-01-100	HARBOR POINT	1.550	1.590
316	110-01-01-085	RIVERSTONE	1.550	1.587
317	165-07-01-015	WATERFORD RIDGE	1.550	1.458
318	177-00-02-153	WATERS EDGE	1.550	1.602
319	109-01-01-021	HARBOR POINT	1.540	1.583
320	177-05-01-013	HIDDEN FALLS OF KEOWEE	1.530	1.576
321	066-03-01-029	CLIFFS COMMUNITIES HIGH RIDGE	1.520	1.630
322	109-01-01-114	HARBOR POINT	1.520	1.613
323	110-01-01-099	ESTATES AT RIVERSTONE	1.520	1.502
324	179-00-02-022	HAMPTON SHORES	1.520	1.453
325	208-00-01-114		1.520	1.786
326	209-00-02-160		1.520	1.618
327	066-03-01-028	CLIFFS COMMUNITIES HIGH RIDGE	1.510	1.589



328	077-03-01-004	IFFS COMMUNITIES LAUREL POIN	1.510	1.460
329	099-07-01-016	HIGHLAND SHORES AT KEOWEE	1.510	1.526
330	123-05-02-020	WATERSIDE CROSSING	1.510	1.519
331	193-00-02-010		1.510	1.538
332	208-00-03-067	PORT SANTORINI	1.510	1.428
333	123-02-01-030	WATERSIDE CROSSING	1.500	1.507
334	177-00-02-049		1.500	1.607
335	110-01-01-049	RIVERSTONE	1.490	1.541
336	178-07-01-023	WILDWOOD	1.490	1.470
337	039-00-01-153	CLIFFS AT KEOWEE FALLS EAST	1.480	1.333
338	039-01-02-033	CLIFFS AT KEOWEE FALLS	1.480	1.039
339	039-01-02-038	CLIFFS AT KEOWEE FALLS	1.480	1.403
340	110-01-01-043	RIVERSTONE	1.480	1.606
341	109-01-01-141	HARBOR POINT	1.460	1.455
342	136-00-03-101	LOW COUNTRY COVE	1.460	1.506
343	149-04-01-097	TIMBER BAY	1.460	1.424
344	193-10-01-012	SOUTHWIND BAY	1.460	1.513
345	210-06-01-152	KEOWEE	1.460	1.485
346	109-01-01-084	HARBOR POINT	1.450	1.406
347	149-04-01-083	TIMBER BAY	1.440	1.446
348	179-00-03-012	CLOVIS POINT	1.440	1.323
349	179-00-03-095		1.440	1.379
350	039-01-01-014	CLIFFS AT KEOWEE FALLS	1.430	1.202
351	047-03-01-015	NORTH POINT AT THE CLIFFS	1.430	1.403
352	109-00-03-029		1.430	1.396
353	162-01-01-022	CRYSTAL FALLS	1.430	1.477
354	099-07-01-018	HIGHLAND SHORES AT KEOWEE	1.420	1.418
355	178-00-02-072	VENTURE BAY	1.420	1.526
356	056-04-01-039	LIFFS COMMUNITIES AZALEA RIDG	1.410	1.491
357	077-01-01-010	IFFS COMMUNITIES LAUREL POIN	1.410	1.352
358	109-01-01-057	HARBOR POINT	1.410	1.398
359	123-10-01-006	WATERSIDE CROSSING	1.410	1.469
360	193-08-01-006	SHELTER COVE	1.390	1.393
361	099-04-01-018	FFS COMMUNITIES TOWNE LANDI	1.380	1.416
362	149-04-01-004	TIMBER BAY	1.380	1.383
363	179-00-02-026	HAMPTON SHORES	1.380	1.368
364	099-07-01-001	HIGHLAND SHORES AT KEOWEE	1.370	1.368
365	136-02-01-001	THE PENINSULA	1.370	1.371
366	149-04-01-013	TIMBER BAY	1.370	1.365
367	150-00-01-262	CAPTAINS COVE	1.370	1.413
368	150-12-01-011	JANDA HILL ON LAKE KEOWEE	1.370	1.353
369	177-06-01-028	LITTLE KEOWEE BAY KEY	1.370	1.353
370	136-00-03-049	HIGH FALLS PARK	1.360	1.884
371	165-06-01-013	WATERFORD POINTE	1.360	1.404
372	109-01-01-032	HARBOR POINT	1.350	1.396
373	136-02-01-002	THE PENINSULA	1.350	1.350
374	162-06-01-042	PENINSULA POINTE NORTH	1.350	1.341

375	178-00-02-100	WELLINGTON ESTATES	1.350	1.516
376	209-00-01-058		1.350	1.350
377	088-05-01-012	LIFFS COMMUNITIES JASMINE COV	1.340	1.228
378	098-01-01-027	FOUR POINTES NORTH	1.340	1.335
379	124-07-01-052	WYNWARD POINTE	1.340	1.517
380	150-00-01-428	WALKER POINTE	1.340	1.124
381	177-06-01-010	LITTLE KEOWEE BAY KEY	1.340	0.799
382	077-00-04-005	CLIFFS COMMUNITIES	1.330	1.311
383	088-01-01-035	LIFFS COMMUNITIES EMERALD BA	1.330	1.211
384	110-01-01-064	RIVERSTONE	1.330	1.351
385	110-01-01-066	RIVERSTONE	1.330	1.383
386	149-04-01-008	TIMBER BAY	1.330	1.336
387	077-01-01-011	LIFFS COMMUNITIES LAUREL POIN	1.320	1.245
388	088-02-01-009	LIFFS COMMUNITIES EMERALD BA	1.320	1.325
389	088-06-01-007	LIFFS COMMUNITIES JASMINE COV	1.320	1.125
390	149-04-01-009	TIMBER BAY	1.320	1.351
391	039-00-01-150	CLIFFS AT KEOWEE FALLS EAST	1.310	1.075
392	039-01-02-020	CLIFFS AT KEOWEE FALLS	1.310	1.109
393	110-01-01-023	RIVERSTONE	1.310	1.301
394	162-06-01-055	PENINSULA POINTE NORTH	1.310	1.303
395	209-09-01-007	THE SUMMIT	1.310	1.454
396	056-04-01-037	LIFFS COMMUNITIES AZALEA RIDG	1.300	1.405
397	066-03-01-032	CLIFFS COMMUNITIES HIGH RIDGE	1.300	1.323
398	123-02-01-081	WATERSIDE CROSSING	1.300	1.334
399	124-08-01-012	WYNWARD POINTE	1.300	1.414
400	165-02-01-058	WATERFORD POINTE	1.300	1.306
401	178-07-01-016	WILDWOOD	1.290	1.166
402	110-01-01-065	RIVERSTONE	1.280	1.308
403	111-23-01-002	KEOWEE HARBOURS SHADOW WAL	1.280	1.305
404	165-02-01-036	WATERFORD POINTE	1.280	1.248
405	039-00-01-137	CLIFFS AT KEOWEE FALLS EAST	1.270	1.209
406	077-01-01-023	LIFFS COMMUNITIES LAUREL POIN	1.270	1.254
407	077-03-01-008	LIFFS COMMUNITIES LAUREL POIN	1.270	1.178
408	109-01-01-043	HARBOR POINT	1.270	1.283
409	150-03-01-009	MOORINGS	1.270	1.059
410	162-06-01-007	PENINSULA POINTE NORTH	1.270	1.384
411	193-00-03-018		1.270	0.977
412	056-03-01-006	MARINER POINTE	1.260	1.269
413	149-04-01-037	TIMBER BAY	1.260	1.260
414	162-05-01-096	PENINSULA POINTE	1.260	1.261
415	165-02-01-011	WATERFORD POINTE	1.260	1.214
416	179-04-01-009	HIDDEN HARBOR	1.260	1.362
417	088-06-01-021	LIFFS COMMUNITIES JASMINE COV	1.250	1.077
418	099-05-01-021	FFS COMMUNITIES TOWNE LANDI	1.250	1.441
419	099-05-01-032	FFS COMMUNITIES TOWNE LANDI	1.250	1.252
420	099-06-01-032	FFS COMMUNITIES TOWNE LANDI	1.250	1.273
421	110-01-01-095	ESTATES AT RIVERSTONE	1.250	1.259

422	150-00-01-515		1.250	1.240
423	177-01-01-010	SPANISH COVE	1.250	1.319
424	178-08-01-016	SUNSET COVE	1.250	1.246
425	179-03-01-027	CRESTVIEW	1.250	1.271
426	047-03-01-011	NORTH POINT AT THE CLIFFS	1.240	1.227
427	066-03-01-035	CLIFFS COMMUNITIES HIGH RIDGE	1.240	1.237
428	109-01-01-087	HARBOR POINT	1.240	1.267
429	111-17-01-006	KEOWEE HARBOURS	1.240	1.066
430	149-04-01-051	TIMBER BAY	1.240	1.227
431	077-01-01-013	CLIFFS COMMUNITIES LAUREL POINT	1.230	1.251
432	098-01-01-008	FOUR POINTES NORTH	1.230	1.233
433	149-00-03-103	HIGH HAMMOCK ESTATES	1.230	1.353
434	150-00-01-525		1.230	1.173
435	165-06-01-009	WATERFORD POINTE	1.230	1.253
436	520-08-05-005		1.230	1.254
437	088-05-01-008	CLIFFS COMMUNITIES JASMINE COVE	1.220	1.213
438	109-00-03-024		1.220	1.214
439	110-01-01-062	RIVERSTONE	1.220	1.272
440	149-00-03-102	HIGH HAMMOCK ESTATES	1.220	1.447
441	165-08-01-030	WATERFORD RIDGE	1.220	1.239
442	099-07-01-002	HIGHLAND SHORES AT KEOWEE	1.210	1.205
443	109-01-01-076	HARBOR POINT	1.210	1.199
444	110-01-01-025	RIVERSTONE	1.210	1.229
445	149-04-01-006	TIMBER BAY	1.210	1.206
446	088-06-01-015	CLIFFS COMMUNITIES JASMINE COVE	1.200	1.144
447	099-06-01-021	CLIFFS COMMUNITIES TOWNE LANDINGS	1.200	1.275
448	099-07-01-034	HIGHLAND SHORES AT KEOWEE	1.200	1.196
449	109-00-03-028		1.200	1.239
450	109-01-01-033	HARBOR POINT	1.200	1.250
451	109-01-01-045	HARBOR POINT	1.200	1.251
452	109-01-01-099	HARBOR POINT	1.200	1.222
453	136-02-01-023	THE PENINSULA	1.200	1.201
454	162-05-01-031	PENINSULA POINTE	1.200	1.236
455	099-04-01-025	CLIFFS COMMUNITIES TOWNE LANDINGS	1.190	1.190
456	099-07-01-032	HIGHLAND SHORES AT KEOWEE	1.190	1.197
457	109-01-01-056	HARBOR POINT	1.190	1.195
458	099-04-01-001	CLIFFS COMMUNITIES TOWNE LANDINGS	1.180	1.257
459	099-07-01-026	HIGHLAND SHORES AT KEOWEE	1.180	1.185
460	109-01-01-059	HARBOR POINT	1.180	1.173
461	110-01-01-093	ESTATES AT RIVERSTONE	1.180	1.177
462	162-05-01-073	PENINSULA POINTE	1.180	1.209
463	165-04-01-079	WATERFORD POINTE	1.180	1.136
464	178-08-01-017	SUNSET COVE	1.180	1.182
465	520-83-01-001	KENSINGTON ESTATES AT KEOWEE	1.180	1.167
466	039-01-01-013	CLIFFS AT KEOWEE FALLS	1.170	1.289
467	066-03-01-021	CLIFFS COMMUNITIES HIGH RIDGE	1.170	1.210
468	109-01-01-135	HARBOR POINT	1.170	1.175

469	123-01-01-019	TALONS AT LAKE KEOWEE	1.170	1.111
470	123-02-01-026	WATERSIDE CROSSING	1.170	1.123
471	136-01-01-005	PINERIDGE POINTE	1.170	1.330
472	150-00-01-487		1.170	0.775
473	179-00-03-043		1.170	1.368
474	039-00-01-144	CLIFFS AT KEOWEE FALLS EAST	1.160	1.348
475	109-01-01-020	HARBOR POINT	1.160	1.189
476	109-01-01-046	HARBOR POINT	1.160	1.113
477	109-01-01-118	HARBOR POINT	1.160	1.617
478	110-01-01-100	ESTATES AT RIVERSTONE	1.160	1.180
479	111-17-01-042	KEOWEE HARBOURS	1.160	1.228
480	136-03-01-001	TIMBERCOVE	1.160	1.083
481	149-04-01-064	TIMBER BAY	1.160	1.189
482	162-05-01-030	PENINSULA POINTE	1.160	1.234
483	209-00-02-071		1.160	1.185
484	209-07-01-051	THE SUMMIT	1.160	1.245
485	210-06-01-113	KEOWEE	1.160	1.857
486	088-02-01-003	LIFFS COMMUNITIES EMERALD BA	1.150	1.100
487	178-08-01-011	SUNSET COVE	1.150	1.136
488	179-00-02-024	HAMPTON SHORES	1.150	1.110
489	520-03-01-013	WHITE OAK CLIFFS	1.150	1.033
490	047-01-01-069	KEOWEE BAY	1.140	1.250
491	088-01-01-007	LIFFS COMMUNITIES EMERALD BA	1.140	0.941
492	088-03-01-008	LIFFS COMMUNITIES EMERALD BA	1.140	1.187
493	099-05-01-002	FFS COMMUNITIES TOWNE LANDI	1.140	1.205
494	099-06-01-008	FFS COMMUNITIES TOWNE LANDI	1.140	1.213
495	109-01-01-120	HARBOR POINT	1.140	1.191
496	150-09-01-034	HARBOR OAKS	1.140	1.174
497	162-06-01-058	PENINSULA POINTE NORTH	1.140	1.105
498	164-00-04-016		1.140	1.065
499	165-02-01-043	WATERFORD POINTE	1.140	1.112
500	165-04-01-004	WATERFORD POINTE	1.140	1.226
501	165-04-01-035	WATERFORD POINTE	1.140	1.246
502	177-06-01-011	LITTLE KEOWEE BAY KEY	1.140	1.117
503	056-04-01-013	LIFFS COMMUNITIES AZALEA RIDG	1.130	1.189
504	088-02-01-017	LIFFS COMMUNITIES EMERALD BA	1.130	1.390
505	110-01-01-083	RIVERSTONE	1.130	1.224
506	162-05-01-099	PENINSULA POINTE	1.130	1.131
507	164-06-01-006	WESTWOOD BAY	1.130	1.216
508	520-07-04-008		1.130	1.175
509	088-06-01-013	LIFFS COMMUNITIES JASMINE COV	1.120	1.098
510	109-01-01-130	HARBOR POINT	1.120	1.153
511	123-05-02-015	WATERSIDE CROSSING	1.120	1.226
512	151-00-01-035		1.120	1.241
513	177-05-01-015	HIDDEN FALLS OF KEOWEE	1.120	1.141
514	178-02-01-036	WOODS AT LAKE KEOWEE	1.120	1.185
515	179-03-01-029	CRESTVIEW	1.120	1.155

516	150-00-01-522		1.112	1.088
517	039-01-02-008	CLIFFS AT KEOWEE FALLS	1.110	1.124
518	088-06-01-009	LIFFS COMMUNITIES JASMINE COV	1.110	1.050
519	165-04-01-053	WATERFORD POINTE	1.110	1.079
520	179-01-01-005	KEOWEE HAVEN	1.110	1.142
521	056-04-01-020	LIFFS COMMUNITIES AZALEA RIDG	1.100	1.141
522	056-04-01-021	LIFFS COMMUNITIES AZALEA RIDG	1.100	1.201
523	066-03-01-017	CLIFFS COMMUNITIES HIGH RIDGE	1.100	1.191
524	088-02-01-016	LIFFS COMMUNITIES EMERALD BA	1.100	0.987
525	162-01-01-039	CRYSTAL FALLS	1.100	1.100
526	209-09-01-001	THE SUMMIT	1.100	1.066
527	210-06-01-103	KEOWEE	1.100	1.019
528	088-01-01-024	LIFFS COMMUNITIES EMERALD BA	1.090	0.951
529	099-07-01-022	HIGHLAND SHORES AT KEOWEE	1.090	1.095
530	124-08-01-044	WYNWARD POINTE	1.090	1.072
531	162-06-01-006	PENINSULA POINTE NORTH	1.090	1.178
532	178-00-01-121		1.090	0.769
533	077-00-04-004	CLIFFS COMMUNITIES	1.080	1.118
534	098-01-01-050	FOUR POINTES NORTH	1.080	1.036
535	110-01-01-061	RIVERSTONE	1.080	1.118
536	136-04-01-012	SPRING HOLLOW	1.080	1.135
537	162-05-01-033	PENINSULA POINTE	1.080	1.134
538	177-01-01-012	SPANISH COVE	1.080	1.120
539	098-01-01-005	FOUR POINTES NORTH	1.070	1.050
540	099-06-01-019	FFS COMMUNITIES TOWNE LANDI	1.070	1.184
541	110-01-01-102	ESTATES AT RIVERSTONE	1.070	1.077
542	111-23-01-001	KEOWEE HARBOURS SHADOW WAL	1.070	1.060
543	136-03-01-003	TIMBERCOVE	1.070	1.073
544	150-08-01-033	POINTE HARBOR	1.070	1.053
545	162-05-01-095	PENINSULA POINTE	1.070	1.075
546	162-06-01-051	PENINSULA POINTE NORTH	1.070	1.057
547	164-03-02-011	BEACON SHORES	1.070	1.123
548	177-05-01-001	HIDDEN FALLS OF KEOWEE	1.070	1.329
549	196-02-01-053	EAST SHORES	1.070	1.041
550	047-00-01-037	CLIFFS COMMUNITIES SOUTH	1.060	0.993
551	162-05-01-048	PENINSULA POINTE	1.060	1.061
552	162-06-01-052	PENINSULA POINTE NORTH	1.060	1.055
553	178-00-01-203		1.060	1.020
554	179-01-01-006	KEOWEE HAVEN	1.060	1.105
555	039-00-01-176	JOCASSEE POINTE	1.050	1.050
556	039-01-02-017	CLIFFS AT KEOWEE FALLS	1.050	0.970
557	088-03-01-004	LIFFS COMMUNITIES EMERALD BA	1.050	0.881
558	099-00-01-029	THE COVE	1.050	0.928
559	099-05-01-010	FFS COMMUNITIES TOWNE LANDI	1.050	1.182
560	162-06-01-003	PENINSULA POINTE NORTH	1.050	1.059
561	178-02-01-019	WOODS AT LAKE KEOWEE	1.050	1.051
562	178-02-01-023	WOODS AT LAKE KEOWEE	1.050	1.013

563	179-01-01-021	KEOWEE HAVEN	1.050	1.035
564	520-83-01-013	KENSINGTON ESTATES AT KEOWEE	1.050	1.143
565	039-01-02-019	CLIFFS AT KEOWEE FALLS	1.040	0.923
566	056-04-01-006	LIFFS COMMUNITIES AZALEA RIDG	1.040	1.207
567	150-00-01-401		1.040	1.003
568	162-05-01-079	PENINSULA POINTE	1.040	2.883
569	165-05-01-226	WATERFORD POINTE	1.040	1.075
570	520-12-01-017	KEOWEE INLET	1.040	1.012
571	056-04-01-032	LIFFS COMMUNITIES AZALEA RIDG	1.030	1.033
572	056-04-01-034	LIFFS COMMUNITIES AZALEA RIDG	1.030	1.137
573	066-03-01-031	CLIFFS COMMUNITIES HIGH RIDGE	1.030	1.061
574	109-01-01-129	HARBOR POINT	1.030	1.021
575	111-15-01-078	KEOWEE KEY	1.030	0.837
576	149-04-01-056	TIMBER BAY	1.030	1.031
577	150-00-01-130	DOGWOOD HEIGHTS	1.030	1.001
578	150-00-01-144		1.030	1.012
579	165-01-01-017	WATERFORD	1.030	1.065
580	209-02-01-001	BARCROFT ACRES	1.030	1.147
581	109-01-01-018	HARBOR POINT	1.020	1.067
582	109-01-01-047	HARBOR POINT	1.020	0.976
583	109-01-01-121	HARBOR POINT	1.020	1.050
584	109-01-01-133	HARBOR POINT	1.020	1.036
585	136-02-01-025	THE PENINSULA	1.020	1.029
586	177-06-01-015	LITTLE KEOWEE BAY KEY	1.020	1.003
587	209-05-01-010	SOUTH PORT VILLAGE	1.020	1.035
588	039-01-02-004	CLIFFS AT KEOWEE FALLS	1.010	0.996
589	150-00-01-341	CAPTAINS COVE	1.010	1.209
590	162-06-01-029	PENINSULA POINTE NORTH	1.010	1.004
591	162-06-01-037	PENINSULA POINTE NORTH	1.010	0.995
592	162-06-01-038	PENINSULA POINTE NORTH	1.010	1.016
593	162-06-01-050	PENINSULA POINTE NORTH	1.010	1.004
594	164-02-03-005	PETTY COVE	1.010	0.886
595	165-01-01-100	WATERFORD	1.010	1.136
596	077-01-01-024	LIFFS COMMUNITIES LAUREL POIN	1.000	1.129
597	088-02-01-022	LIFFS COMMUNITIES EMERALD BA	1.000	0.906
598	098-01-01-009	FOUR POINTES NORTH	1.000	0.995
599	109-01-01-060	HARBOR POINT	1.000	1.049
600	109-01-01-136	HARBOR POINT	1.000	1.006
601	110-01-01-101	ESTATES AT RIVERSTONE	1.000	1.040
602	111-17-01-062	KEOWEE HARBOURS	1.000	0.914
603	124-07-01-022	WYNWARD POINTE	1.000	1.173
604	150-06-01-047	MOONLIGHT BAY ON LAKE KEOWE	1.000	1.021
605	151-00-01-011		1.000	0.843
606	162-05-01-124	PENINSULA POINTE	1.000	0.992
607	162-05-01-129	PENINSULA POINTE	1.000	0.994
608	164-00-02-031	LAKESIDE ESTATES	1.000	1.059
609	164-07-01-001	LAUREL RIDGE	1.000	1.111

610	165-01-01-029	WATERFORD	1.000	0.989
611	178-08-01-036	SUNSET COVE	1.000	0.977
612	179-02-02-003	FAIRVIEW COVE	1.000	0.791
613	520-07-04-003		1.000	0.971

### Lake Overlay Lot Size

**Proposal** – Add the following wording to Section 38-11.1(d)(1)(a)1.: “Any lot, any portion of which lies within 200 feet of the full pond contour, shall have a minimum size of ½ acre.” The purpose of this change is to maintain the appearance of the lake for all to enjoy – residents and visitors alike.

The issue of lot size is confusing to many. The Lake Overlay (Chap. 38.11) specifies the following within 750’ of the full pond contour: Density of 2/acre, height 65’ max., 25’ lake buffer. Because the specified density is 2/acre, it would seem that the minimum lot size would be ½ acre. Indeed, this has been the expectation of most people as the intent of the density specification. In fact, because no minimum is specified for the overlay, minimum lot size is determined by the underlying zoning (Chap 38.10):

- Control Free                      None
- Lake Residential                ¼ acre
- Residential                        ¼ acre
- Ag. Residential                 ½ acre
- Traditional Rural                ½ acre
- Agricultural                      1 acre
- Rural Residential                5 acres

As can be seen above, larger minimum lots sizes are commonly specified in many zoning classifications, recognizing that smaller lots are not representative or desirable in those residential settings. Unfortunately, the underlying zoning for much of the Lake Overlay is either Lake Residential or Residential, leading to a minimum lot size of ¼ acre. Properties that have not been rezoned are Control Free and have no minimum lot size.

For the vast majority of developments on Lake Keowee this has not been an issue. Any land that has passed through Crescent Resources has covenants requiring a minimum lot size of 20,000 sq. ft. (just under ½ acre.) In addition, in order to install an individual septic system a lot needs about ½ acre. Thus, virtually all houses on Keowee are on lots of ½ acre or larger.

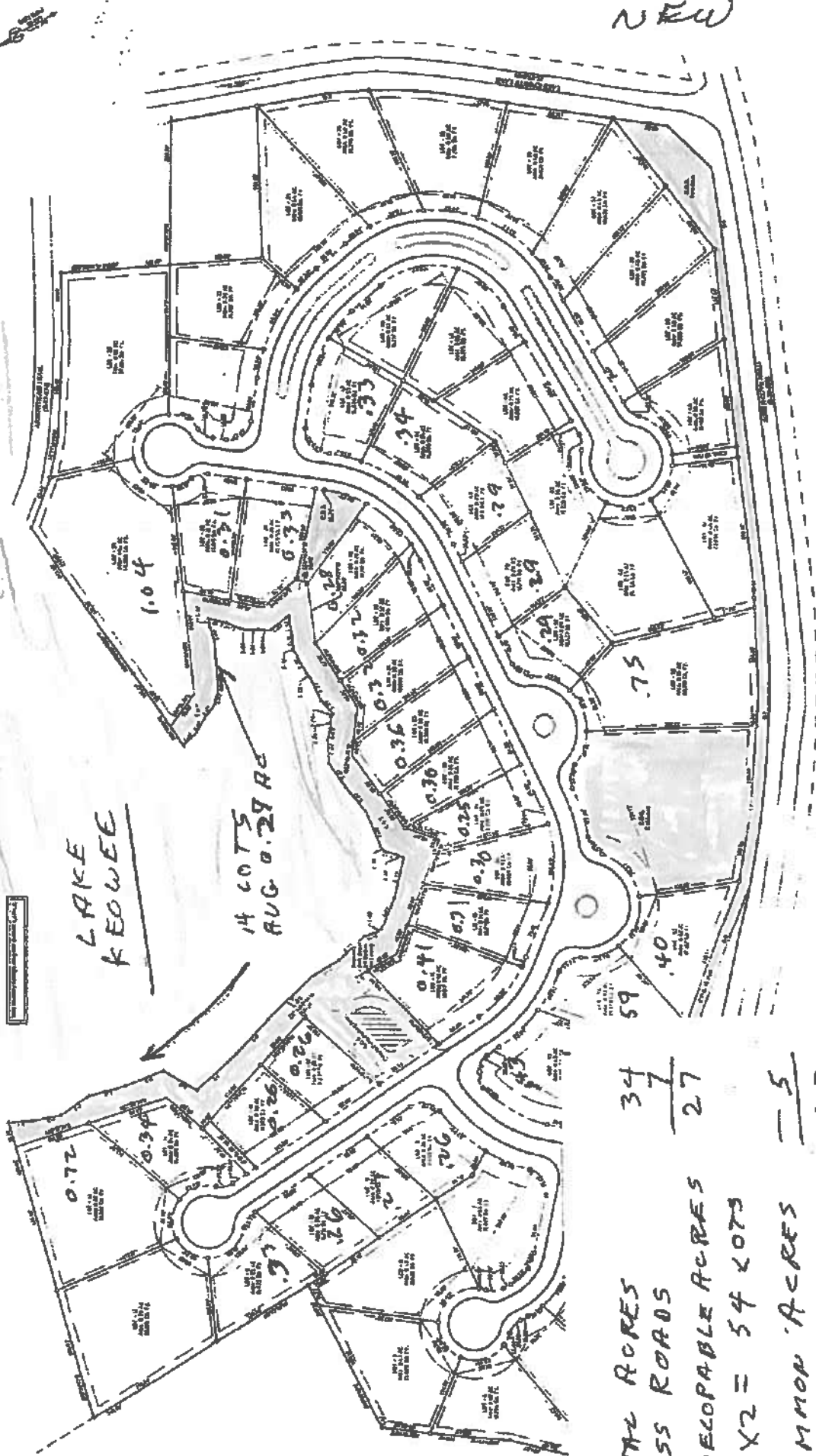
The problem comes in when central septic or city sewer is available and the property did not pass through Crescent. As an example, The Battery development has central septic with 16 homes crowded onto 4.6 acres of shoreline. A proposed development called The Retreat at South Cove had access to sewer. It would have had 54 lots on 34 acres averaging 0.4 acres/lot with 14 water front lots averaging 0.29 acres in size.

Developers may choose to reserve a strip of land on the waterfront as common open space available for all residents to use. To recognize this and accommodate the desire to restrict “waterfront lots” to ½ acre, those within 200 feet of the full pond contour are included in the requirement.

Small houses crammed onto small waterfront lots are not compatible with the overall character of Lake Keowee. This amendment is a reasonable change consistent with the lot size restrictions in many zoning classifications across the county.



NEW



LAKE KEWEE

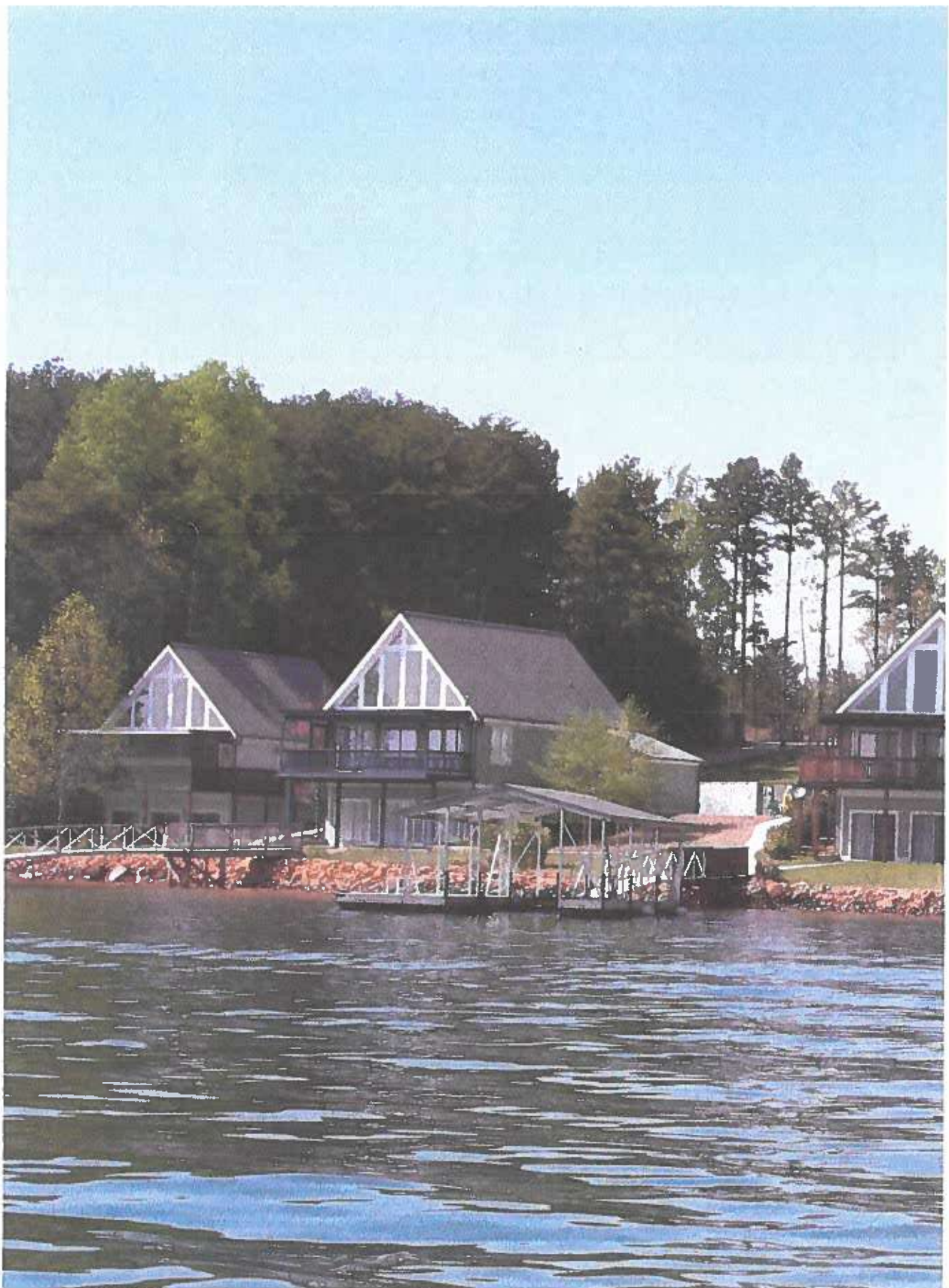
14 LOTS  
AUG 0.29 AC

TOTAL ACRES 34  
 LESS ROADS 7  
 DEVELOPABLE ACRES 27  
 $\times 2 = 54$  LOTS  
 COMMON ACRES 5  
 ACRES FOR LOTS 22

AUG. LOT SIZE  
 $= \frac{22}{54} = 0.40$   
 ACRES  
 5/11/18

Robert L. Smith 102 Williams Way Asheville, N.C. 28801 Phone: 706-258-4512	The Richard H. Smith Co. Planning/Design
Date: 10/18/18 Job Number: RLS-18-03 Drawing No.: 001 Scale: 1" = 40'	Site Name: _____ City: _____ State: _____ County: _____

THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE ENGINEER ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



2022 Subdivision Applications Meeting Revision Conditions

	Application #	Lots/Units	Total Acres	Developed Acres	Max Lots Under Revision	Change
1	3	126	64.97	59.17	130	4
2	4	207	70	70	140	-67
3	14	232	54.89	47.59	110	-122
4	15	70	59.7	59.7	119	49
5	17	122	34.5	34.5	69	-53
6	23	133	79.6	79.62	159	26
7	24	145	48.17	42.17	96	-49

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## **COMMERCIAL JUNKYARDS**

### **Sec. 1. Findings.**

The county finds that junkyards:

1. Provide a necessary service to the County residents;
2. Contribute to the economy and tax base of the County;
3. Pose a potential hazard to the health, safety, and general welfare of the citizens of the County;
4. Can depreciate the value of surrounding property;
5. Are a breeding ground for mosquitoes or other insects, snakes, rats and other pests;
6. Pose a potential threat of injury to children and other individuals who may be attracted to the premises;
7. Can be a visual blight and depreciative to the aesthetic quality of the environment of the County.

### **Sec. 2. Purpose.**

- (a) The purpose of this article is to provide for the regulation of existing and proposed Commercial Junkyards under the development standards ordinance. Such uses may only be established and operated in the county if they do not constitute a hazard to the health and welfare of the people, inclusive of attracting vermin, or causing disease, public nuisance, fire hazard, or blight or adversely affecting environmental conditions.
- (b) S.C. Code 1976, § 6-29-710 gives to counties the authority to adopt regulations. In order to accomplish these purposes, the County Council enacts the following regulations with respect to junkyards.
- (c) It shall be unlawful for any person, corporation or other business entity to maintain a Commercial Junkyard except pursuant to the provisions of this article.

### **Sec. 3. Definitions.**

As used in this article, the following terms shall have the meanings given below:

*Commercial junk* shall mean items for resale or more than five junked vehicles stored on a tract of land.

*Fence* shall mean a substantial, continuous barrier aesthetically constructed and extending from the surface of the ground to a uniform height of not less than six feet. The finished side of the fence shall face the public and be constructed of treated lumber, stockade, masonry, chain link or other approved material. Fabric fences shall be not allowed.

*Junk* shall mean old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber debris, or tires, waste, junked, dismantled or wrecked motor vehicles or parts thereof, iron, steel and other old or scrap ferrous or nonferrous metal. The term junk shall include, but not be limited to, abandoned barrels or drums, dismantled or inoperable industrial or commercial equipment, machinery being salvaged for parts, appliances, motors, industrial or commercial fixtures, or parts thereof.

*Junkyard* means any land or area used, in whole or in part, for commercial storage and/or sale of waste paper, rags, scrap metal, parts, rope or other junk and including storage of inoperable vehicles, watercraft and machinery and/or dismantling of such vehicles or machinery. This definition does not include motor vehicles impoundment lots or tow yard or County operated or approved and permitted sanitary landfills.

*Local street* shall mean a minor local street is one designed primarily to access abutting properties. This street normally terminates in a cul-de-sac, loop or other turnaround, with no more than two access points.

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*Lot of record* shall mean a lot or parcel of land, the plat or deed of which has been recorded prior to the adoption of this article.

*Major local street* shall mean a major local street is one designed primarily to access abutting properties. This street is characterized as one having two or more access points, and receiving traffic from minor local streets.

*Nonconforming* shall mean signs, structures, uses of land and characteristics of uses that are prohibited under the terms of this article, but were lawful on the date of the article's enactment.

*Nonresidential use* shall mean a principal use of land for other than residential purposes, i.e. commercial, industrial, institutional.

*Public building* shall mean any building owned, leased or held by the United States, the state, the county or any city, any special purpose district, or any other agency or political subdivision of the state or the United States, which building is used for governmental or other public purpose.

*Re-inspection fee* shall mean the fee assessed when a property fails the initial inspection and must be re-inspected at a later date.

*Right-of-way (ROW)* shall denote the limits of public road property. On county roads when there is no deeded right-of-way along a road or highway, the right-of-way shall be considered to be 25 feet from the centerline on each side.

*Scenic highway/scenic byway* shall mean a road or highway under federal, state or county jurisdiction that has been so designated through legislation ordinance other official declaration because of its scenic, historic, recreational, cultural, archeological, or natural qualities. An official declaration is an action taken by an individual, board, committee, or political subdivision acting with the granted authority on behalf of the federal, state or county government.

*Setback* shall refer to the required distance between a structure or building line and the nearest property line or right-of-way.

*Temporary storage* shall be defined as not exceeding 90 days, subject to state law, from the date possession or custody of the vehicle is obtained except when possession is pursuant to a court order.

*Vegetation* shall mean the following recommended shrubs/trees for hedge planting with planting distance, in feet, between plants and from fence:

Shrubs—Five feet apart	Trees—Seven feet apart
Red Tip Photinia	Eastern Red Cedar
Wax Leaf Ligustrum	Leyland Cypress
Burford Holly	Virginia Pine
Nellie R. Stevens Holly	Southern Magnolia
Carolina Cherry	White Pine
Wax Myrtle	Hemlock
American Holly	

Plants must be a minimum height of three feet when planted and reach a height at maturity of not less than eight feet.

*Wrecker, towing and impoundment service* shall mean an establishment or place of business that provides towing or temporary storage services for currently licensed and currently registered vehicles that have been wrecked or repossessed, or whose possession is by virtue of court order, a copy of which is in the possession of the proprietor of such service or affixed to the vehicle.

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#### **Sec 4. Regulation of commercial junkyards.**

- (a) Every commercial junkyard shall be situated on suitable terrain so that the fence and vegetation hides the view of all junk from public roads and private property. Every junkyard must be enclosed on all sides by a fence not less than six feet in height. The fence and vegetation required herein shall be constructed and planted such that the junkyard is protected from children or other trespassers and is hidden from view. The vegetation shall be located on outside of the fence and shall be as near the fence as practical. The vegetation shall be planted evenly spaced with each plant in close proximity to the other so that an unbroken, continuous hedgerow shall exist at maturity. Any vegetation that dies shall be replaced within 60 days.
- (b) Each Commercial Junkyard fence shall be set back:
  - (1) Two hundred fifty feet from all U.S. or S.C. highway rights-of-way.
  - (2) One hundred twenty-five feet from the center of all county roads.
  - (3) One hundred feet from all property lines.
  - (4) One hundred feet from all waterways.
  - (5) One thousand feet from all designated scenic highways (SC state law requirement).
  - (6) One thousand feet from any federally designated heritage corridor.
- (c) No Commercial Junkyard shall be located within 1,000 feet of a church, school, daycare center, nursing home, health care facility, hospital, public building or public recreation facility.
- (d) Access to a Commercial Junkyard shall not be allowed from a minor local street. The terms minor and major are defined in the county development standards ordinance.
- (e) Every Commercial Junkyard operator shall conduct all business within the fenced area of their property. The buffer area, if any, located between the property line of the adjoining property and the junkyard shall be maintained in a clean manner and shall not be used for loading or unloading junk.
- (f) Each Commercial Junkyard shall apply to SC DHEC for a NPDES stormwater discharge permit
- (g) Each Commercial Junkyard shall comply with all applicable chapter of the standard fire prevention code and other pertinent requirements.

#### **Sec. 5. Existing nonconforming commercial junkyards in existence prior to the enactment of Commercial Junkyard regulations.**

- (a) Any existing nonconforming Commercial Junkyard holding a valid retail license for operation at its present location from the state department of revenue issued before **DATE** shall be permitted the following deviations from this article:
  - (1) Beyond 150 feet from the right-of-way of a road, any boundary line may be enclosed with vegetation only pursuant to the requirements of the definition of "vegetation" in section 3.
  - (2) Shall be exempt from access restrictions in section 4(d).
  - (3) The fence and/or vegetation required herein shall be located not less than 20 feet from the right-of-way of a public road, and not less than 50 feet from a waterway, and as near the boundary line as practical on all other boundaries.
  - (4) No operator shall place, store or maintain junk less than five feet from the property line of a developed residential area, school, church, cemetery, or public property or within 20 feet of the right-of-way of a public road, or within 50 feet of a waterway.
- (b) No existing junkyard may expand without a proper permit. Any expansion shall conform to all provisions of this article and shall not be permitted the deviations listed above in section 4(a).
- (c) Notwithstanding the provisions for administration contained in section 4, this article is not intended to impose additional restrictions on the nonconforming portion of junkyards existing prior to **DATE**
- (d) All applicable requirements to pre-**DATE** junkyards must be met within 180 days of the effective date.

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**Sec. 6. Provisions for administration.**

- (a) Permitting and licensing procedures. No person shall maintain a Commercial Junkyard except and unless the owner or operator shall have:
  - (1) A retail license from the State Department of Revenue.
  - (2) A permit from SCDHEC for any septic tank upon the premises.
  - (3) A certificate of compliance and approved site plan from the county planning department pursuant to the county development standards ordinance.
  - (4) A street number authorized by the county E911 office.
  - (5) A valid Commercial Junkyard permit from the County Planning Department.
- (b) Fees for required permits shall be established and published by the County Council.
- (c) The enforcement of this article shall be the responsibility of the code enforcement officer (employed by the County) in full cooperation with the County Sheriff's Department.
- (d) Any applicant shall have the right to appeal a decision of the code enforcement officer to the County Board of Zoning Appeals.
- (e) Penalties for noncompliance. Any person, firm or corporation violating any provision of this article, after receiving written notice from the County Code Enforcement officer or his agent to correct such violation, shall be issued a uniform ordinance summons to appear before the county magistrate court if the violation is not corrected within 30 calendar days. The uniform ordinance summons must cite only one violation per summons and must contain, at a minimum, the following information:
  - (1) The name and address of the person or entity charged;
  - (2) The name and title of the issuing officer;
  - (3) The time, date and location of the hearing;
  - (4) A description of the ordinance the person or entity is charged with violating;
  - (5) The procedure to post bond; and
  - (6) Any other notice or warning otherwise required by law.

The uniform ordinance summons must be consecutively numbered. The ordinance summons shall be audited as part of the annual independent audit required in S.C. Code 1976, § 4-9-150, and a separate copy of each audit shall be furnished to the County Administrator. Service of a uniform ordinance summons vests all magistrates' courts with jurisdiction to hear and dispose of the charge for which the uniform ordinance summons was issued and served.

The code enforcement officer who serves a uniform ordinance summons must allow the person served to proceed without first having to post bond or to appear before a magistrate. Acceptance of a uniform ordinance summons shall be deemed to constitute a person's recognizance to comply with the terms of the summons. The uniform ordinance summons may not be used to perform a custodial arrest.

Any person who fails to appear before the court as required by a uniform ordinance summons, without first having posted such bond, as may be required, or without having been granted a continuance by the court, is guilty of a misdemeanor and, upon conviction, may be fined not more than \$200.00 or imprisoned for not more than 30 days. Any law enforcement agency processing an arrest made pursuant to this subparagraph must furnish such information to the state law enforcement division as required by S.C. Code 1976, § 23-3-10 et seq.

State law reference(s)—Authority of Counties to adopt by ordinance the use of an ordinance summons for enforcement of county ordinances, S.C. Code 1976, § 56-7-80.

**Secs. 7. Reserved.**