



**OCONEE COUNTY**  
**PLANNING COMMISSION**

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

**COMMISSION MEMBERS**

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

**AGENDA**

6:00 pm, Monday April 15, 2024

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

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Approval of minutes from April 1, 2024
5. Public Comment for Non-Agenda Items (4 minutes per person)
6. Commission Member Comments
7. Staff Comments
8. Discussion regarding standards and specifications of the Control Free District (CFD) County Code of Ordinances 38-10.2
  - a. Public Comment
  - b. Discussion/ vote
9. Adjourn



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### COMMISSION MEMBERS

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

### STAFF

James Coley  
Elise Dunaway

### MEDIA

Lauren Pierce, The Journal

### MINUTES

6:00 pm, Monday, April 1, 2024

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

1. Call to Order – Mr. Johnson called the meeting to order at 6:01 PM.
2. Invocation was led by Mr. Nix
3. Pledge of Allegiance was led by Mr. Owens
4. Approval of minutes from March 18, 2024 – Mr. Haney made a motion to approve the minutes; Seconded by Mr. Adams. Approved unanimously.
5. Public Comment for Non-Agenda Items (4 minutes per person):  
Gary Owens from Salem voiced his concern regarding why development standards were not on the agenda for the current meeting.

Linda Lovely voiced her concerns regarding the development standards within the county as well as the proposed development on Hwy 130.

Sharon DeRitter from District 1 voiced her concerns regarding development standards within the county. She reviewed the documents she previously provided to the planning commission members.

Serena Richardson voiced her concerns regarding development standards and the removal of the 50 foot right-of-way.

Jeff Jones from District 1 voiced his concerns regarding development standards.

David McMahan voiced his concerns regarding agricultural zoning within Fair Play.

Beverly Pressley from District 5 voiced her concerns regarding the zoning within the county.

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Debbie Brown from District 1 voiced her concerns regarding the proposed development on Hwy 130.

Tom Markovich voiced his concerns regarding the process of a subdivision ordinance.

6. Commission Member Comments

Mr. Gaulin was curious why development standards was not on the agenda. He is onboard with hiring a consultant to help and he is interested in a tree ordinance to prevent clear cutting.

Mr. Johnson stated he was surprised with the response from Advocates for Quality Development (AQD) that development standards is not on the agenda when the Agricultural Advisory Board and the Fair Play Development Committee are both on the agenda in order to discuss development.

7. Update for the Agricultural Advisory Board

Mrs. Kim Alexander, Agricultural Advisory Board Chairman, had an open discussion with the Planning Commission updating the commission on the activities of the board, and development.

8. Fair Play Development Committee Presentation

Open conversation with Terry Jackson and Alicia Walker regarding the proposed Fair Play Development Master Plan.

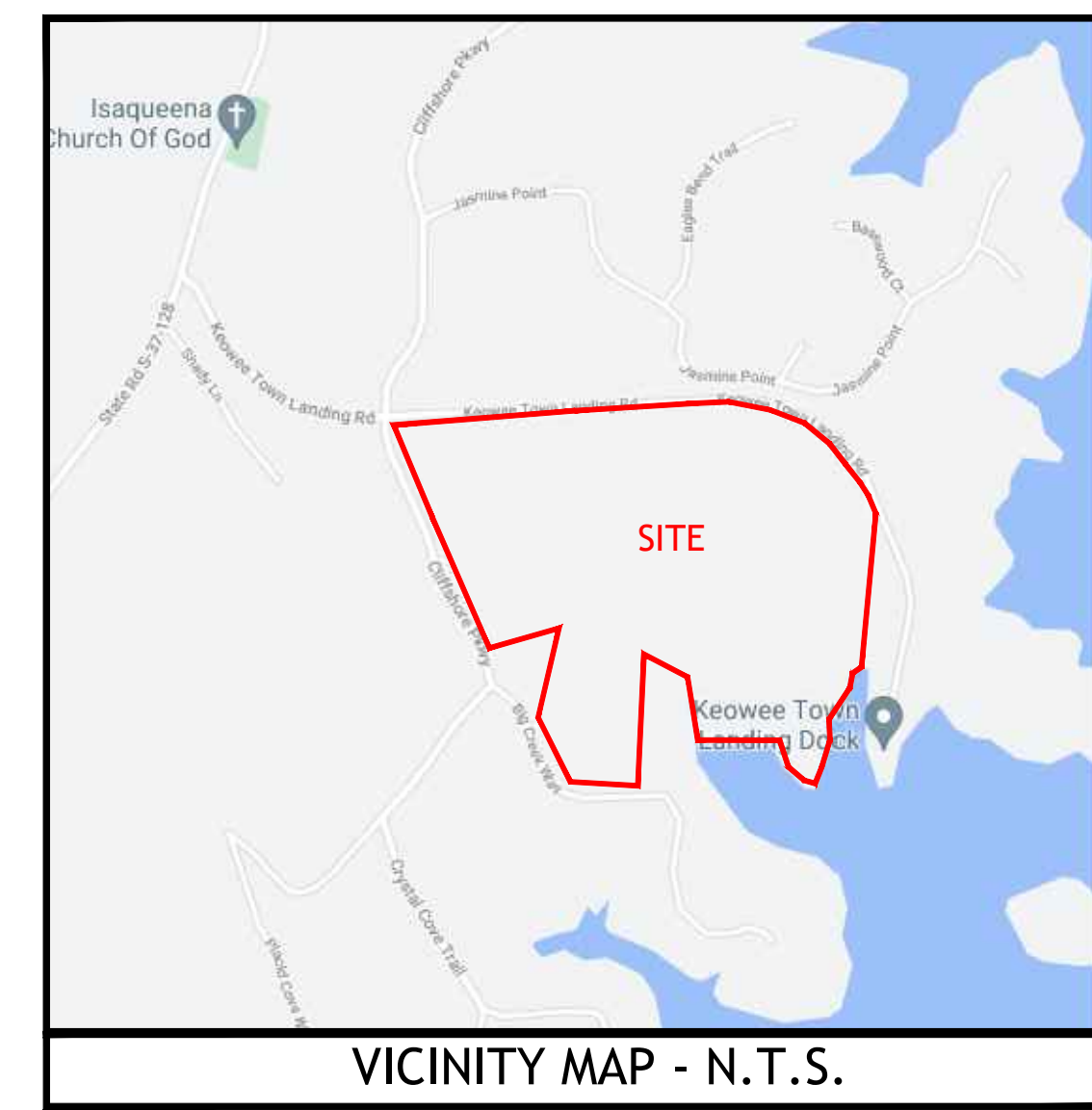
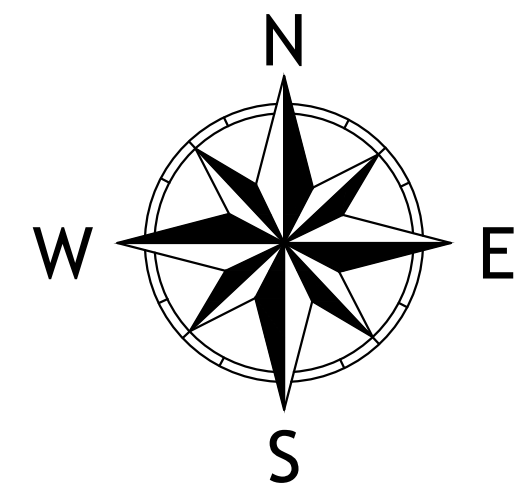
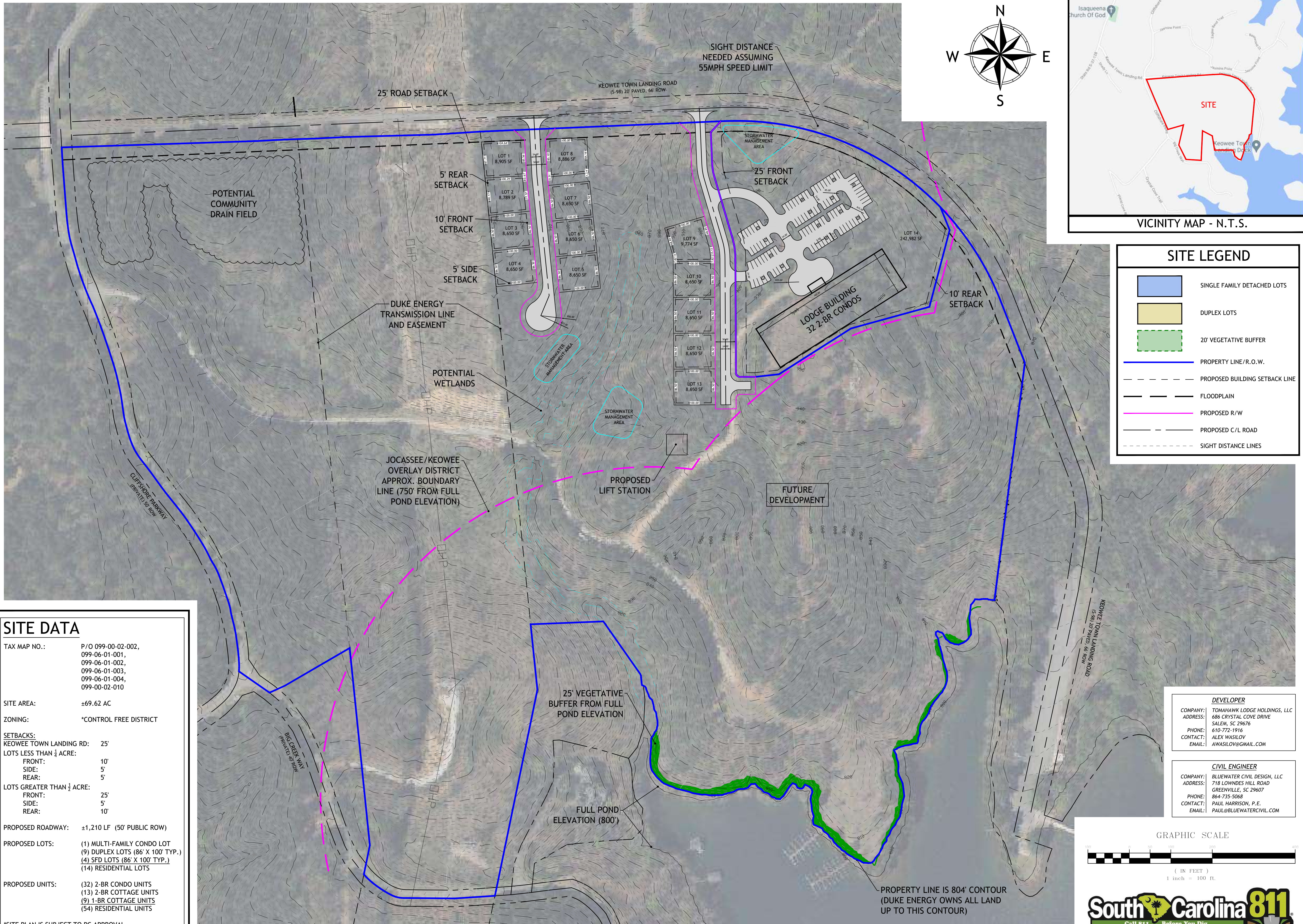
9. Discussion regarding rezoning request for Keowee Plantation subdivision

a. Public Comment: N/A

b. Discussion / Vote:

Mr. Johnson made a motion to send a recommendation to county council to approve the rezoning request for Keowee Plantation subdivision.

10. Adjourn – The meeting was unanimously adjourned at 7:24PM.



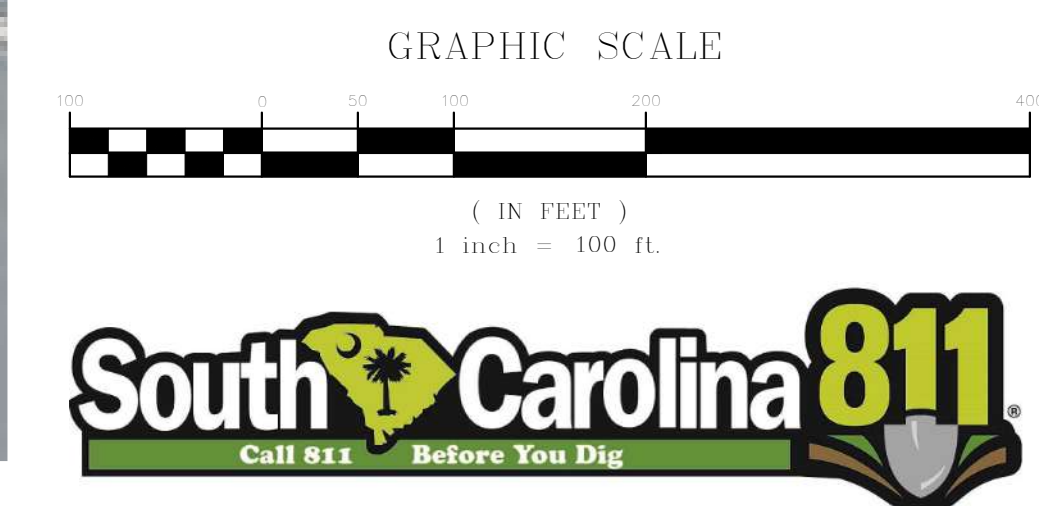
| SITE LEGEND |                                |
|-------------|--------------------------------|
|             | SINGLE FAMILY DETACHED LOTS    |
|             | DUPLEX LOTS                    |
|             | 20' VEGETATIVE BUFFER          |
|             | PROPERTY LINE/R.O.W.           |
|             | PROPOSED BUILDING SETBACK LINE |
|             | FLOODPLAIN                     |
|             | PROPOSED R/W                   |
|             | PROPOSED C/L ROAD              |
|             | SIGHT DISTANCE LINES           |

| SITE DATA                            |  |
|--------------------------------------|--|
| TAX MAP NO.:                         | P/O 099-00-02-002,<br>099-06-01-001,<br>099-06-01-002,<br>099-06-01-003,<br>099-06-01-004,<br>099-00-02-010                |
| SITE AREA:                           | ±69.62 AC  |
| ZONING:                              | *CONTROL FREE DISTRICT   |
| SETBACKS:                            |  |
| KEOWEE TOWN LANDING RD:              | 25'  |
| LOTS LESS THAN 1/4 ACRE:             |  |
| FRONT:                               | 10'  |
| SIDE:                                | 5'   |
| REAR:                                | 5'   |
| LOTS GREATER THAN 1/4 ACRE:          |  |
| FRONT:                               | 25'  |
| SIDE:                                | 5'   |
| REAR:                                | 10'  |
| PROPOSED ROADWAY:                    | ±1,210 LF (50' PUBLIC ROW)   |
| PROPOSED LOTS:                       | (1) MULTI-FAMILY CONDO LOT<br>(9) DUPLEX LOTS (86' X 100' TYP.)<br>(4) SFD LOTS (86' X 100' TYP.)<br>(14) RESIDENTIAL LOTS |
| PROPOSED UNITS:                      | (32) 2-BR CONDO UNITS<br>(13) 2-BR COTTAGE UNITS<br>(9) 1-BR COTTAGE UNITS<br>(54) RESIDENTIAL UNITS                       |
| *SITE PLAN IS SUBJECT TO PC APPROVAL |  |

| DEVELOPER |   |
|-----------|---|
| COMPANY:  | TOMAHAWK LODGE HOLDINGS, LLC              |
| ADDRESS:  | 686 CRYSTAL COVE DRIVE<br>SALEM, SC 29676 |
| PHONE:    | 610-772-1916                              |
| CONTACT:  | ALEX WASILOV                              |
| EMAIL:    | AWASILOV@GMAIL.COM                        |

| CIVIL ENGINEER |  |
|----------------|--|
| COMPANY:       | BLUEWATER CIVIL DESIGN, LLC                    |
| ADDRESS:       | 718 LOWMEDES HILL ROAD<br>GREENVILLE, SC 29607 |
| PHONE:         | 864-735-5068                                   |
| CONTACT:       | PAUL HARRISON, P.E.                            |
| EMAIL:         | PAUL@BLUEWATERCIVIL.COM                        |



Project Number: 2024-028  
 DWG Name: Tomahawk Lodge SP-7.dwg  
 Drawing Scale: AS NOTED  
 Date of Project: 03/2024  
 Engineer of Record:  
 Paul J. Harrison, P.E.  
 South Carolina P.E.# 24224  
 North Carolina P.E.# 03371

**blueWATER**  
 civil design  
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 www.bluewatercivil.com • info@bluewatercivil.com

Certificates of Authorization:  
 SC C04212 - GA PEF005865  
 NC P0868 - AL CA4065E

**TOMAHAWK LODGE & VILLAS - PHASE I**  
 (Residential Condos - Preliminary)  
 Keowee Town Landing Road & Cliffshore Parkway  
 Oconee County, SC

| PLAN REVISION | ISSUE DATE | ISSUE COMMENT                                  |
|---------------|------------|--|
| A             | 03/28/2024 | Issued for Owner Review                        |
| B             | 04/08/2024 | Issued for Oconee County Sketch Plan Submittal |

Preliminary Site Plan

**SP-7**

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Sec. 38-10.2. - Control free district (CFD).

The control free district is intended to be the initial zoning district for all parcels within the jurisdiction at the time of initial adoption of zoning in Oconee County, only; any parcel subsequently rezoned to any other district shall not be a part of the control free district at any future date.

*Dimensional requirements:*

| Residential<br>Uses | Density and Lot Size |   |                 |                        | Minimum Yard Requirements |                          |                          | Max.<br>Height               |
|---------------------|----------------------|---|-----------------|------------------------|---------------------------|--------------------------|--------------------------|------------------------------|
|                     | Min.<br>Lot<br>Size  | Lot Size  | Max.<br>Density | Min.<br>Width<br>(ft.) | Front<br>Setback<br>(ft.) | Side<br>Setback<br>(ft.) | Rear<br>Setback<br>(ft.) | Structure<br>Height<br>(ft.) |
|                     | N/A                  | Greater than or equal to ½ acre                     | N/A             | N/A                    | 25                        | 5                        | 10                       | 65                           |
|                     | N/A                  | Less than ½ acre to greater than or equal to ¼ acre | N/A             | N/A                    | 15                        | 5                        | 5                        | 65                           |
|                     | N/A                  | Less than ¼ acre                                    | N/A             | N/A                    | 10                        | 5                        | 5                        | 65                           |

| Nonresidential Uses | Minimum Lot Size |   |                  | Minimum Yard Requirements |                    |                    | Max. Height            |
|---------------------|------------------|---|------------------|---------------------------|--------------------|--------------------|------------------------|
|                     | Min. Lot Size    | Min. Lot Size                                       | Min. Width (ft.) | Front Setback (ft.)       | Side Setback (ft.) | Rear Setback (ft.) | Structure Height (ft.) |
|                     | N/A              | Greater than or equal to ½ acre                     | N/A              | 25                        | 5                  | 10                 | 65                     |
|                     | N/A              | Less than ½ acre to greater than or equal to ¼ acre | N/A              | 15                        | 5                  | 5                  | 65                     |
|                     | N/A              | Less than ¼ acre                                    | N/A              | 10                        | 5                  | 5                  | 65                     |

;adv=61;These setback requirements shall not apply to subdivision plats that were recorded in the Office of the Oconee County Register of Deeds prior to May 7, 2002.

Setback requirements do not apply to lot lines separating dwelling units which are part of a multi-family housing structure (e.g., townhouses).

As to multi-family housing structures located on one lot (e.g., duplexes or apartments), setback requirements apply only to the exterior perimeter wall of the entire structure.

Setback requirements do not apply to lot lines separating commercial units which are part of a multi-unit commercial structure (e.g., a strip mall).

Handout for Control Free Density Change.

It's my opinion that there is a solution to slow the growth that has so many residents concerned throughout the county, while not interfering with the current property rights and use our citizens enjoy.

As we've discussed multiple times in the past, the biggest issue regarding large development is the attractiveness of our Control Free district because there are no density restrictions. Currently, the residential zoned portions of our county... Our Residential or Lake Residential Zoning Categories have a density of one home per 1/2acre if sewer is not available and 1 home per 1/4acre if sewer is available.

**Residential Zoning Density matrix: Sec 38-10.7**

**Lake Residential Zoning Density matrix: Sec. 38-10.8**

| Residential Uses | Density and Lot Size                      |                      |                  | Minimum Yard Requirements |                    |                    | Max. Height            |
|------------------|---|----------------------|------------------|---------------------------|--------------------|--------------------|------------------------|
|                  | Min. Lot Size                             | Max. Density         | Min. Width (ft.) | Front Setback (ft.)       | Side Setback (ft.) | Rear Setback (ft.) | Structure Height (ft.) |
|                  | ¼ acre (10,890 sf)<br>Utilities Available | 4 dwellings per acre | 80               | 25                        | 5                  | 10                 | 65                     |
|                  | ½ acre<br>Utilities not available         | 2 dwellings per acre | 80               | 25                        | 5                  | 10                 | 65                     |

**Current Control Free:**

We have something called "Lot Size" which relates to Setback requirements, but we don't have anything under "Minimum Lot Size"

| Residential Uses | Density and Lot Size |   |              | Minimum Yard Requirements |                     |                    | Max. Height        |                        |
|------------------|----------------------|---|--------------|---------------------------|---------------------|--------------------|--------------------|------------------------|
|                  | Min. Lot Size        | Lot Size  | Max. Density | Min. Width (ft.)          | Front Setback (ft.) | Side Setback (ft.) | Rear Setback (ft.) | Structure Height (ft.) |
|                  | N/A                  | Greater than or equal to ½ acre                     | N/A          | N/A                       | 25                  | 5                  | 10                 | 65                     |
|                  | N/A                  | Less than ½ acre to greater than or equal to ¼ acre | N/A          | N/A                       | 15                  | 5                  | 5                  | 65                     |
|                  | N/A                  | Less than ¼ acre                                    | N/A          | N/A                       | 10                  | 5                  | 5                  | 65                     |



I would like to suggest the following:

- (1) I would like to suggest that we change the "Density Element" of "Residential Use" of Control Free zone to show as 1 home per 1/2 acre without utilities. Just as it shows in our zoning districts called Residential and Lake Residential.
- (2) I would like to suggest that we change the "Density Element" of "Residential Use" of Control Free zone to 1 home per 1/4 acre with utilities. Just as it is in Residential and Lake Residential.
- (3) I would like to have David Root revisit the wording of "Utilities Available" and "Utilities Not Available" and have a definition or name change to specifically identify Sewer availability or Septic requirement, which is component being identified within that category.
- (4) I would want to include wording that if someone is building ancillary structures such as a detached garage apartment, motorhome parking /cleanout, a barn with a bathroom, etc, and the property is part of the same owner name, then these density requirements do not apply unless the intent of the parcel is separated as it's own tax number to be subdivided for future sale. *(This wording is more for an owners use for clarification and not for the county to try and discern future intent)*
- (5) Wording would be put in place so that any existing lots currently zoned Control Free, which are subdivided to be less than 1/2 acre, will be exempt /grandfathered in as they will already have to figure it out with DHEC.
- (6) Wording would be added such that this "Minimum Lot Size" is only applicable for subdivisions of more than 10 units *(Which is the break point for our road construction in Chapter 26)*

**This change would restrict the density of any future high impact subdivision, while having zero effect on current control free residences to enjoy all the uses they currently enjoy within the Control Free zoning.**

**The uses of control free in the zoning matrix, would not be affected.**

**This would have little affect the local small developer who's building a small subdivision, or the landowner dividing up land for the family or who's building ancillary structures for personal use.**

**This change would have the added benefit of protecting the consumer from buying a lot from an individual and then getting a rude surprise when they start the build permit process.**