

Growth coming to Oconee?

10 subdivisions planned across county

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WALHALLA — Oconee County has 10 planned subdivisions making their way through proper channels, according to the county planning department.

The department fulfilled a Freedom of Information Act request submitted by The Jour-

nal last week for information about each of the 10 subdivisions, which are all in preliminary stages.

Initial filing dates date back to January 2021 and as recently as March.

According to the planning department, subdivisions go through several entities — when needed — before construction begins, which

would include the roads and bridges department and the Oconee Joint Regional Sewer Authority.

The 10 subdivisions, in alphabetical order, are:

1. CHAMBERY FARM

• Location: Between S.C. Highway 11 and Seed Farm Road outside Westminster

- Number of Lots: 119
- Lot Size: 1/2-1 acre



- Acreage: 79.7 acres
- File Open Date: May 6, 2021

2. CLIFFS KEOWEE MARINA

• Location: Keowee Town Landing Road in Salem

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- Number of Lots: 25
- Lot Size: Approximately 1-2 acres
- Total Area of Site: 335.3 acres
- Project Size: 38.6 acres
- File Open Date: Jan. 28, 2022

3. CLIFFS KEOWEE SNAKES

- Location: Cliffs South Parkway in Salem
- Number of Lots: 35
- Lot Size: 1-5 acres
- Total Area of Site: 138.47 acres
- Project Size: N/A
- File Open Date: March 1, 2022

4. CLIFFS KEOWEE TIP/HARBOR COVE

- Location: Nimmons Bridge Road in Salem
- Number of Lots: 26
- Lot Size: 1-6 acres
- Total Area of Site: 335.3 acres
- Project Size: 83.8 acres
- File Open Date: Jan. 28, 2022

5. COOPERS MILL

- Location: Mountaintop and Clearmont Roads outside of Westminster
- Number of Lots: 175
- Lot Size: 1/8-1/4 acre
- Total Area of Site: 80.51 acres
- Project Size: 48 acres
- File Open Date: Aug. 10, 2021

6. MAGNOLIA CREEK

- Location: Elizabeth Lane and Blue Ridge Boulevard in Seneca
- Number of Lots: 126
- Lot Size: 1/4 acre
- Acreage: 67.4 acres
- File Open Date: Feb. 21, 2022

7. THE PIER NORTH

- Location: J.P. Stevens Road outside of Seneca
- Number of Lots: 337 (115 lots and 222 townhomes)
- Lot Size: 1/4 acre for detached, 1/8 acre for townhomes
- Acreage: 50.87 acres
- File Open Date: Oct. 22, 2021

8. THE PIER SOUTH

- Location: J.P. Stevens Road outside of Seneca
- Number of Lots: 176 (143 lots and 33 townhomes)
- Lot Size: 1/4 acre
- Acreage: 57.88 acres
- File Open Date: Oct. 22, 2021

9. THE PIER — STUDENT HOUSING

- Location: Edinburgh Way and West Chery Road outside of Seneca
- Number of Lots: 207 units/914 beds
- Lot Size: N/A
- Total Area of Site: 161.73 acres
- Project Size: 69.94 acres
- File Open Date: Feb. 21, 2022

10. WELLS STATION

- Location: Wells Highway
- Number of Lots: 79
- Lot Size: Approximately 3/4 acre
- Total Area of Site: 44.16 acres
- Project Size: 21.22 acres
- File Open Date: Jan. 7, 2021

HIGH-DENSITY CONCERNS

The planned subdivisions come during a time of concerns about high-density growth brought on by county and municipal officials.

The Oconee County Planning Commission discussed zoning and the increasing growth at its April 18 meeting.

"If we call this John Doe and Bill Smith, its neighbor to neighbor — but all of a sudden, if we call this Mr. Developer and this John Doe, then it's a problem," commissioner Mike Johnson said. "But it's Mr. Smith, it was his property and his right to sell it to the developer to begin with.

"What we're talking about here is zoning," he added. "Because that's really what it boils down to is, 'Are we going to zone this private owner so that he can no longer sell to a developer?' and we've just refused him and taken away his property right to develop that to its best use."

Some commissioners have said education for zoning is needed. "It is something that can be used correctly and

done well, but I think a lot of the issues stem from people not completely understanding what it can and can't do," commissioner Alex Vassey said.

CONTROL FREE DISTRICT

County planning director James Coley said when it comes to developments, "if they meet the minimum standards, then they meet them."

According to the county's planning and zoning information, Oconee implemented a citizen-initiated zoning enabling ordinance in May 2009. All land within the county is zoned in the Control Free District, which doesn't limit use until rezoning is requested by locals.

"Any property owner or group of property owners of a parcel or parcels with a combined minimum ownership of at least 50 acres may petition (Oconee) County Council for initial rezoning," Coley said in April.