



Advocates for  
**Quality Development**

**P.O. Box 802  
Seneca, SC 29679  
www.AQDUpstate.com**

**Send Emails To:  
office@AQDUpstate.com**

*Advocating for  
sound land planning  
that protects  
what we treasure  
as we prepare  
for the future.*

*AQD's unpaid  
volunteers attend  
scores of meetings &  
forums to represent  
property owner views  
on key land &  
lake use issues.*

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# Bountyland Traffic/Safety Major Concerns With Proposed South Cove Area Project

As it's now configured, a planned development of 235 patio homes, each with a two-car garage, would have one entrance onto South Cove Road at Tribble Center. The resulting burden on South Cove Road and Keowee School Road (Hwy. 188) has residents who access SC Highway 28 at Bountyland worried.

Heavy traffic backups are not uncommon now, and continued building on the west side of the lake will add to congestion.

While AQD does not oppose this planned development, it believes a single entrance on South Cove road may negatively impact existing Bountyland area communities, where neighbors already face SC 28 entry and exit difficulties.

Area residents also worry about safety impacts if traffic backups delay fire trucks and other emergency vehicles.

### **Only 1 More Reading To Approve**

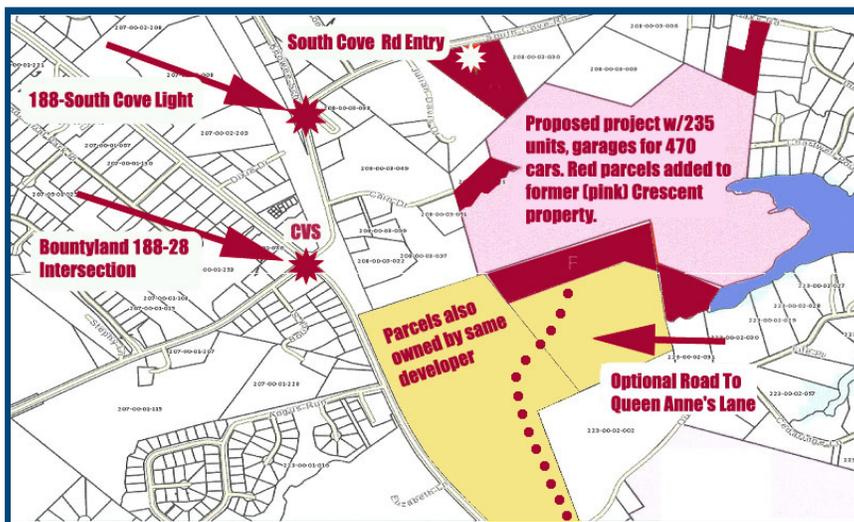
The project has been approved by the Seneca Planning Commission and has received first reading by Seneca City Council. Only two Council readings are required to approve.

A second reading may take place on Tuesday, March 12, if traffic studies are complete. The developer must complete a traffic study and run it past state DOT. The city also has commissioned its own study as a backstop.

While the studies will take into account the seasonal nature of vehicle traffic to South Cove Park, they may be insufficient to prod Council to explore alternate solutions, including moving the entrance onto a different road.

### **Alternate Entrance Feasible**

Your AQD Board recommends consideration of an alternate entrance to lessen traffic impact. Cutting an entrance road across the back of the Covidien property (owned by the same developer) to Queen Anne's Lane would allow traffic to



*MAP: Proposed development's planned entrance vs. cutting a road thru Covidien parcels to Queen Anne's Lane.*

access SC 28 at two locations—across the railroad tracks or via SC Highway 123 at Miracle Circle.

### **Councilman Elliott Voices Concern**

Since the highways involved (188 & 28) are state roads, Oconee County Council can do little to directly impact the project. However, John Elliot, District 1 Councilman, has voiced his concerns to Mayor Dan Alexander and City Administrator Scott Moulder about the traffic problems likely to ensue without any change.

### **Make A Difference!**

**Numbers are key to persuading Seneca City Council members to seriously consider requiring an entrance change. Email Council & plan to attend the Council meeting once a 2nd vote is scheduled. Emails sent to the address below will be shared with the entire Council.**

**dwilliams@seneca.sc.us**

# Updates from Duke Energy

Alan Stuart, Senior Project Manager, Duke Energy, returned for a third consecutive November to address our Advocates for Quality Development (AQD) annual meeting. His presentation included a review of recreational additions and improvements.

## Keowee-Toxaway State Park



Major Improvements at Keowee-Toxaway State Park

This park boasts a new event cabin, camping cabins, fishing pier, canoe/kayak launch area & new bathhouses.

## Mile Creek Park Additions



New Mile Creek Park Cabin

A November ribbon cutting celebrated this park's addition of 10 new cabins. Pickens County is in discussions with Duke Energy for additional improvements at Mile Creek including fishing piers & courtesy docks.

## Devils Fork State Park

Projects planned for 2019 include the construction of new amenities at Devils Fork State Park. They will include a boat and trailer parking area to serve the existing campground; a courtesy dock, diver access, and ramps for non-motorized boats.

In addition, the park's Double Springs Campground will be expanded by 25 acres and will include 12 additional campsites.

# Upstate Real Estate Trends, New Lake Developments

During 2018, only three small Lake Keowee waterfront communities were introduced.

Here are the lot & acreage totals:

- ◆ Spring Hollow – 12 Lots/10 acres
- ◆ Janda Hill – 22 Lots/23 acres
- ◆ Lakestone Cottages – 10 Lots/9 acres.

The total of 44 lots added in 2018 was a fraction of the count added in 2017--196 lots covering 357 acres.

## 2018 Home Sales

Some 216 waterfront homes closed, leaving a year-end inventory of 109. The \$881,440 average sales price was ~94% of average asking price. Homes averaged 157 days on market.

A total of 229 interior homes sold—more than half (123) in Keowee Key. The year-end inventory was 70. The \$295,145 average sales price was ~96% of average asking price. Interior homes averaged 158 days on market.

## 2018 Lot Sales

Some 190 waterfront and 90 interior lots closed. Average sales prices were, respectively, \$277,771 for waterfront, and \$39,877 for interior. Waterfront lots averaged ~93% of average asking price versus interior's ~86%. Average days on market were 157 for waterfront and 249 for interior.

At year's end, 338 waterfront lots and 316 interior lots remained on the market.

**Lake Keowee waterfront homes prices up —Ave. \$881,440. Units closed down due to low inventory, higher prices & interest rates.**

Chart & sales info courtesy of Patti & Gary Cason Group Keller Williams Realty,



# Annual Meeting/Election

Advocates for Quality Development held its 2018 Annual Meeting on Saturday, November 19. If you didn't attend, you missed a highly interesting and informative session.

AQD Board members provided updates on our efforts related to land use planning, zoning, the Habitat Enhancement Program, Lake Keowee Source Water Protection Team, real estate developments & infrastructure.

Return guest speaker, Alan Stuart, Duke Energy, updated us on Duke activities, while newly elected District I Oconee County Councilman John Elliott shared his thoughts on Council priorities. (See *New Oconee County Council, New Agenda? Pg 3.*)

## Board Election, 2019 Officers

Ginger Strong-Tidman and Sue Williams were elected to the Board. Both have previously served as AQD directors.

Continuing Board members are: Rob Aulebach, Jim Codner, Ed Lengyel, Gary Owens, and Bob Royer. Our Board members come from five Oconee & Pickens neighborhoods.

## AQD Officers for 2019:

President, Gary Owens  
VP, Ginger Strong-Tidman  
Secretary, Gary Savercool  
Treasurer, Phil Soper

To contact the Board, email:  
**office@AQDUpstate.com**

# AQD Reps on Lake Committees Report Progress on Two Environmental Fronts

AQD is represented on two key lake environment committees. Rob Aulebach represents AQD on the Lake Keowee Source Water Protection Team (LKSAPT), while Sue Williams represents our members on the review panel for Duke's Habitat Enhancement Program (HEP).

## LKSAPT Grant Approved

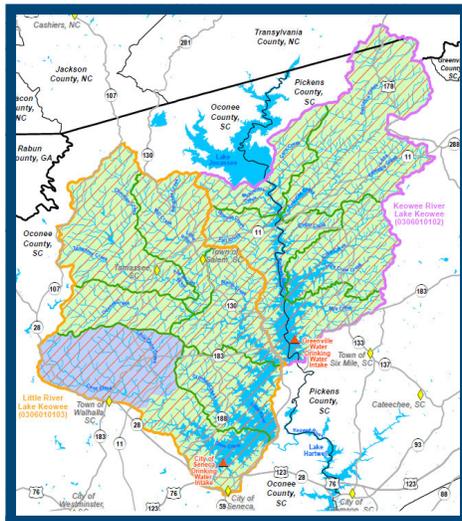
The Lake Keowee Source Water Protection Team was formed in 2017 with an initial \$1 million in funding from Duke Energy. The multi-faceted program's goal is to protect water quality within Keowee-Toxaway reservoirs & watersheds.

Rob Aulebach reports that the LKSAPT group recently obtained a revolving fund set aside grant of \$49,500 from the SC Department of Health and Environmental Control to create a watershed-based plan for Lake Keowee watersheds.

Upstate Forever will be the contractor for the plan, which is expected to take about a year to complete.

## 2018 HEP Grants

HEP is funded by Lake Keowee Permit fees and Duke Energy's initial \$1 million dollar contribution, one of its relicensing commitments.



**LKSAPT Grant: Land shaded in green shows how Watershed-Based Plan will expand coverage.**

HEP's goal is "to create, enhance, and protect aquatic and wildlife habitat within the Project Boundaries." That includes lake reservoirs, islands, and watersheds that drain into the lakes.

Since Duke Energy isn't obligated to make added contributions, the \$500 HEP fees assessed when Duke issues dock & shoreline permits will provide future funding.

Recipients may contribute matching funds, volunteer labor, or both.

HEP awarded five grants in 2018.

◀ Clemson University-Forest Ecology and Fire Sciences Lab received a grant of \$117,818 to prioritize and direct 1,800 acres of prescribed burns. The SC Department of Natural Resources will provide in-kind support of \$80,918.

◀ The Nature Conservancy of SC was awarded a \$42,950 grant to support wildlife habitat management with on-the-ground fire implementation in the Lakes Keowee and Jocassee watersheds. The project includes support from SCDNR, SC State Parks and US Forest Service.

◀ A SC DNR grant of \$44,000 will improve native sportfish habitat in the Little River & Stamp Creek headwater tributaries of Lake Keowee.

◀ A \$4,500 Keep Oconee Beautiful Association (KOBAs) grant will support an elementary education program & include planting pollinator gardens.

◀ After additional information was received, Friends of Lake Keowee Society (FOLKS) was awarded \$69,350 for its Heron Rookery Preservation proposal to stabilize the shorelines of Lake Keowee islands 17 and 23 where Great Blue Herons and Osprey currently nest. The project will include native plantings.

# New Oconee County Council, New Agenda?

Newly-elected District I Oconee County Councilman John Elliott spoke at AQD's Annual Meeting about his hope that the new Council will focus on planning, with an initial goal of keeping primary highway corridors safe and attractive.

## Corridor Plans Needed

"Highway 123 should be the first priority," he said, noting it's currently under the most growth pressure. The Councilman favors requiring access roads to service multiple buildings to prevent unnecessary driveway cuts. He also wants to preserve greenspaces.

Elliott added that growth was likely to occur at a rapid pace on other corridors including Highways 11, 188, 183, and 130. "We need plans for these corridors, too."

## Better Control of Signage

Elliott said he felt better control of signage and billboards was needed. While he indicated he'd personally



prefer a total ban on new billboards, especially electronic and neon signs, he admitted that would be a challenge. However, Elliott said regulating the size and height of signs was feasible and

noted doing so has made communities like Hilton Head visually appealing.

## Lake Overlay & Comp Plan

Elliott believes the lake overlay must be protected and expressed interest in setting the minimum size for lakefront lots at one-half acre.

While the county's existing Comprehensive Plan has mostly gathered dust on a shelf, he hopes the new Plan being developed (see Page 4) will prove to be a key guide for county planning.

Elliott urged those present to contact Adam Chapman, Oconee County Planning, to find out when citizen meetings are scheduled. He added Adam might be able to arrange special meetings for larger neighborhoods to provide input.

# Comprehensive Plan Redo Needs Resident Input

Oconee County's Comprehensive Plan—a roadmap for future development and redevelopment—is being updated. This gives you an opportunity to have a say in how Oconee grows and what county priorities should be as that inevitable growth takes place.

The State requires the Comp Plan to be updated every 10 years.

The county is now in the data and information collection phase, which it hopes to complete by late 2019 for 2020 implementation.

While an outside agency is writing the Plan, County staff has been tasked with gathering data. The existing 350-page Comp Plan contains nine elements or chapters (see listing in right column). These elements cover broad topics ranging from population to investment priorities. A tenth agricultural element is part of the 2020 plan.

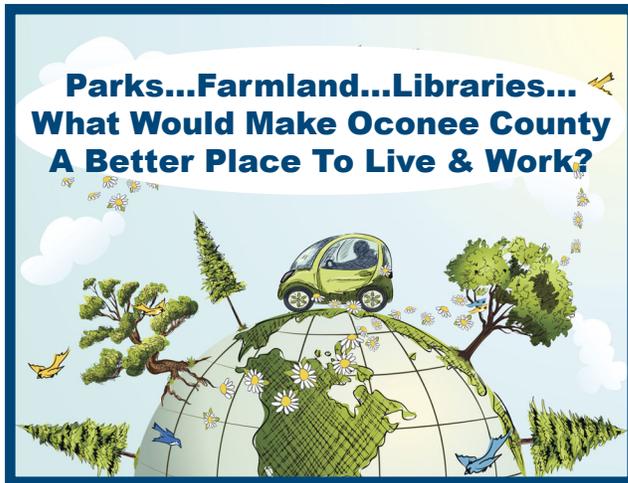
As each element is drafted by the outside agency, it's reviewed by the Planning Commission and forwarded to County Council for review and approval. A "Goals" section at the end of each element draws broad conclusions from the data in the chapter. Below the "Goals" are

"Strategies" to achieve them. These Comp Plan elements—Goals and Strategies—are where input from county citizens can make a difference.

The more input you provide, the more mean-

ingful the plan will be. If you don't share your thoughts, others will mold the County's goals to reflect their interests.

Take time to comment on what's important to you, be it longer library hours, corridor plans, park features, lake quality, or education. See the column at right for how to make your ideas and opinions known.



## Guide To Comp Plan Comments

The Oconee Comprehensive Plan will have 10 main elements/chapters:

**Population...Economic  
Housing...Natural Resources  
Agriculture...Cultural Resources  
Community Facilities...  
Transportation...Priority Investment  
Land Use & Future Land Use Map**

Each chapter will include strategies on reaching goals. These strategies may impact decision-making on public and private land development proposals, public fund expenditures, tax and tax incentive policies, cooperative county-city-state efforts, and pressing concerns, such as preserving farmland or rehabilitating older neighborhoods.

### Here's how to comment:

- ◆ Attend a future District Comp Plan meeting. They'll be announced via radio and newspaper and AQD will email members of the date/time.
- ◆ Take advantage of public comment periods at Planning Commission or County Council meetings to express your views. The county website—[www.oconeesc.com](http://www.oconeesc.com)—lists meeting dates and times.
- ◆ Send an email to: [compplan@oconeesc.com](mailto:compplan@oconeesc.com).

## AQD Membership Form

Join AQD or renew your membership today! Choose the desired membership type on the form below. Family Members be sure to list everyone in your household. Memberships may be canceled at any time. However, contributions are nonrefundable. Though Advocates for Quality Development, Inc., is a nonprofit corporation, contributions are NOT tax-deductible.

**Make checks payable to AQD. Return form to AQD, P.O. Box 802, Seneca, S.C. 29679**

NAME(S) \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_ ZIP \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

MEMBERSHIP TYPE:

NEIGHBORHOOD \_\_\_\_\_

INDIVIDUAL \$30     FAMILY \$50  
 DONOR \$100     HOA/BUSINESS \$100

COMMENTS: \_\_\_\_\_

**ADDITIONAL DONATIONS WELCOME!**

\_\_\_\_\_