

PROJECT OAKLEY

As of Dec 6, 2023

Project Oakley is a 315.5-acre, 10-12 year planned development consisting of 4-tracts of land. The description of these Tracts is listed in the attached November 2023 version of the PDD. Tracts 1, 2, and 3 are most concerning to Newport as they boarder Backwater Road from Stoney Point Road to the Newport entrance. (See the attached PDD which contains the exact layout of the of the area.)

The first step for Project Oakley is to convert the designated area from a Rural Development District (RDD—think farmland) to a Planned Development District (PDD—houses & commercial use. Newport is a PDD). This is just the first of many phases in the process and there will be numerous changes to the PDD before the final version is approved. The initial PDD was developed in haste and since it was, it has caused confusion and concern.

Summary of comments regarding the (November) PDD:

1. The Density of homes—895 dwellings.
2. PDD Did not account for roads, green space, amenities, and the Par 3 golf course.
3. The size and type of homes
4. Motels and Hotels in the plan
5. The building standards such as 5' setbacks
6. The future traffic impact on Backwater Road and Stoney Point Road

Comments from the November 28, Planning Commission Hearing.

Many thanks to the Newport Owners who spoke very well at the meeting.

Comments from the Developer:

1. Development will be a traditional design—respect to the lay of the land.
2. Traffic impact study needed for Stoney Point Road (State Road) and Backwater Road (County Road).
3. The plan for end-state build is 10-12 years.
4. Build approximately 30-40 homes a year.
5. Will require GMD to preform significant work.
6. An Engineering and Environmental Plan to be conducted.
7. Manufactured homes—not to be included in final development plan.
8. Street network will include alleys behind each home—garage access and trash pickup.
9. Setbacks—5ft. Will be for smaller homes and or cottage type of home.

10. Density—500 homes in areas 1, 3, & 4. (East Oakley) Equals 2.4 homes per acre.
Planning Commission comment: This cannot happen. Developer did not include roads, green space, commercial structures—the developer triple counted the use of the land.
11. Development master plan includes a Lake Club, Pool, Pavilion, Golf Training Academy, Par 3 Golf Course, Wellness Center, Marina, and General Store.
12. Golf cart path from area 1-2 to Stoney Point.
13. Area South of Stoney Point Road, West Oakley: Commercial and residential area.
This is the last area to be developed.

The Marina—from Julie Davis, Lake Management

Note: According to Julie Davis, Lake Management, she had not been informed about the project as of Friday December 1st. The Commercial Marina regulation #2007-23 and the Community is #2007-19.

1. Marina's—two types. Community and Commercial
2. Community and Commercial: both have similar requirements:
3. Can extend no farther than 1/4th distance between shorelines.
4. No water depth stipulated.
5. Must be no closer than 30ft from adjacent property and 40ft from an adjacent dock.
6. The Commercial Marina must have State approval, limited to 10 slips per 100ft, involves a tax fee per slip. Lake Management follows State guidelines.
7. A Community Marina is governed by County Lake Management.

From Carol Coleman, Director, Greenwood City/County Planning Department.

The current PDD, November 2023 version, is only a place holder and will be required to be amended to comply with the development agreement, which is not complete. Appears this PDD was written in haste as evidenced by many of the current County planning requirements are also written in the “Planned” section. Believe the next version will address this oversight.

What happened at the December 5th Planning Meeting?

The County Council Chairman presided over the meeting with the entire County Council present.

Carol Coleman, Director, Greenwood City/County Planning Department, addressed the following topics.

1. Density—stated the density numbers are flexible and will be refined by the Developer.

2. Developer Agreement—to be completed by the Developer and will specify the overall development structure. No date identified when this will be done.
3. 5' setbacks—for Cottages and not for other larger homes.
4. New PDD—a revised PDD to be developed with refined home numbers, amenities, and green space. No identified date for completion.
5. Zoning Ordinance—current zoning ordinance must be modified to accommodate the development.

New date for the next County Council meeting on Project Oakley is January 2, 2024, at 5:30PM, in the Library.

The County Council voted unanimously to approve Ordinance 23-16 and will conduct a 3d reading on January 2, 2024.

What will happen on January 2nd (the December 19th meeting moved) at the next public hearing?

A conceptual (modified) PDD will be presented to the County Council for conditional approval to serve as a place holder to enable the process to continue ~~&~~ and to allow investors to close on the land sale. The County Council will read the modified PDD and receive comments from the public. The same rules will apply—each person (Pro or Con) will have 3-minutes. This modified December PDD is a revised version of the November PDD incorporating developmental changes as provided by the developer. NOTE: This modified December PDD will not be the final PDD. Upon conclusion of the meeting the County Council will vote on the modified PDD.

Jan – March timeframe.

Assuming the County Council approves the modified PDD at the December meeting the process will continue in the 1st quarter of 2024. This will give the Developer additional time to refine and improve the development agreement representing the community design, working with the Planning Commission and County Council, and to amend the PDD to reflect what is stated in the Development Agreement.

Public Hearings will be scheduled, and additional public comments will be afforded to the public. There is a long way to go before the Project Oakley is totally approved.

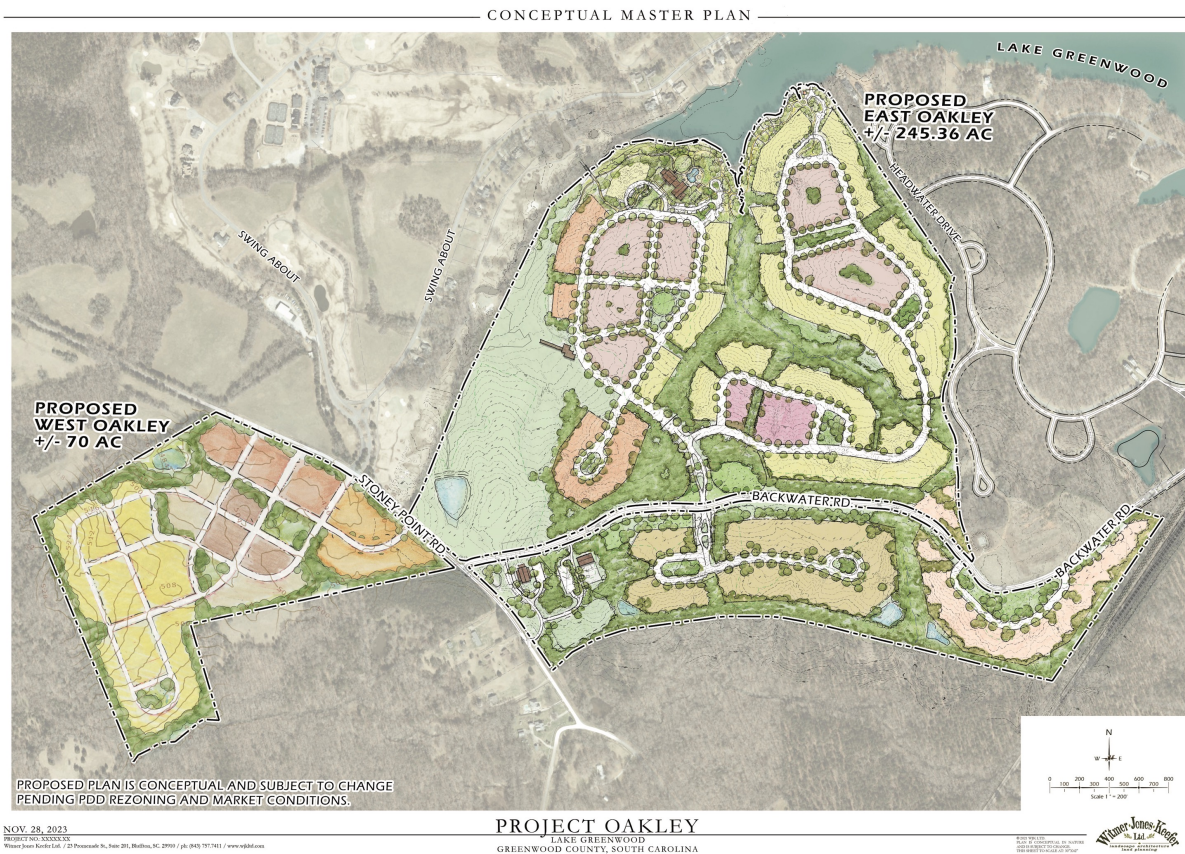
RECAP:

There are many issues still to be addressed regarding the November 15, 2023, Project Oakley PDD. The Newport POA will monitor and report to the Newport Owners as information becomes available. The POA will also seek relief of some or all of the paving cost of Backwater Road. In addition, discussions are being held with WCFIBER for the same outcome.

The intent of this document is to keep Newport owners informed. All owners can view related documents on the county website and attend county meetings. County meetings are held at the library and are open everyone. Owners are encouraged to attend. This document will be amended as new information becomes available.

The Planning Director has agreed to provide the latest version of each PDD as soon as it becomes public. The latest version will be posted on the Newport web page: <https://newportongreenwood.com> as soon as received.

Below is the conceptual master plan diagram of Project Oakley received from the County Planning Office. This is the same slide shown at the November 28th meeting.



Slides below are part of the November 15, 2023, PDD. Each section numbers added for clarity.

