

**EAST SHORE SOUTH, LLC.
917 CHAPIN ROAD
CHAPIN, SC 29036**

September 15, 2025

Amanda F. Brock
Administrator
Oconee County
Administrative Offices
415 South Pine Street
Walhalla, SC 29691

Re: Mill Hill/Newry Development Proposal

Dear Ms. Brock:

I have received and reviewed the correspondence you sent on behalf of Oconee County Council, dated August 26, 2025. In your letter, you wrote that the Oconee County Council has carefully and diligently considered our Mill Hill/Newry Proposal, but that no exceptions or exemptions will be granted related to density and minimum lot sizes as outlined by Ordinance 2024-18 – which you attached.

We are deeply disappointed with the directive you have received from Council, and we are surprised that criteria as fundamental as densities and lot size restrictions would not have been raised earlier in our discussions of this project. As you know, we have proceeded with our project based on the positive general feedback expressed by Council and by members of the community, which did not include these specific concerns.

Our effort to study and design an important phase of housing for middle income buyers, young couples, single professionals, and retirees should be heavily embraced by you and the members of Oconee County Council. Our plan to create a dramatic mixed-use project and to improve the corridor of Old Clemson Highway and Newry is truly visionary, and should also be embraced.

Our partners would like to continue to work with you and Council. We remain committed to developing our project, and we would like you to reconsider the PDD that was submitted to you.

We will discuss any significant problems that you see in our plan, but we do not feel compelled to recognize the Ordinance 2024-18, or unreasonable density restrictions or lot size limitations. Our parcel is unique, and we should not be constrained by standards which are counter to the interests of Newry, Oconee County, the community at large, the State of South Carolina, or the United States government. As you may recall, our parcel has two significant civic attributes:

1. The entire parcel is a **Federal Opportunity Zone**. It is designated as a distressed area, to specifically incentivize long-term development, economic investment, and high-density revitalization.
2. The entire parcel is 100% eligible for credits under the **South Carolina Textiles Communities Revitalization Act**. The state specifically allocated these credits to promote redevelopment of old textile areas, and to encourage private investment to improve blight and to raise property values.

We request a meeting with you and/or other members of Council to discuss these issues. The proposal we submitted is our preferred plan. However, without quick and mutual agreement with Council, we will need to pivot to other options, including: the sale of the property to large outside developers, annexation options, and other legal and political responses.

Also, the magnitude of our proposed project has already attracted considerable attention from the media and public. If we are forced to abandon our proposed plan, and pivot to other options for this parcel, we will also have to engage in a robust media campaign to appropriately explain the change in direction. Given the reputational risk of a media campaign and the high expenses to each of us in pursuing alternative options, we should work together at this point.

Please call me at your convenience to set up a meeting. Let's try to avoid the lawyers and simply meet to discuss the big issues.

Sincerely,



Mark S. Hart
East Shore South, LLC.