

Oconee County Board of Zoning Appeals



415 S. Pine Street
Walhalla, SC 29691
Telephone (864)638-4218 Fax (864)638-4168

ORDER ON SPECIAL EXCEPTION APPLICATION

Application Date: September 28, 2012 Permit Application No.: 120928--1

The Board of Zoning Appeals held a public hearing on October 11, 2012 to consider a Special Exception for a RV park in the Lake Residential District which may be permitted by the Board pursuant to Section 38 of the Oconee County Zoning Enabling Ordinance (Chapter 38). The Special Exception by Ronnie Hughey was set forth on the Land Use Application #120928--1, submitted on September 28, 2012, requesting a permit to develop a RV park subdivision in the Lake Residential District adjacent to Jefferson Road, West Union, (Tax Map #162-00-01-011).

After consideration of the evidence and arguments presented, the Board makes the following conclusions:

1. Based on the evidence presented to the Board, the proposed Special Exception is compatible with current and known planned land uses in the district, and will not substantially diminish the value of adjacent property or property in the district.
2. Based on the evidence presented to the Board, the proposed Special Exception will have a positive impact upon the general health, safety, and welfare of the residents of Oconee County.
3. Based on the evidence presented to the Board, the proposed Special Exception is approved with the condition that a registered engineer submits a storm water pollution prevention plan, for the project area, to the Planning department to be approved and adhered to , and;
4. Based on the evidence presented to the Board, the proposed Special Exception is approved with the condition that the property owner complies with all Oconee County Code of Ordinances.

THE BOARD, THEREFORE, ORDERS that the special exception is granted.

Date issued: _____
Chairman

Secretary

Date mailed to parties in interest: _____

Notice of appeal to Circuit Court must be filed within 30 days after date this Order was mailed.



Oconee County Planning Department

415 S. Pine Street, Walhalla, SC 29691

Telephone: 864-638-4218
Fax: 864-638-4168

Application for Preliminary Subdivision Review

Date: 9/27/12

Name of Applicant: Mr. Ronnie Hughey Owner Agent of owner

I, hereby make application to the Oconee County Planning Commission for preliminary review of a proposed subdivision of land or development project.

Name of Project: Keowee Falls RV Park
Proposed Land Use: RV Park
Tax Map Number: 162-00-01-011

Phased Projects:

Number of Phases in Project: 2
Phase being Applied for (state phase #): 1
Total Number of Lots Proposed in Phase: 16
Overall Size of Parcel (acreage): 55

Planned Infrastructure

Water Source:

Public System Private Well Other*

If Public, Provider: Oconee County

Sewage:

Sewer: Oconee County System Other*

Septic: Onsite Common Septic Other*

* If either the water source or sewage system is different than what is listed or the systems vary within the proposed development, attach a detailed explanation.

Is the tract or parcel of land restricted by any recorded covenant that is contrary to or conflicts with, or prohibits the proposed activity? Yes, please attach a copy No

Roadway Information

Will the proposed roads be presented to the County for acceptance into the County road system? Yes No

Length of County Road(s) (feet): _____
Length of Private Road(s) (feet): 900
Acreage Disturbed: 1
Electric Provider: Blue Ridge

Name: Mr. Ronnie Hughey

Address: 150 Jefferson Road

City: West Union State: SC Zip Code: 29696

Phone Number: (864) 638-5716 Fax Number: _____

Signature: Ronnie Hughey Date: 9/27/12



Oconee County Community Development

415 S. Pine Street, Walhalla, SC 29691

Telephone: 864-638-4218
Fax: 864-638-4188

September 24, 2012

Burgin Engineering Inc.
PO Box 1804
Irmo, SC 29063
803-781-2965

Mr. Robert Burgin,

The Planning Department has received plans for **Keowee Falls RV Park - Phase II Expansion** (Tax Map # 162-00-01-011) and reviewed them as a sketch plan. In order for the approval process to move forward a completed subdivision application (enclosed), the payment of all appropriate fees (\$100.00 application fee, plus \$10.00 per lot and \$50.00 plus the cost of advertising for the Board of Zoning Appeals), along with a complete set of plans must be submitted to the Planning Department. The following items have been noted:

Zoning:

- 1) Per Oconee County's Zoning Enabling Ordinance, found in Chapter 38 of Oconee's Code of Ordinances, the development of a campground in the Lake Residential District is permitted as a Special Exception. The approval of the project is contingent upon the approval of the BZA.

Subdivision:

- 1) Will the proposed site(s) be sold or leased (short-term or long-term)?
- 2) Approval from DHEC regarding septic systems and storm water.
- 3) Are the proposed roads private or are they going to be proposed for county acceptance? A complete set of plans must be submitted to the Oconee County Road Department at the time of preliminary application. Please note! No approvals can be granted until the County Engineer has approved the road plans. We recommend contacting the County Road Department so that an informational meeting can be scheduled to go over any potential road issues before preliminary plans are submitted for approval. The County Road Department can be reached at: 864-886-1072. The specifics related to the County road standards can be found in Ch. 26 of Oconee's Code of Ordinances.
- 4) All roads must be named and approved by the Oconee County Addressing Office (864-638-4250). Please submit road names at the time of preliminary application.
- 5) A complete set of water plans must be submitted, per section 32-217 of Oconee County's Code of Ordinances.
- 6) In addition please provide a site plan showing existing conditions, applicable setbacks, 750' Lake Overlay, roads, etc.
- 7) Complete details on preliminary submittal requirements as listed in section 32-222 of the Code of Ordinances.

If you have any questions, please do not hesitate to contact our office at 864-638-4218. Thank you!


Josh Stephens
Zoning Administrator


Yancey Green
Planner

11-07-003

153-00-07-004

102-00-01-011

runoff ways

microtransit

PROPOSED SOUTH MAIN

PROPOSED SOUTH MAIN

PROPOSED SOUTH MAIN

STRAIGHT

PROPOSED SOUTH MAIN

Jefferson Rd

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Oconee County Community Development

415 S. Pine Street, Walhalla, SC 29691

Telephone: 864-638-4218
Fax: 864-638-4168

October 12, 2012

To: Ronnie Hughey
From: Yancey Green

Re: October 11th Special Exception Hearing

This is to confirm to you that the Board of Zoning Appeals has approved your request for a Special Exception, at the October 11, 2012 meeting, for a zoning permit on property adjacent to Jefferson Road, TMS # (162-00-01-011) in regards to the submitted project with the following conditions:

1. a registered engineer submits a storm water pollution prevention plan, for the project area, to the Planning department to be approved, and;
2. that you comply with all Oconee County Code of Ordinances.

Be aware that this is one step in the process and we advise that you not proceed with physical development of the project while we work through all the steps together. An official copy of the Board Order will be sent as soon as it is signed.

Thank you for your cooperation in this matter and we look forward to working with you.

Yancey Green

Planner

Josh Stevens

Zoning Administrator

Oconee County Board of Zoning Appeals



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Walhalla, SC 29691
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.....LEGAL AD.....

**PLEASE ADVERTISE IN THE NEXT ISSUE
OF YOUR NEWSPAPER**

TO: DAILY JOURNAL [classadmgr@dailyjm.com]

The Oconee County Board of Zoning Appeals will conduct a public hearing on Thursday, October 11th, 2012 at 6:00 p.m. in the Council Chambers of the County Administrative Complex, 415 S. Pine Street, Walhalla, SC 29691. The applicant, Ronald Hughes, is requesting a Special Exception regarding a property located along Jefferson Road TMS# 162-00-01-011, for a campground in the Lake Residential District. If you would like additional information concerning these requests please contact the Planning Department at 864-638-4218.