



Oconee County Planning Commission

415 S. Pine St. • Walhalla, South Carolina 29691

Phone (864) 638-4218 • Fax (864) 638-4168

Application for Land Use Permit

Date: Jul 14, 2014

I, R Scott Luggins (owner) (agent of owner)
hereby make application to the Oconee County Planning Commission for
the following land usage:

Wireless Broadband Site

Company Name(s): OneTone Telecom, Inc.

Lot Number: Backwater Landing

Block Number: n/a

Tax Map Number(s): 177-00-02-019

Address: 1224 Melton Road, West Union, SC 29696

Existing Land Use: Unclassified Farm

Special Conditions (if any): Requesting to eliminate the additional 50 ft set back requirements.

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 No

As the developer of this tract or parcel of land have you applied any
restrictions by recorded covenant? (if yes, please attach a copy) Yes No

Applicant's Name: OneTone Telecom, Inc.

Address: 100 Century Plaza, Suite 91, Seneca, SC 29678

Mailing Address (if different): Same

Phone Number: 864-985-3906

Fax Number: 864-885-9222

Signature: [Signature]

Date: Jul 14, 2014

Please be advised that this is NOT A BUILDING PERMIT APPLICATION. Contact the the Oconee
County Building Codes Office (864-718-1005) for more information on required building permits
or applications.



Date: 7/14/14
To: Oconee County / Mr. Josh Stephens
From: OneTone Telecom, Inc / K Scott Loggins
Re: The proposed installation of a 80' / 100' Utility Pole 1224 Melton Rd. , West Union SC 29696 for the deployment of Wireless Broadband Equipment in order to utilize and offer Last Mile Services on the Oconee County Network known as the Oconee Focus Project.

Dear Mr. Stephens,

Enclosed please find the application of OneTone Telecom, Inc. for a proposed 80' / 100'- foot Utility pole and site to be installed for the deployment of a Wireless Broadband Application over the Oconee County Fiber Network known as the Oconee Focus Project. This site will be located at the property of Neville Brothers, ASCGP and known as BackWater Landing, which is located at 1224 Melton Road, West Union, SC 29696 and is designated as Oconee County tax parcel number 177-00-02-014. This is a key location to OneTone Telecom, Inc in the application of its new Broadband offerings to rural areas of Oconee County because it is a completely unserved area with no co-location opportunities available or any basic internet services to the residences of the surrounding areas.

I have taken the liberty of recasting the relevant sections of the Oconee County Communication Towers Ordinance, found in Article Four, with our answers to the relevant sections in bold beneath the section. We believe that upon review it will be evident that we have met all the necessary requirements included in the Communication Towers Ordinance. However, please note in the section concerning the minimum set back requirements. We are asking for a special exemption. We greatly appreciate your time and consideration in the review of our application and look forward to working with you and the Oconee County Staff in the future.

Sec. 12-134, General Requirements.

- (a) ***Illumination.*** Communication towers shall be illuminated only as required by the Federal Communications Commission (FCC) and/or the Federal Aviation Administration (FAA).

The proposed height of the Utility pole that we would be installing is well under any height requirements as can be seen in the site plans and drawings attached as Exhibit 1 and requires no additional FCC licensing.

OneTone request that this information be withheld from public record.

- (5) ***Color.*** Communication towers shall only be painted with a gray, non-reflective paint unless otherwise required by state or federal regulations.

We will be installing a traditional Wooden Pole or a Metal pole with a dull non reflective finish.

- (c) ***Signs.*** A single sign, two square feet in size which included the names of the companies operating the equipment and a phone number for emergencies shall be displayed in a visible location on or near the communication tower. No advertising of any type may be attached to a communication tower.

Signs for the purpose of identification, warning, emergency function, and

contact will be placed as required by applicable state and federal law.

(d) Removal. A communication tower which use has been discontinued for a continuous period of one year shall be removed within 120 days of the date of the end of such period. Companies must notify the county within 30 days if the company ceases operations at a tower or antenna. All structures, fencing, screening and other improvements must be removed, and the site must be returned to its original condition at the company's expense.

A tower removal letter by Scott Loggins of OneTone Telecom, Inc. is attached hereto as Exhibit 2 and incorporated herein by reference.

(e) Security. A freestanding communication tower and associated structures shall be appropriately secured by means of a wall, fence or other device at least eight feet in height.

The proposed location would be surrounded by a fence installed by Mr. Hal Alexander of Oconee Fence Company at a height of 8 Feet and meet all local, state and federal requirements.

(f) Screening. The purpose of this subsection is to establish control for the visual quality of communication towers from the ground level. A communication tower, as pertains to this subsection, includes the tower and the land and everything within the required security fencing including any other building and equipment. The screen shall be a minimum of ten feet of land surrounding the tower except for one service access. An appropriate plant material screen shall be evergreen plants of a quality and planted in accordance with the standards of the American Nurserymen Association that are indigenous or native to the county area. Such plantings shall be appropriately spaced and of such a size so as to achieve a dense screen with a minimum height of six feet within a three-year period from erection of a tower. Additional screening with deciduous or evergreen trees is desirable and encouraged. Existing trees shall be preserved unless a waiver has been granted by the planning director to selectively cut specified trees. If in extreme or unusual situations and where it is proven impossible to properly construct the plant material screen, the planning director may grant permission to construct the security fence as a solid masonry wall, either brick or stucco-type finish with a minimum height of six feet above ground level and constructed in accordance with applicable construction codes. A certificate of occupancy shall not be issued by the county codes department until the required planting is completed. When the occupancy of a structure is desired prior to the completion of the required planting, a certificate of occupancy may be issued only if the owners or developers provide to the county a form of surety satisfactory to the county attorney and in an amount equal to 125 percent of the costs of the remaining plant materials, related materials, and installation (with the costs agreed to by the planning director or designee). The form of the surety shall be in conformity with the land development regulations for the county. All required planting must be installed and approved by the first planting season following issuance of the certificate of occupancy or bond will be forfeited to the county. The owners and their agents shall be responsible for providing, protecting, and maintaining all required plant material in healthy condition, replacing unhealthy or dead plants within one year or by the next planting season, whichever comes first. Replacement material shall conform to the original intent of the approved plan.

We will install a mesh screen around the fenced area and if necessary plant shrubbery or trees around the exterior of the fence that would satisfy any local ordinances.

(g) Antenna capacity: wind load. The communication tower shall be designed to withstand winds in accordance with ANSI/EIA/TIA 222 (latest revision) standards. Certification from a structural engineer registered in the state shall constitute proof

that such standard has been met.

The ANSI/EIA/TIA222 letter and structural analysis report by South Carolina Licensed Professional Engineer, Robert Young of The Booth and Associates firm located in Raleigh, NC. Booth and Associates have an extensive background in working with wooden and metal pole manufacturers and utility based companies in both traditional and wireless delivery methods. Exhibit 3

(h) FCC license. The owner of a communication tower shall possess a valid FCC license for the proposed activity, or at the discretion of the board, the owner shall provide other substantial documentation in lieu of FCC licensing proving to the board that the owner has a verifiable history of satisfactory communications tower construction and operation.

Our Equipment located at this site will operate on the 2.4 m-licensed spectrum thus requires no FCC license.

(i) Design for multiple use. A new communication tower shall be designed to accommodate additional antennae as provided for elsewhere in this article.

The site will be equipped for co-locate opportunities but due to its height and location, it would be highly unlikely.

(j) Safety codes. A communication tower shall comply with all applicable health, nuisance, noise, fire, building and safety code requirements.

OneFone Telecom, Inc. accepts and acknowledges, and willfully comply with, this provision.

(k) Distance between towers. A proposed communication tower shall not be permitted within 1,300 feet of an existing communication tower unless the applicant certifies to the board that the existing communication tower does not meet applicant's structural specifications and applicant's technical design requirements, or that a co-location agreement could not be obtained.

There are no existing structures in the area and our Wireless Broadband Equipment is a completely different technology and would have encounter overwhelming interference if located on a traditional cellular type tower.

(l) Application of county land use regulations. Land development regulations and other performance standards shall apply to the use, unless otherwise provided in this article.

Applicants accept and acknowledge, and will fully comply with this provision.

(m) Minimum setbacks. Minimum setbacks of communication tower (not including guy anchors) must be a minimum distance equal to one foot horizontally for every one foot in height plus 50 feet from:

- (1) All lot lines of residential or commercial property.
- (2) The nearest point of any structure meeting minimum standards for human occupation as put forth in applicable building codes adopted by the county.
- (3) Properties or districts designated historic.
- (4) Properties containing churches, schools, colleges, children's homes and shelters, hospitals and nursing homes; except that communication facilities which meet the definition of stealth tower in section 12-132 may be permitted by special exception on these properties.
- (5) The right-of-way of all streets and roads.

The drawing shows that we have met the required setbacks but we are asking the board to consider a special exemption to eliminate the additional 50' above the structure height. This site is located in the corner of the property and meets the setbacks on two adjacent property lines. We are only asking for this exemption on the road side of the site. As the drawing shows, we have already met the minimum 33' setback from the center of the street, and additional 50', and the height of the pole. Meeting these requirements pushes the location downhill into a ravine, losing some 12 to 15 feet in elevation. This does not affect the coverage at Backwater but greatly impacts our ability to clear a nearby ridge in getting the signal into the site. We have provided several Path Analysis produced by our software to illustrate the challenges we face. The solution is to either raise the height of the structure which also directly raises the investment cost of the site. Due to the location, nature of the property (Nevilla Brothers) and the fact that this site sites beyond the main gate of backwater landing. We feel our Structure will be stealth style in design and would justify asking for the special consideration. Exhibit 1.

Sec. 12-135. Additional requirements for location near the county airport.

- (a) With the exception of towers for aeronautical purposes, in no case may a communication tower penetrate any imaginary surface, as described in chapter 14 of the Code of Federal Regulations, Federal Aviation Regulation (FAR) Part 77, associated with existing or proposed runways at any publicly owned airport. All communications towers located within the first 12,000 feet of the approach surface of an existing or proposed runway at such facility, or within the horizontal surface associated with such runways as described in FAR Part 77, shall be lighted. Such towers shall be illuminated by strobe lights during daylight and twilight hours and red lights during nighttime hours.

Not applicable.

- (b) A copy of any plans whereby a communication tower will be located within such 12,000 feet area shall be provided by the applicant to the county airport manager and the county planning director for comment. Any comments shall be made within ten days of delivery to such manager with a copy to the planning director and the applicant. Prior to issuance of a building permit, the applicant shall provide documentation to the planning director that the proposed communications tower has been reviewed by the Federal Aviation Administration (FAA), if so required, and that a finding of no hazard to air navigation has been determined.

not applicable.

Sec. 32-136. Maximum height of freestanding communication towers.
The maximum height of freestanding communication towers shall be as follows:

<i>District</i>	<i>Maximum height</i>
Residential	Not exceeding 175 feet
Commercial	Not exceeding 200 feet
Industrial/agricultural	Not exceeding 250 feet

The Utility pole application we are seeking to deploy is 80' 100' in height above ground.

Sec. 32-138. Application Requirements.

The following information shall be submitted for all applications for approval of a communication tower:

- (1) *Specifications.* Two copies of the specifications for proposed structures and antennae, including description of design characteristics and material.

This information can be found in the Site Plans and Drawings prepared by Edwards and Associates Surveying and Engineering Firm attached hereto as Exhibit 1 & 2

One-Time request that this information be withheld from public record.

- (2) *Site plan.* Two copies of a site plan drawn to scale showing property boundaries, communication tower location, communication tower height, guy wires and anchors, existing structures, photographs or elevation drawings depicting typical design of proposed structures, parking, fences, landscape plan, and existing land uses on adjacent property. A site plan is not required if antenna is to be mounted on an approved existing structure. Prototypical drawings indicating various types of equipment to be located on the communication tower may be submitted at the time of the permit application. Identification of the owners of all antennae and equipment to be located on the site. Other equipment may be added to the communication tower without additional permits or inspections as long as electrical wiring is not required.

This information can be found in the Site Plans and Drawings prepared by Edwards and Associates Surveying and Engineering Firm

attached hereto as Exhibit 1 & 2 OneTone request that this information be withheld from public record.

(3) *Location map.* Two copies of a current map, or update for an existing map on file, showing locations of applicant's antennae, coverage areas, facilities, existing communication towers, and proposed communication towers, serving any property within the county are required. An applicant may request that specific proprietary or confidential information be withheld from the public record.

A site Location Heat Map is included as Exhibit 4. OneTone request that this information be withheld from public record.

(4) *Owner authorization.* Written authorization from the site owner for the application.

A letter of authorization from Neville Brothers, property owner, is attached as Exhibit 5 and incorporated herein by reference.

(5) *Visual impact analysis.* A line of sight analysis showing the potential visual and aesthetic impact on adjacent residential districts.

Site Photo and the surrounding areas are included and listed as Exhibit 8.

(6) *Alternative to co-location or stealth design.* Co-located or stealth designs shall be required unless satisfactory documented evidence can be provided indicating

Not Applicable

(7) *Indemnity.* The applicant must show by certificate from a registered engineer that the proposed facility will contain only equipment meeting FCC rules, and must file with the planning director a written indemnification of the county and proof of liability insurance or financial ability to respond to claims up to \$1,000,000.00 in the aggregate which may arise from operation of the facility during its life, at no cost to the county, in a form approved by the county attorney.

The Indemnification Letter by Scott Loggins of OneTone Telecom, Inc. is attached hereto as Exhibit 6 and incorporated herein by reference. The Certificate of Insurance for OneTone Telecom, Inc. will be submitted under separate cover to be included in Exhibit 7

(8) *Application fees.* All communication tower applications shall include a check made out to the county treasurer in an amount to be determined by the planning director, based upon a schedule of fees enacted by the county council. Additional fees may be imposed in order to offset the costs associated with processing applications for special exceptions, appeals, or variances.

A check for the permit and meeting fee is included.



Index to Exhibits

1. Site Plan
2. Tower Removal Letter
3. Engineering Design Letter / Drawings
4. Coverage Map of Site / Path Analysis of Various Heights
5. Landowner Letter of Authorization
6. Indemnification Letter
7. Insurance Information
8. Site & Surrounding Area Photographs



Date: 3/10/14

Re: Site name – BackWater Landing / Pole Removal Letter

To: Josh Stephens, Zoning Administrator for Oconee County Planning Department

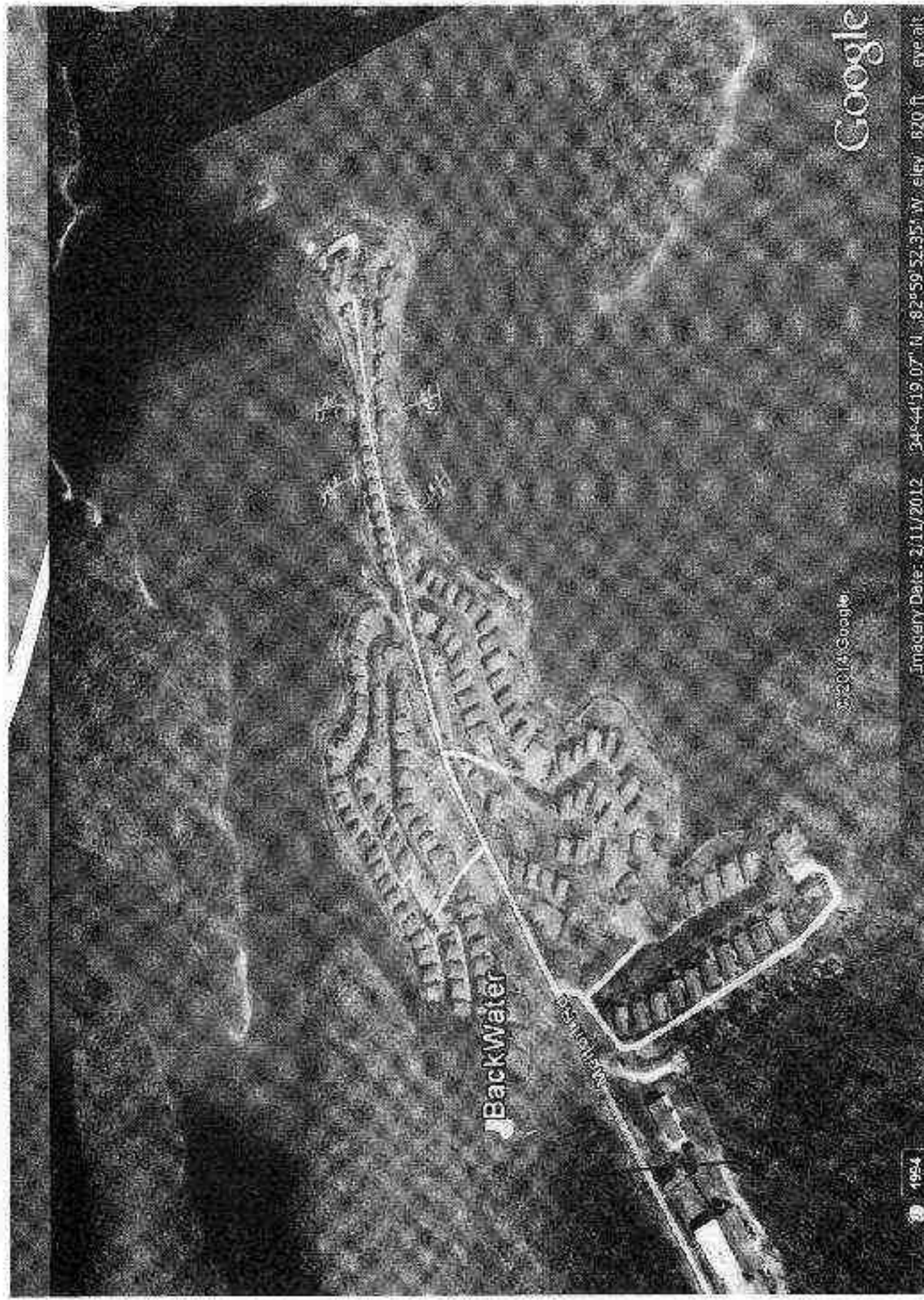
From: R Scott Loggins / OneTone Telecom, Inc.

Dear Mr. Stephens,

Please accept the signed statement below as confirming Section 32-134(d) of the Oconee County Zoning Ordinance.

OneTone Telecom, Inc., its successors and assigns, provide this statement declaring itself, its successors and assigns of being financially responsible to ensure the proposed Utility Pole, when its no longer used to offer Broadband Services for a continuous period of one (1) year, will be dismantled and removed within one hundred twenty (120 days of the date the Pole is taken out of service.

R Scott Loggins
President
OneTone Telecom, Inc.



Google

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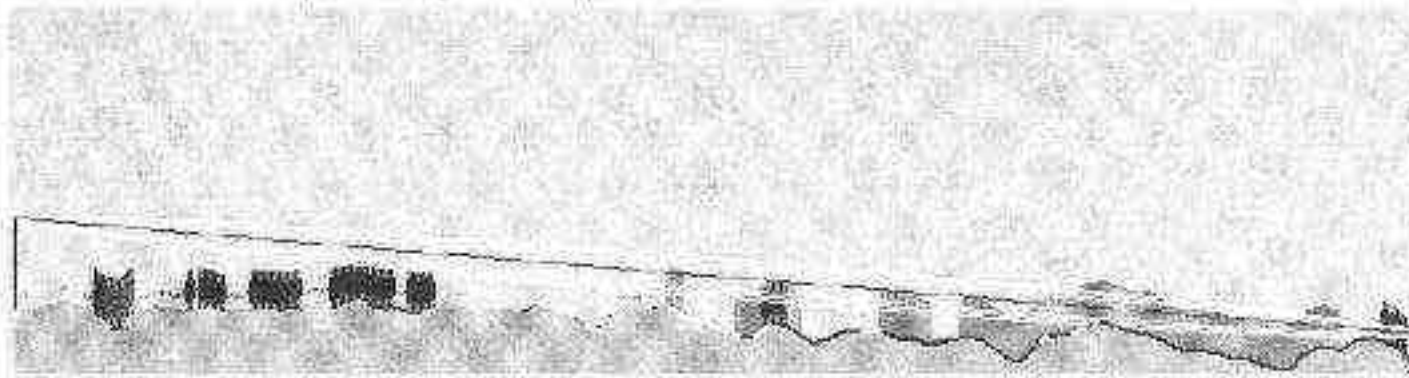
Backwater

Backwater

Imagery Date: 2/11/2012 34°44'19.07" N 82°59'52.35" W elev: 1320 ft eye alt

1994

Seneca Tower (Bounty Land) to Backwater-Down Hill



Bob-Seneca (1)

Latitude	34.708430 °
Longitude	-82.990060 °
Ground elevation	285.6 m
Antenna height	54.0 m
Azimuth	342.31 °
Tilt	-1.15 °

(2) Backwater-down

Latitude	34.738209 °
Longitude	-83.001615 °
Ground elevation	257.0 m
Antenna height	24.0 m
Azimuth	162.31 °
Tilt	1.12 °

Radio system

TX power	27.00 dBm
TX line loss	0.50 dB
TX antenna gain	23.00 dBi
RX antenna gain	23.00 dBi
RX line loss	0.50 dB

Propagation

Free space loss	118.41 dB
Obstruction loss	0.00 dB
Forest loss	30.60 dB
Urban loss	0.00 dB
Statistical loss	16.48 dB

Seneca Tower (Bounty Land) to Backwater



Bob-Seneca (1)

Latitude	34.708430 °
Longitude	-82.990060 °
Ground elevation	295.6 m
Antenna height	54.0 m
Azimuth	343.06 °
Tilt	-0.91 °

(2) Backwater

Latitude	34.737881 °
Longitude	-83.000978 °
Ground elevation	272.2 m
Antenna height	24.0 m
Azimuth	163.05 °
Tilt	0.88 °

Radio system

TX power	27.00 dBm
TX line loss	0.50 dB
TX antenna gain	23.00 dBi
RX antenna gain	23.00 dBi
RX line loss	0.50 dB
RX sensitivity	-54.00 dBm

Propagation

Free space loss	118.28 dB
Obstruction loss	0.00 dB
Forest loss	4.21 dB
Urban loss	0.00 dB
Statistical loss	16.51 dB
Total path loss	139.00 dB



Property Owner Letter of Authorization

Re: Application for new Broadband Wireless Facility
Site Name: BackWater Landing
Site Address:

Jess Neville ^{FOR Neville Brothers}, as owner of the property referenced above in Oconee County, South Carolina, hereby authorize OneTone Telecom, Inc. to pursue applications, permits and approvals through Oconee County for the newly proposed Wireless Broadband site described above.

Landowner signature: _____

Date: 5-23-14

Landowner name and address: _____

Neville Brothers ASCGP
PO Box 188

West Union SC 29696



Date: 3/10/14

Re: Indemnification Letter for site known as BackWater Landing

To: Josh Stephens, Zoning Administrator / Oconee County

From: R Scott Loggins / OneTone Telecom, Inc.

Dear Mr. Stephens,

OneTone Telecom, Inc. agrees to and shall indemnify and hold Oconee County harmless from and against any and all actions, demands, injuries, judgments, liabilities, liens, losses, obligations, orders, proceedings, rights, suits and any and all cost expenses (including reasonable attorney's fees, litigation, expenses and interest) arising out of damage to real or personal property or injury to any person or in any way connected with the installation of, and / or maintenance of the Utility Pole and antenna, including the removal of said Utility Pole and antenna, as set forth in Section 32-138(7) of the Oconee County Zoning Ordinance.

R Scott Loggins
President
OneTone Telecom, Inc.



BOP 9477347 16

COMMERCIAL GENERAL LIABILITY COVERAGE PART DECLARATIONS

COMMERCIAL GENERAL LIABILITY COVERAGE LIMITS OF INSURANCE:

Each Occurrence Limit	\$1,000,000	
Damage To Premises Rented To You Limit	\$300,000	Any One Premises
Medical Expense Limit	\$5,000	Any One Person
Personal And Advertising Injury Limit	\$1,000,000	Any One Person or Organization
General Aggregate Limit	\$2,000,000	
Products - Completed Operations Aggregate Limit	\$2,000,000	



INFORMATION PAGE - RENEWAL

WORKERS COMPENSATION INFORMATION PAGE

POLICY NUMBER WCP 2111697 07		PREVIOUS POLICY NUMBER WCP2111697	
ITEM 1. NAME (UNEMPLOYED AND MAILING ADDRESS) ONETONE TELECOM, INC 100 CENTURY PLAZA STE91 SENECA, SC 29672		AGENT NAME AND ADDRESS HAGOOD AGENCY INC PO BOX 527 EASLEY, SC 29641	
FEIN # 571040099		OTHER WORK PLACES NOT SHOWN ABOVE SEE SCHEDULE	
ENTITY OF INSURED Corporation		RISK ID #	
ITEM 2. POLICY PERIOD From: 08/02/2013 To: 08/02/2014			
COVERAGE IS PROVIDED BY State Auto Property and Casualty Insurance Co.		CARRIER # 12807	

ITEM 3.

A. Workers Compensation Insurance: Part One of the Policy Applies to the Workers Compensation Law of the States Listed here: SC

B. Employers Liability Insurance: Part Two of the policy applies to work in each state listed in item 3.A. Limits of Liability Under Part Two are:

Bodily Injury By Accident	1,000,000	Each Accident
Bodily Injury By Disease	1,000,000	Each Employee
Bodily Injury By Disease	1,000,000	Policy Limit

C. Other States Insurance: All States not shown in 3.A. except AK, CA, HI, LA, ME, NV, NH, ND, OH, RI, VT, WA, WY.

D. See Attached Schedule for list of endorsements forming part of this policy.

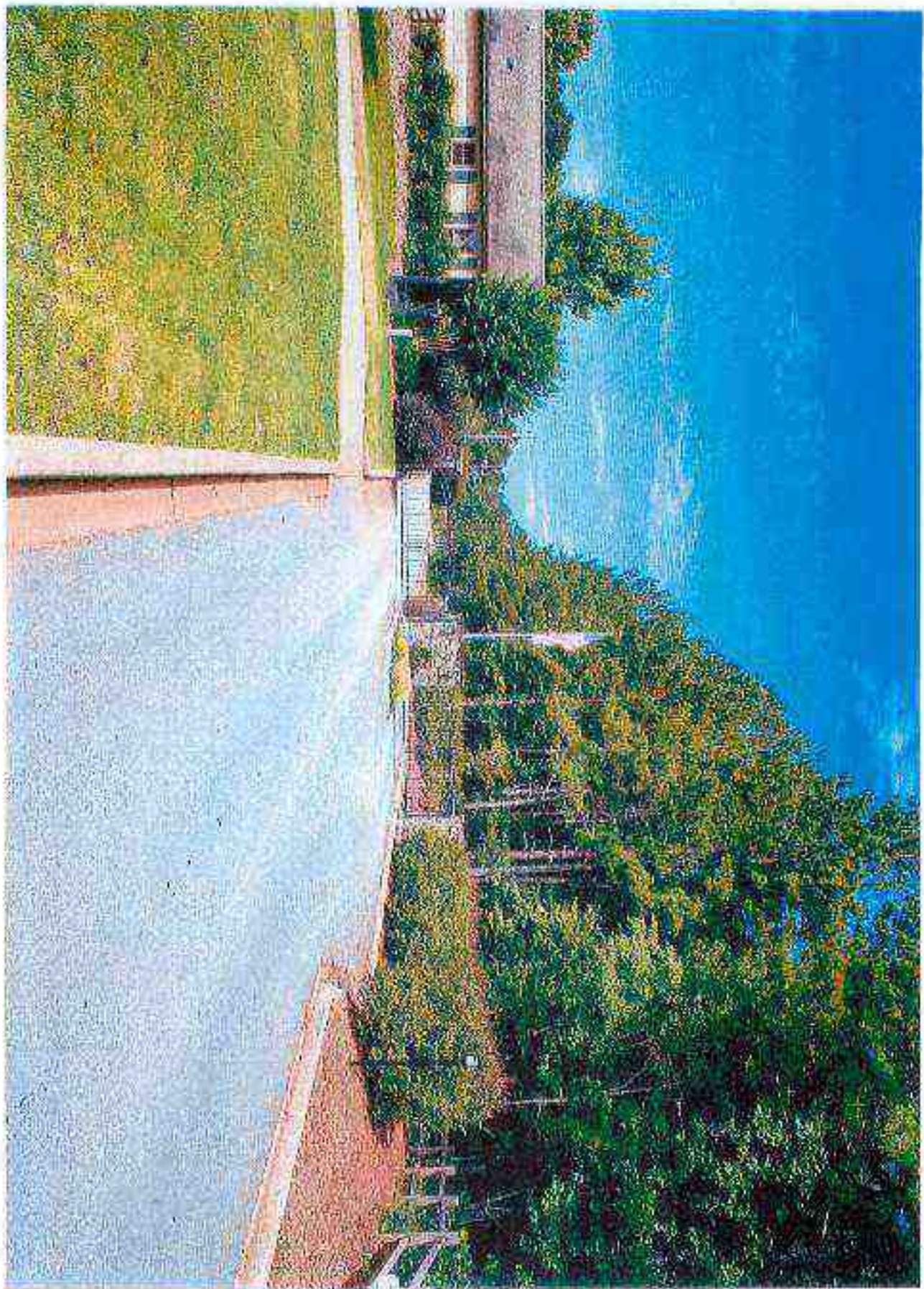
ITEM 4. PREMIUM SUMMARY

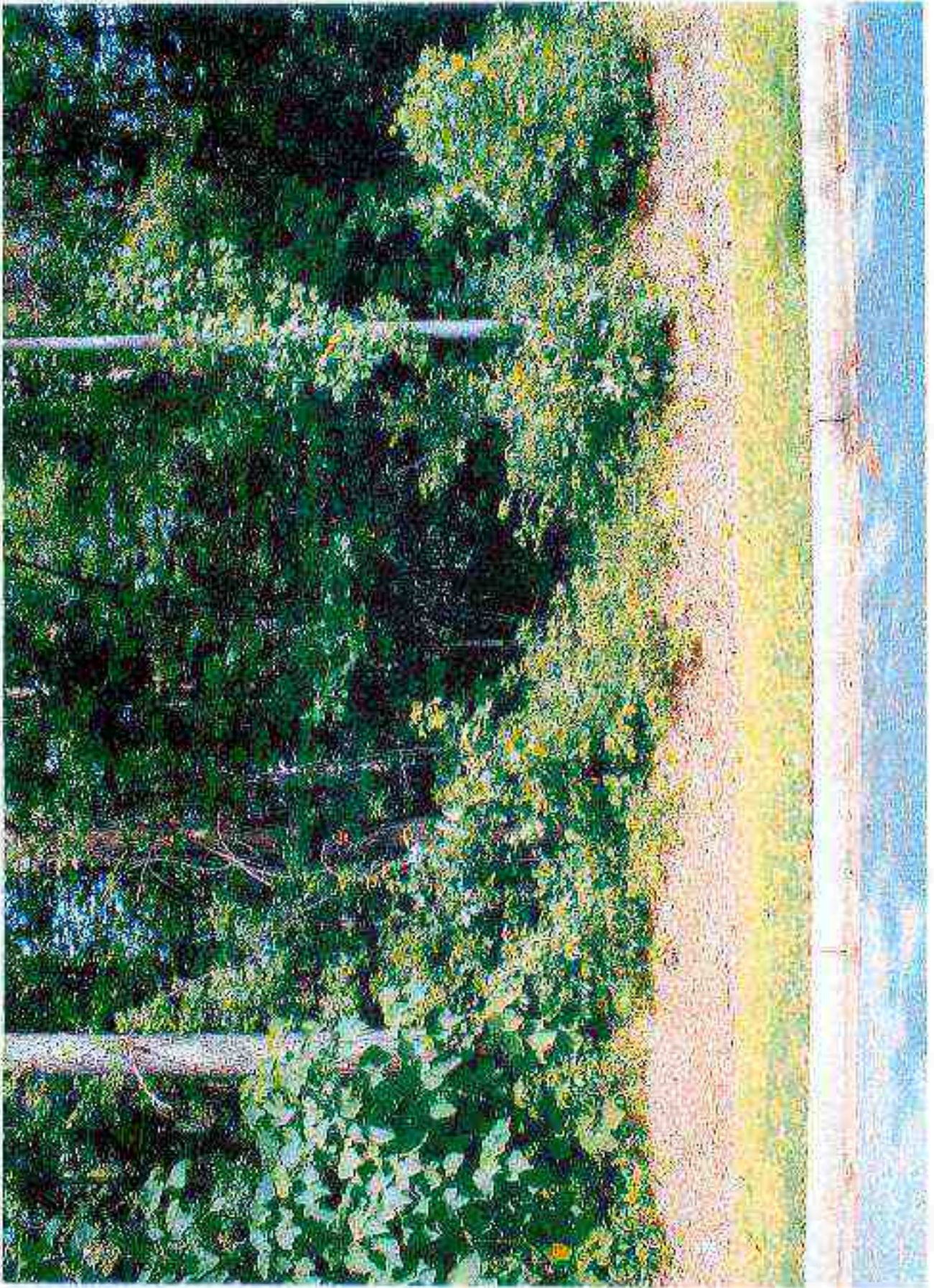
The premium for this policy will be determined by our manuals of rules, classifications, rates, and rating plans. All information required below is subject to verification and change by audit. Adjustment of premium shall be made manually.

Terrorism			
Catastrophe (Other than Certified Acts of Terrorism)			
See Attached Schedule	XXXXXX	Total Estimated Annual Premium	XXXXXX
Premium Discount	\$0		
Expense Constant	XXXXXX	Total Estimated Annual Cost	XXXXXX
Minimum Premium	XXXXXX		

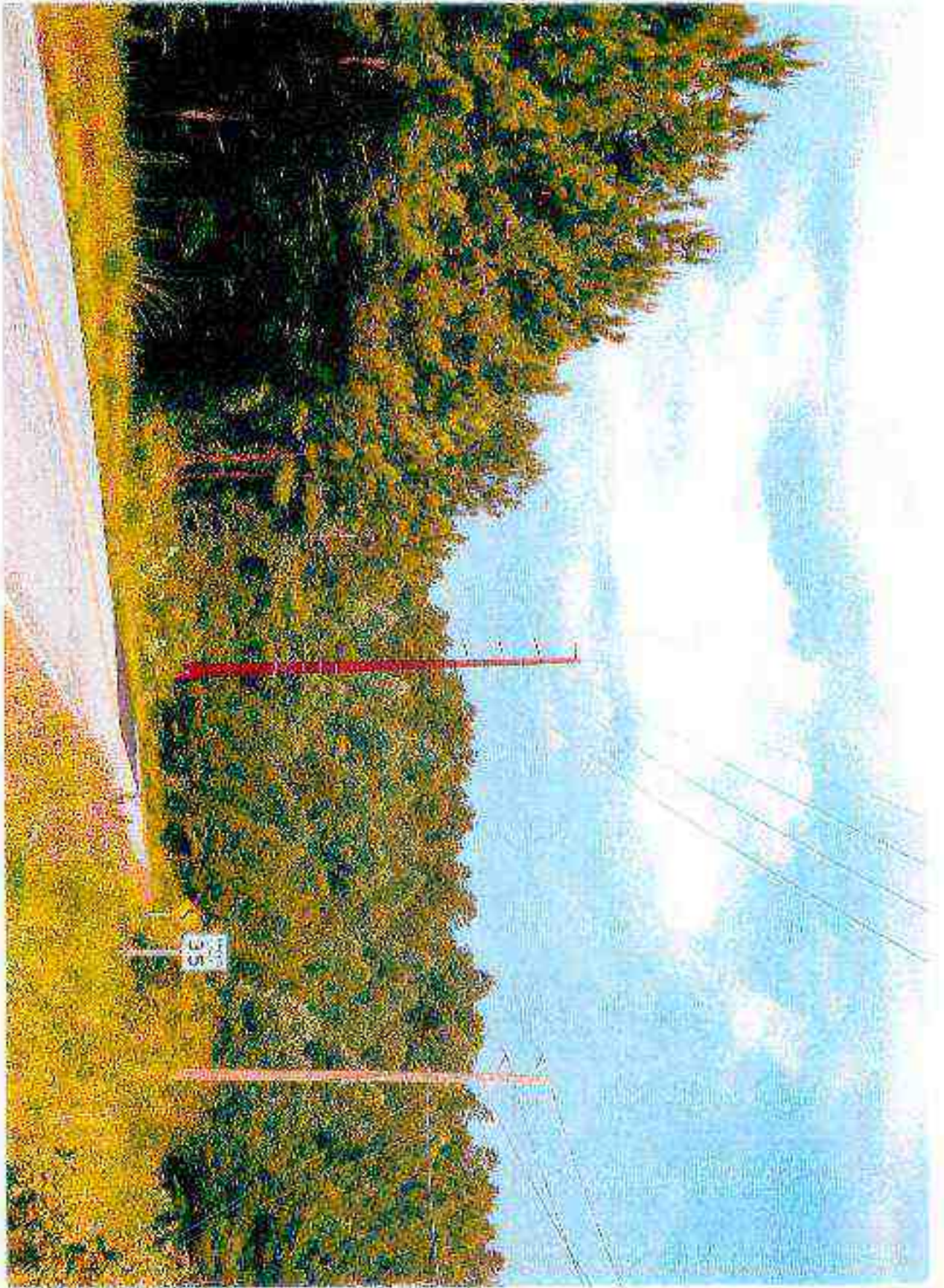
Issuing office name and address: State Auto Prop. & Cas.
P.O. Box 182733 Columbus, Oh 43218

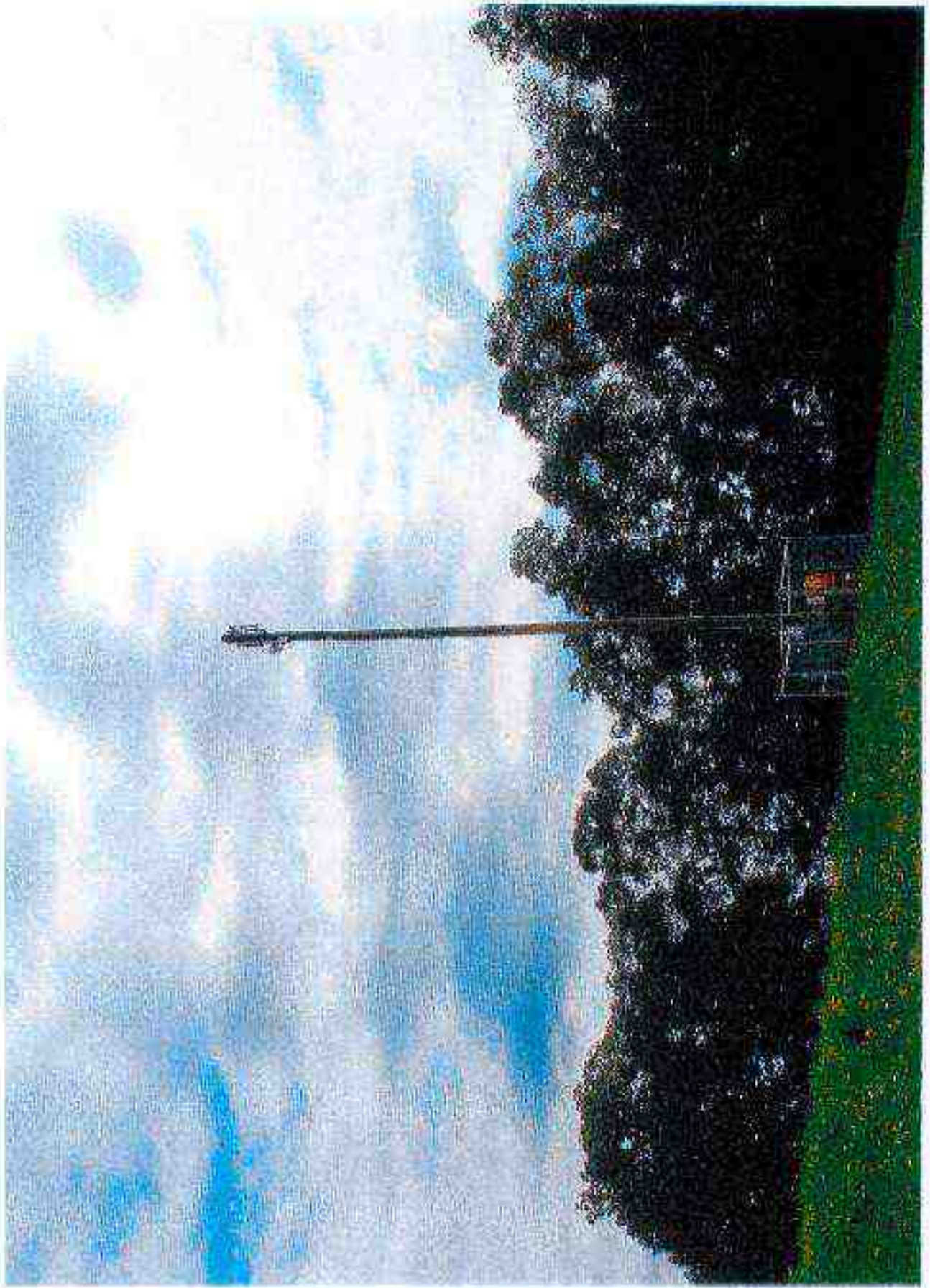


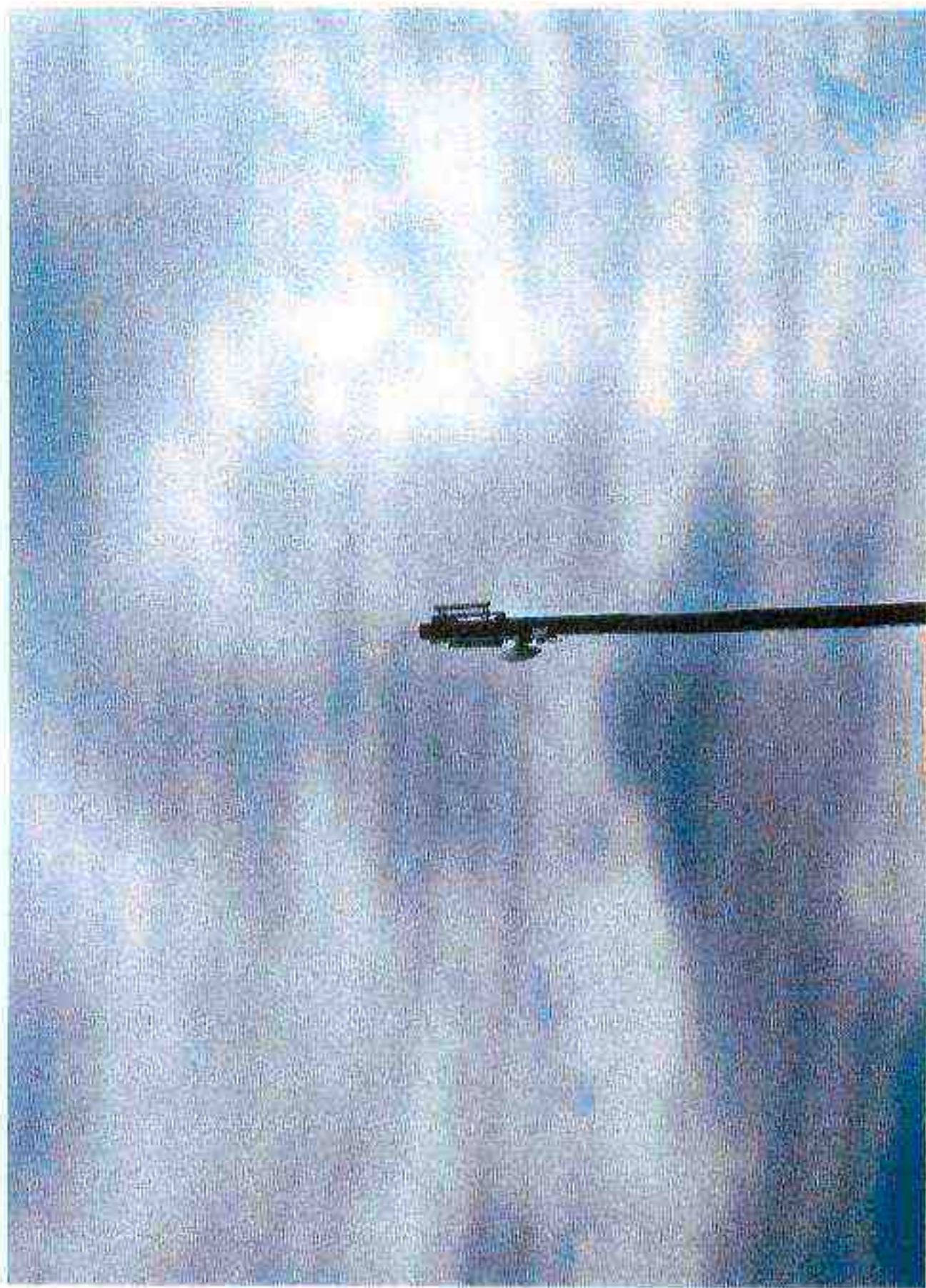














Oconee County Planning Commission

415 S. Pine St. • Walhalla, South Carolina 29691
Phone (864) 638-4218 • Fax (864) 638-4168

Application for Special Exception

Date Jun 30, 2014

I, Tucker Harding (Contractor for Owner) (owner) (agent of owner)
hereby make application to the Oconee County Planning Commission for
the following land usage:

New Dormitory

Company Name(s): Whetstone Academy, LLC

Lot Number: _____ Block Number: _____

Tax Map Number(s): 080-00-01-016 P/O

Address: PO Box 81, 386 Bilans Lake Road, Mountain Rest, SC 29664

Existing Land Use: School

Special Conditions (if any): _____

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 No

As the developer of this tract or parcel of land have you applied any
restrictions by recorded covenant? (If yes, please attach a copy) Yes No

Applicant's Name: Sharon L. Stedler, Head of School or Tucker Harding, Zorn Co, Inc.

Address: same as above

Mailing Address (if different): _____

Phone Number: 864-638-6003 Fax Number: 364-638-6099

Signature: Tucker Harding Zorn Co, Inc. Date: Jun 30, 2014

Please be advised that this is NOT A BUILDING PERMIT APPLICATION. Contact the the Oconee
County Building Codes Office (864-778-1005) for more information on required building permits
or applications.

Oconee County Community Development

415 South Pine St., Walhalla, South Carolina 29691
 TEL: (864) 718-1005 (Building Codes)
 TEL: (864) 638-4218 (Planning & Zoning)
 FAX: (864) 638-4168

Private

Section 1: Applicant Information (Individual filling out application)

Name: Tucker Harding
 Address: PO Box 842
 City: Seneca State: SC Zip Code: 29679
 Relationship to project: General Contractor

Section 2: Contractor Information (Who is responsible for the work)

Residential Builder Residential Specialty General Contractor
 Manufactured housing Owner Builder Other
 SC License # G-11727 Expiration date 2015

Contractor Name: Zorn Co, Inc
 Company Name: _____
 Superintendent: Jarne Grant
 Mailing Address: PO Box 842
 City: Seneca State: SC Zip Code: 29679
 Phone: 882-0185 Mobile: 650-0111
 Number inspector should use for contact prior to inspection: 650-0111
 email: zorninc@bellsouth.net

Section 3: Property Information (Tell us about the property)

Project Address: 186 Briaridge Lake Rd
 City: Mtn Rest State: SC Zip Code: 29664
 Subdivision: _____ Lot Number: _____
 Tax Map Number: 080-00-01-018
 Gate Code (if applicable): _____
 Zoning District: CFO
 Property Owner Name: Michael Flecker & Stair Family
 Address: 22 Emerald Manor
 City: San Antonio State: TX Zip Code: 78248

Section 4: Project Information (Tell us about the project)

Project description: New Dormitory for 32 boys at Whidstone Academy

Total value of completed project: 8500K

Is this project for an Oconee based nonprofit charity? Yes No

If yes, please provide DOR # _____

Please check all information that applies.

- Single family dwelling
- Detached garage
- Townhouse
- Duplex
- Multi-family
- Commercial pool
- Sprinkler install
- Park Model RV
- Other
- Remodel
- Addition
- Demolition
- Exterior deck
- New commercial structure
- Camper/recreational vehicle
- HUD Mobile Home
- Deck Only
- Electrical
- Plumbing
- Mechanical
- Storage building

Does this project involve the use of any alternative materials, design, or methods of construction not prescribed in code? Yes No

Is this project within five feet of a property line? (if yes, a site plan is required) Yes No

Is this project sprinkled? Yes No

Are the structures floors, walls, and roof framed using anything other than wood? Yes No

Does this project have foundation walls that exceed the unbalanced fill requirements of the code? Yes No

Does this project have masonry fireplaces? Yes No

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

Section 4: Project Information, continued

Sewer or Septic Permit #: Being applied for now

Water Source: well Heat Source:

Electric Provider:
 Blue Ridge Duke Power Seneca L&W
 City of Westminster Other, please specify:

Construction Type (commercial only): Mobile

Occupancy Type (commercial only): Residential R-2

Gas Company: Propane Natural Gas

Number of bedrooms: Number of bathrooms:

Number of stories (including basement): 1 story

Frame Type: Wood Foundation Type: block pier

Roof Type: metal shingles Exterior Finish: hardie type

Including all garages, bonus rooms, and the basement, what is the total square footage of the structure being constructed?

BSMT: Heated + Un-heated =

1st: Heated 4500 + Un-heated = 4500

2nd: Heated + Un-heated =

3rd: Heated + Un-heated =

Accessory: Heated + Un-heated =

Includes garages:
 Porches total Total Square Footage = 4500

Section 5: Manufactured Home, Camper, RV Details (not included in section 4)

Manufacturer: Kings Custom Year: 2014

Model: Size: 94x80

Color: Current Decal #:

VIN Number (Serial Number): K021435-433 A-L

Previous Owner:

Section 5: Decal Permit or Moving Permit

Current Location: Tax map number:

Seller's Name:

Current address of mobile home:

City: State: Zip Code:

Future location: in county out of county

Tax map number where home is going:

Physical Address:

Mailing Address:

City: State: Zip Code:

Buyer's name:

Mailing Address:

City: State: Zip Code:

Official Use Only (out of county)
 Assessor Value: Ratio:

Section 7: Signature

NOTICE: The applicant is responsible for compliance with any applicable codes. Oconee County Building Codes Department is responsible for enforcement of Oconee County Ordinance 98-10. Value of completed project has a minimum cost index that is based on a valuation sheet provided by the International Code Council. If applicant's estimate is lower than the minimum cost index the cost index will apply. If any of the information supplied by the owner and/or owner's agent is incorrect, the permit may be revoked. THIS PERMIT WILL BECOME INVALID WITHIN 180 DAYS FROM DATE OF ISSUE IF: WORK HAS NOT COMMENCED, IF AN INSPECTION HAS NOT BEEN REQUESTED, OR IF WORK HAS BEEN SUSPENDED FOR A PERIOD OF 180 DAYS. The Building Official is authorized to grant extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code and other applicable laws and regulations which relate to the property.

Signature: Tucker Harding Date: 6/10/14
 Printed Name: Tucker Harding



a full therapeutic program in a Montessori environment

Phone: 864.638.6005
Fax: 864.638.6099
www.whetstoneacademy.org
info@whetstoneacademy.org

Whetstone Academy (WA) opened in May of 2011, and has been a model "citizen" of Mountain Rest and Oconee County (OC) since that time.

*WA has 22 employees and has hired over 50 in the last three years.

*Some of its employees have moved into OC to work at WA.

*WA uses OC vendors on all food purchases, medical needs, contractors, maintenance, postal services, insurance, recreational venues and staples/supplies.

*WA students come from all over the US; bringing families to this county using local motels, restaurants and tourist attractions. Even students and families that have graduated have returned to the area to visit/vacation.

*Students have participated in local events such as acting at Oconee Community Theater, performing in Nutcracker at Clemson University for Foothills Dance Conservatory of Seneca.

*Students volunteer at Sundance Mountain Animal Rescue in Tamassee; they do trail maintenance for the Forest Service; and they have assisted with set construction for Oconee Community Theater.

*WA has teams in soccer, basketball and flag football with OC recreation leagues.

*WA has leased a fleet of three vans from an OC car dealership.

*WA has supervised student interns in psychology from Clemson University each year.

*WA has made many good friends in the Mountain Rest area. Rev. Koon at Mountain Rest Baptist Church allows us to use their gymnasium; and Rick Moxley at Camp Chatooga has let our football team use a practice field.

Josh Stephens

From: Zorn Co. <zorninc@bellsouth.net>
Sent: Wednesday, July 09, 2014 12:05 PM
To: Josh Stephens
Subject: Info for Zoning

Josh,
here is the last remaining info that is required for the packet.

(1) A complete description of the name and purpose of the proposed facility;

The new facility is "Whetstone Academy Dormitory & Recreation Room". A new dormitory will be constructed and the existing facility will be renovated in to class rooms and a new dining area.

(2) A complete list of the names, addresses, and phone numbers of board members, owners and investors, as applicable;

Owners are:

Roy B Cook III
PO Box 568259
Charlotte, NC 28256
704-591-7628

Sharon Laney
3317 Clemons Road
Scottsboro, AL 35769
256-218-0108

Fotu Soliai
237 Windsor Forrest Circle
Fletcher, NC 28732
435-785-4664

Sharon Stricker

1457 Checohee Valley Road
Tamassee, SC 29686
864-044-9532

I can bring you the check for \$150 or I can give you our Visa information.
Thank you,
Tucker

Please Visit our Web Site www.Zorn-inc.com to learn more about us.



Oconee County Planning Department

415 S. Pine Street, Walhalla, SC 29691

Telephone: 864-638-4218

Fax: 864-638-1168

April 29, 2011

Ms. Sharon Stricker
Whetstone Academy
PO Box 87
Mountain Rest, SC 29664

Re: Land Use Permit # - 110412-1, for Group Residential Facility (186 Briars
Lake Road, Mountain Rest, SC 29644)

Dear Ms. Stricker:

This letter is to inform you that the Board of Zoning Appeals, after considering all the evidence at a public meeting on April 28, 2011 has voted to issue a land use permit for the above referenced project. Please find enclosed the land use permit you will need in order to obtain a building permit. In addition, the Board will meet so that they can confirm the written board order, as signed by the Chairman stating their decision. Once the order has been signed by Chairman and confirmed by the Board I will send you an official copy. In the meantime, I have included an unofficial copy of the order for your records.

Sincerely,

Yancey Green
Oconee County Planner



Oconee County Planning Department

415 S. Pine Street, Walhalla, SC 29691

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

Land Use Permit

April 28, 2011

Ms. Sharon Stricker
Whetstone Academy
PO Box 87
Mountain Rest, SC 29664

Applicant: Ms. Stricker, Head of School

Applicant's Address: PO Box 87
Mountain Rest, SC 29664

Permitted Use: Group Residential Facility (Tax Map #080-00-01-012; 018; 024; 025)

This document certifies that the land use activity listed above is in compliance with the Oconee County Code of Ordinances (Chapter 32 Article V). **NOTE: THIS IS NOT A BUILDING PERMIT.** Contact the Oconee County Building Codes Department for information regarding any permits necessary to begin construction. A copy of this permit has been forwarded to the Building Official.

Art Hoobooks, Planning Director

4-29-11

Date

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: April 11, 2011 Permit Application No.: -110412-1

The Board of Zoning Appeals held a public hearing on April 28, 2011 to consider the appeal of Ms. Sharon Stricker, agent of Whetstone Academy for a special exception which may be permitted by the Board pursuant to Section 32-5 of the Oconee County Unified Performance Standards Ordinance (Chapter 32 Article 5). The appeal for a special exception by said Sharon Stricker was set forth on the Land Use Application #-110412-1, submitted on April 11, 2011, requesting a permit to construct a boarding school for middle school boys at 186 Briars Lake Road, Mountain Rest, SC 29644 (Tax Map #080-00-01-012; 018; 024; 025).

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

- 1) The Board concludes that traffic flow from the facility shall not present a danger to local residents, motorists, and pedestrians.
- 2) The Board concludes that noise, light, and activities carried out on the premise of the facility shall not present a nuisance to local residents.
- 3) The Board concludes that the residents of the facility shall not present any potential danger to local residents.
- 4) The Board concludes that the residents of the facility shall reside in a safe and healthy environment.
- 5) The Board Concludes that the proposed development is in compliance with the other provisions of chapter 32, article V of the Oconee County Code of Ordinances

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

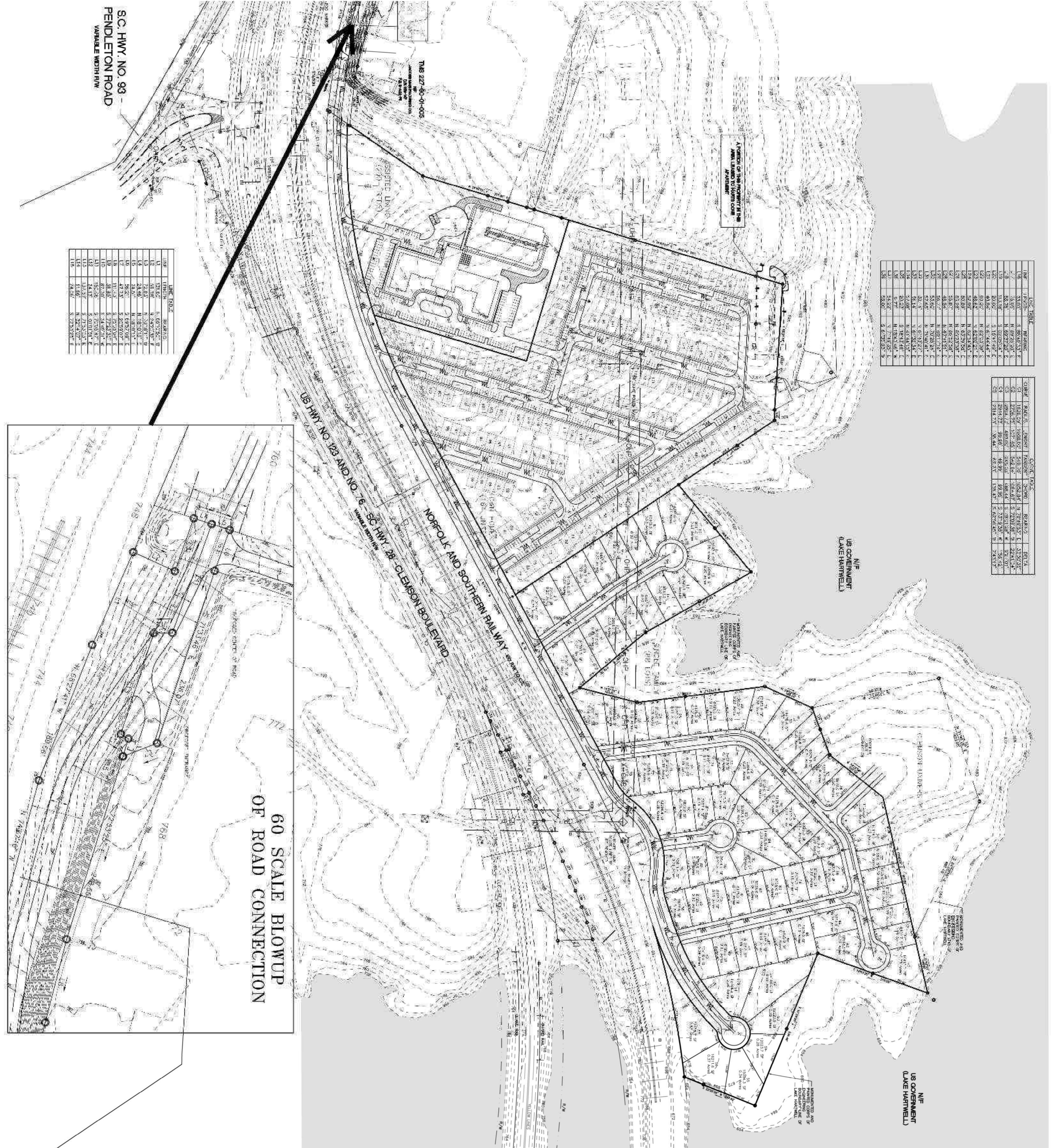
Date issued: 4/27/11


Chairman


Secretary

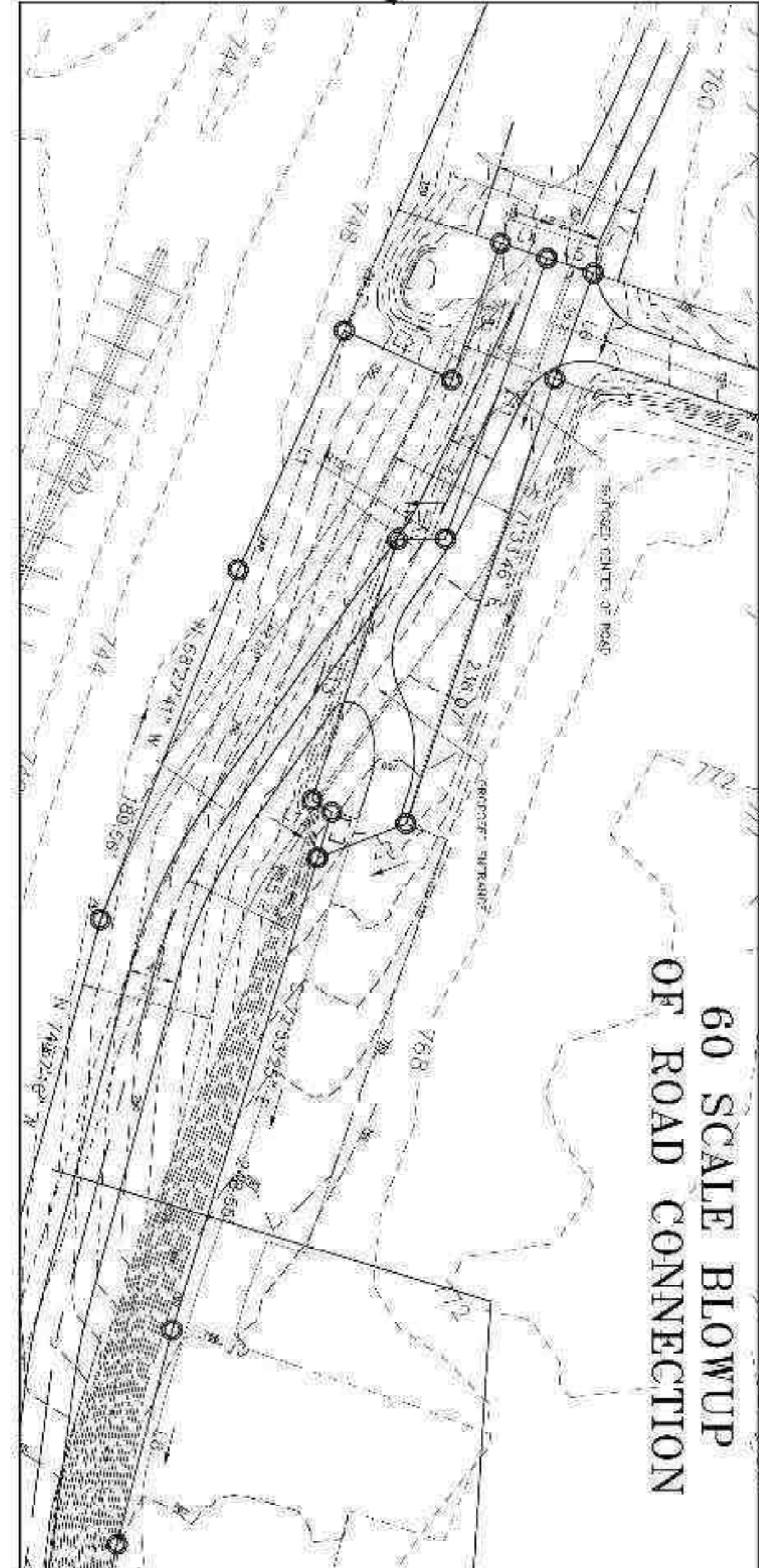
Date mailed to parties in interest: 6/3/2011

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



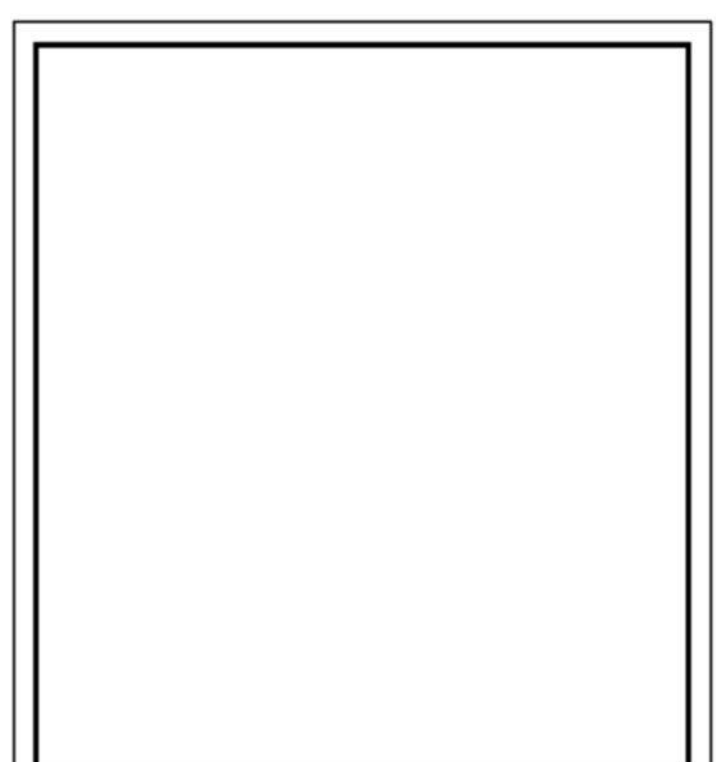
LINE	LENGTH	BEARING
L1	131.62	S 69°15'25" W
L2	55.91	N 28°23'37" E
L3	24.86	N 88°01'1" E
L4	24.86	N 88°01'1" E
L5	28.26	S 69°15'25" E
L6	11.03	S 69°15'25" E
L7	38.83	S 27°43'30" E
L8	15.26	S 75°53'1" E
L9	24.11	S 01°11'14" E
L10	12.57	S 27°43'30" E
L11	14.06	S 27°43'30" E

LINE	LENGTH	BEARING
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L7	38.83	S 27°43'30" E
L8	15.26	S 75°53'1" E
L9	24.11	S 01°11'14" E
L10	12.57	S 27°43'30" E
L11	14.06	S 27°43'30" E



60 SCALE BLOWUP
OF ROAD CONNECTION

CURVE	BEARING	LENGTH	CHORD	ANGLE	AREA
C1	131.62	S 69°15'25" W	131.62	180°	0.00
C2	55.91	N 28°23'37" E	55.91	180°	0.00
C3	24.86	N 88°01'1" E	24.86	180°	0.00
C4	24.86	N 88°01'1" E	24.86	180°	0.00
C5	28.26	S 69°15'25" E	28.26	180°	0.00
C6	11.03	S 69°15'25" E	11.03	180°	0.00
C7	38.83	S 27°43'30" E	38.83	180°	0.00
C8	15.26	S 75°53'1" E	15.26	180°	0.00
C9	24.11	S 01°11'14" E	24.11	180°	0.00
C10	12.57	S 27°43'30" E	12.57	180°	0.00
C11	14.06	S 27°43'30" E	14.06	180°	0.00



VICINITY MAP

GENERAL NOTES

1. SITE WATER TO BE PROVIDED BY EITHER CITY OF SPINNACK OR CITY OF CLEMSON.
2. SITE WASTEWATER TREATMENT TO BE PROVIDED BY CITY OF SPINNACK.
3. EXISTING POWER LINE AND TOWER ON SITE TO BE REMOVED.
4. EXISTING CELL TOWER TO REMAIN.

ACREAGE SUMMARY

- 1. ASSISTED LIVING 37.26 AC
- 2. TOWN HOMES 41.91 AC
- 3. SINGLE FAMILY 423.99 AC
- 4. MAIN ROAD 8/1/1W 238.40 AC

AREA SUMMARY

1. ASSISTED LIVING 200 BEDS
2. TOWN HOMES 144 UNITS
3. SINGLE FAMILY 88 LOTS @ 45' X 60' EXCEPT AT CONNECTION TO EXISTING ROAD (SEE BLOWUP)
4. ALL OTHER ROADS HAVE 8/1/1W OF 50'

LAND OWNERS

- LANDER TRACT OWNED BY:
 FACOLLET MILLIKEN ENTERPRISES
 JOHN D. MORGONERY, SUITE A
 SPARTANBURG, SC 29203
 (864) 342-4150 WORK, (864) 237-3444 (CELL)
 2. ACCESS TRACT OWNED BY:
 1525 EVERGREEN ROAD
 ANDERSON, SC 29421
 NO PHONE LISTED
 3. BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY:
 (864) 235-4500
 FCOU REALTY GROUP
 GREENVILLE, SC 29616

TOPO INFORMATION

COMPILED USING:
 GEOGRAPHIC INFORMATION SYSTEMS (GIS)
 THIS DOES NOT CONSTITUTE AN ACTUAL FIELD SURVEY. IT IS FOR REFERENCE PURPOSES ONLY.

BOUNDARY AND TOPOGRAPHIC SURVEY

PROVIDED BY:
 FREELAND & ASSOCIATES, INC.
 323 WEST STONE AVE.
 GREENVILLE, S.C. 29609
 TEL: (864) 271-4924 FAX: (864) 233-0315
 EMAIL: jfreeland@worldnet.att.net

BOUNDARY AND TOPOGRAPHIC SURVEY

PROVIDED BY:
 ALLIANCE CONSULTING ENGINEERS, INC.
 124 VERDYE BLVD., BONAVENTURE II, SUITE 505
 GREENVILLE, S.C. 29607
 TEL: (864) 284-1740 FAX: (864) 284-1741



Know what's below.
 Call before you dig.

GRAPHIC SCALE



PRELIMINARY NOT FOR CONSTRUCTION

NO.	DATE	REVISION



CCAD ENGINEERING
 803 Roper Creek Drive
 Greenville, SC 29615
 P: (864) 250-9999 F: (864) 286-3056

Scout Clemson Site
 Oconee County, SC

Site Plan
 DATE: 07/02/14
 SCALE: 1" = 50'
 DRAWN: JDM
 CHECKED: JDM
 PROJECT NO: C14008

Charles & Anita Greene
[REDACTED]
[REDACTED]

July 16, 2014

Oconee County Board of Zoning Appeals
415 South Pine Street
Walhalla, SC

Subject: Public Hearing for TMS #227-00-01-002 (Jacobs Road, Seneca, SC)

Dear Development Staff,

I am writing in response to the notification I received regarding the public hearing that is to be held on July 22 at 6:00 PM. I spoke with Josh in order to determine the reason for the zoning appeal and learned that a developer (Clemson Lake Homes, LLC) is proposing a multi-faceted housing project on the property adjacent to Hart's Cove. I am strongly opposed to any further development of Jacobs Road which would increase the traffic on an already congested road. It can already be a very time consuming process to make a left-turn from Jacobs Road onto Hwy 123. Adding more residents in this area would greatly worsen this situation. This congestion would certainly reduce the value of our condo by making it less desirable to buy or rent. This additional traffic would also quite probably result in more traffic accidents.

I would hope that you would consider fully all the ramifications in allowing a variance which would result in additional development in this area. We will be unable to attend the hearing on Tuesday, July 22 due to other commitments but did want to make a formal request that this variance be denied.

Sincerely,

Charles & Anita Greene
[REDACTED]

[REDACTED]

[REDACTED]