

June 12, 2017

TO: BZA, Oconee County, South Carolina

RE: Permit #SE17-000006, Land Zoning Variance

Board Members:

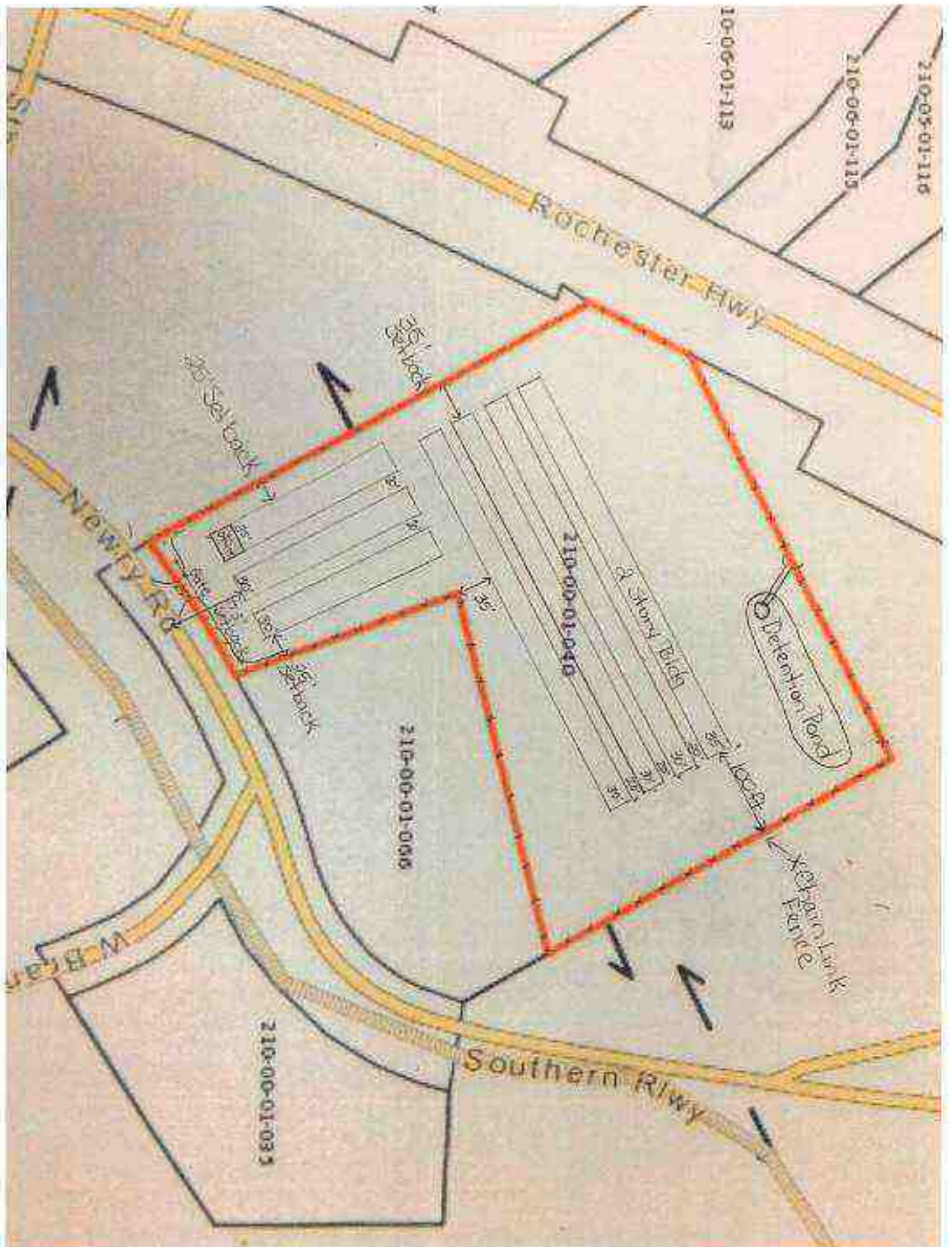
We are asking for the board to consider granting a land zoning variance for Parcel #210-00-01-040 to allow a new upscale self-storage facility for landowners in and around Lake Keowee, SC. The proposed Lake Keowee Self-Storage, will be a state-of-the-art facility offering 40% climate controlled and 60% regular storage units to the lakefront communities in the area.

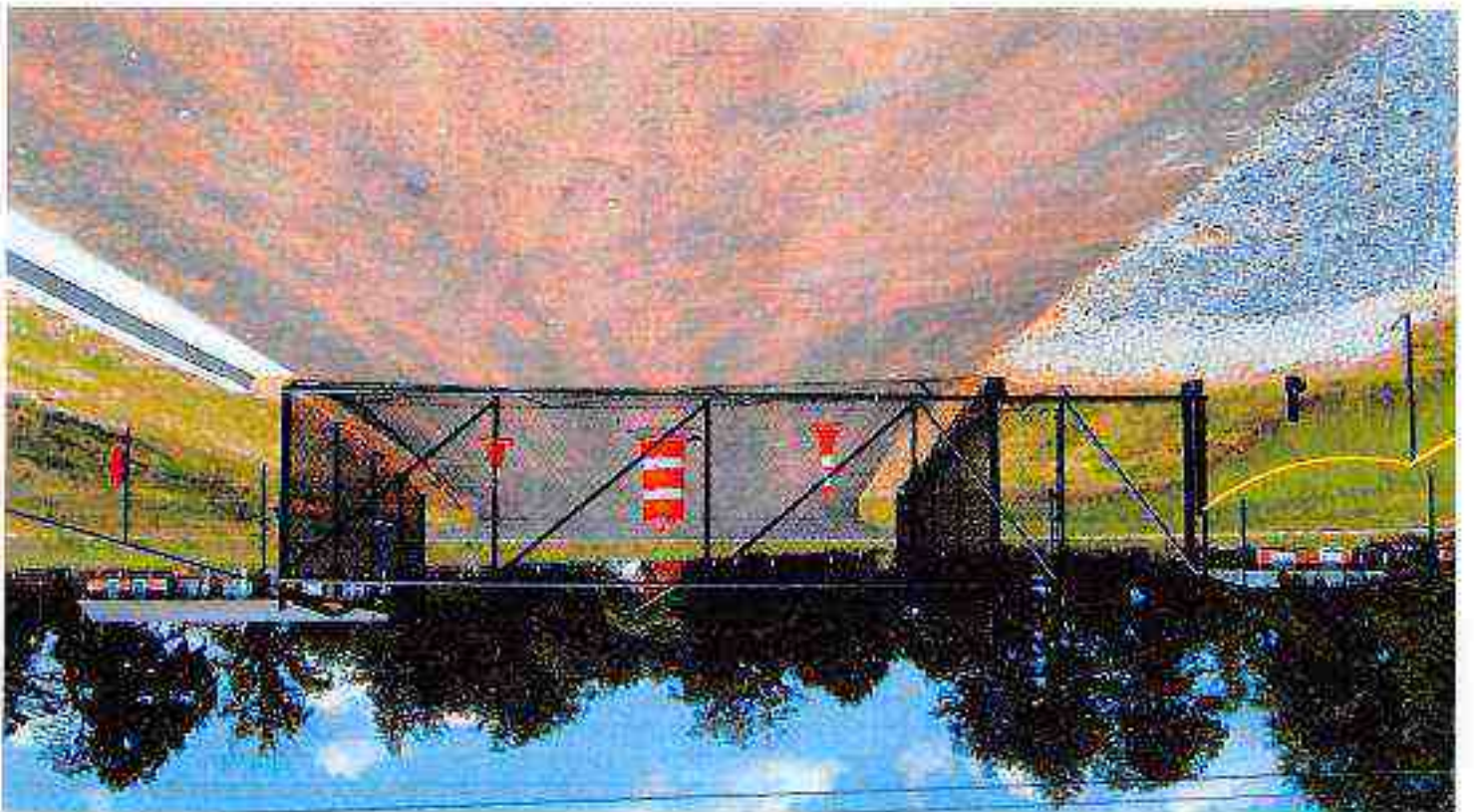
If approved, Lake Keowee Self-Storage plans to:

- Hire an architect to insure the Zoning Board members and the residents in the area that our operation will be a community business serving its homeowners. Our goal is to enhance the community we serve by utilizing secure fencing, paved driveways, enriched landscaping, modern technology, and a facade that would create an environment appealing to the eye and the community.
- Provide a much needed service to the residents in and around Oconee County. Our demographics revealed a lack of units available to landowners within a 10 mile radius. Further research showed that those self-storage facilities are at 90-100% occupancy.
- Ensure that the property in question is designed, constructed, operated and maintained to the highest quality for the landowners in and around Oconee County. Site plan and pictures are provided.
- Guarantee that the highway traffic, parking and safety of Oconee County citizens will be met. Lake Keowee Self Storage will have a minor impact on Highway 130. Initial plans are to direct traffic onto Stanton Road and then left onto Newry Road alleviating any traffic congestion on the highway.
- Deliver plans to provide a clean, modern and secure storage solution not only for the dozens of lakefront communities, but also Seneca residents and beyond.

Thank you for your consideration and if you have further questions, I will be glad to provide you with any additional information needed to make an informed decision.

Ronald & Madelyn Reitano



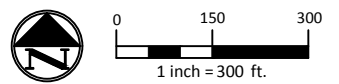
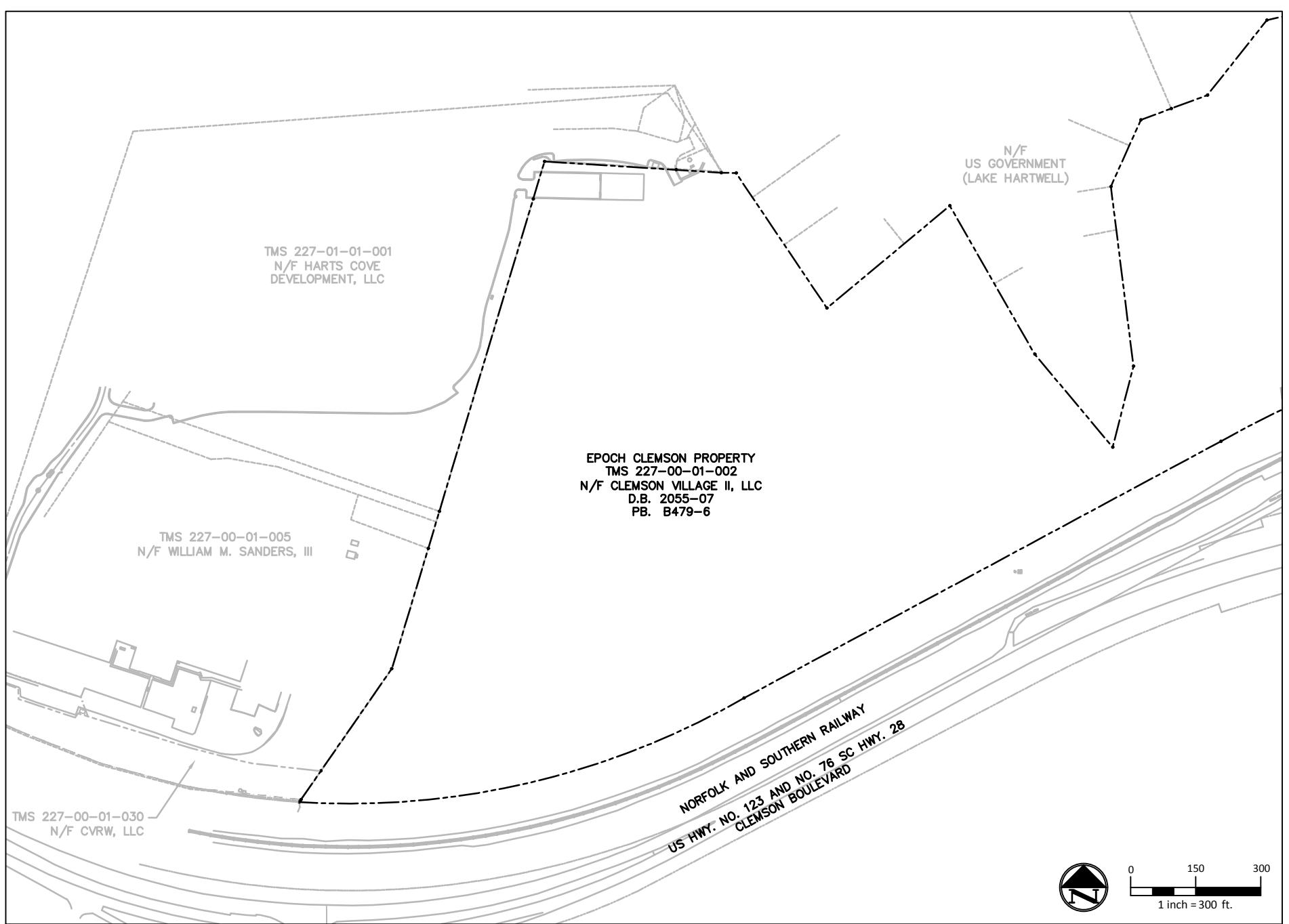












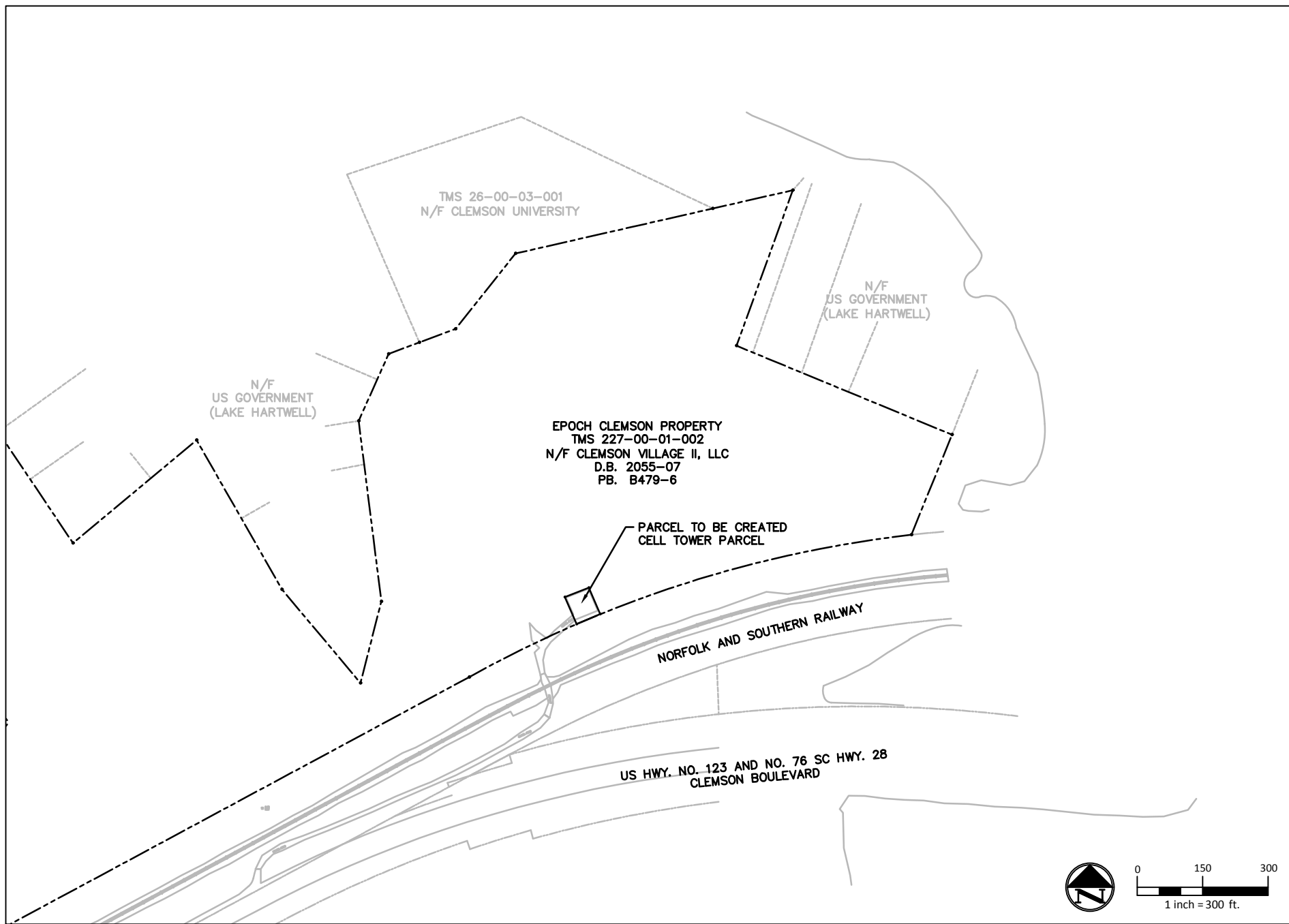
**A-1**  
SHEET 1 OF 3

**Epoch Clemson  
Subdivision Exhibit - Parcel**



DATE 05/30/2017	CCAD No. C14008B
SCALE 1" = 300'	DRAWN BY RJS





**A-2**  
SHEET 1 OF 3

**Epoch Clemson  
Subdivision Exhibit - Parcel**



<b>DATE</b> 05/30/2017	<b>CCAD No.</b> C14008B
<b>SCALE</b> 1" = 300'	<b>DRAWN BY</b> RJS

LINE TABLE		
ID	LENGTH	DIRECTION
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L2	59.324	S68° 41' 41.79"W
L3	67.546	S23° 39' 28.74"E

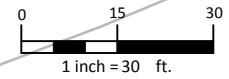
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TRACT 2  
EPOCH CLEMSON PARCEL  
2,460,872 SF  
56.494 ACRES

TRACT 2A  
CELL TOWER PARCEL  
3,933 SF  
0.090 AC

GRAVEL ROAD

NORFOLK AND SOUTHERN RAILWAY



**A-2**

SHEET 1 OF 3

**Epoch Clemson  
Subdivision Exhibit - Parcel**



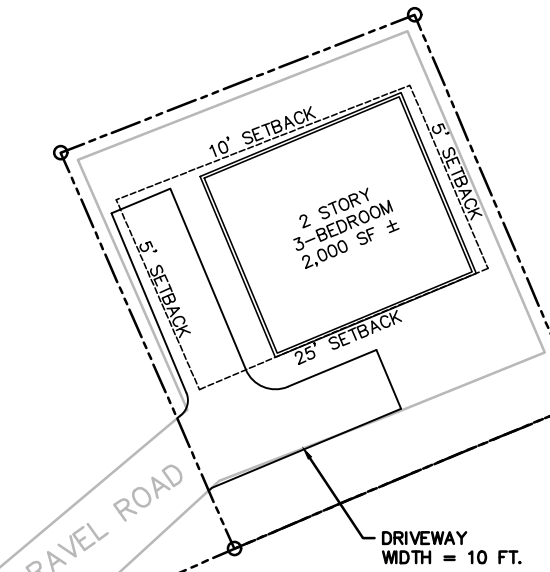
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05/30/2017

SCALE  
1" = 30'

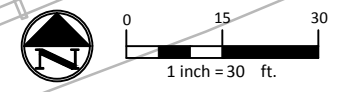
CCAD No.  
C14008B

DRAWN BY  
RJS

TRACT 2  
EPOCH CLEMSON PARCEL  
2,460,872 SF  
56.494 ACRES



NORFOLK AND SOUTHERN RAILWAY



**Variance Request Details**  
**Parcel 227-00-01-002**  
**Epoch Clemson, LLC (Clemson Village 2, LLC)**  
**6-2-17**

The Variance Request is to 1) allow the subdivision of parcel 227-00-01-002 into two parcels, and 2) provide a waiver of setback requirements for the two parcels.

The Main Parcel (referred to as Tract 2 on the attached Exhibit A) is planned to be developed as a multifamily project that will be approximately 55.88 acres. The proposed new parcel is shown as Tract 2-A consisting of approximately .09 acres and is also referred to as the Cell Tower Parcel since it contains an existing cell tower.

The following is an outline the individual case of unnecessary hardship as defined in section 38.7.1 of the Oconee County Code of Ordinances:

1. Extraordinary and exceptional conditions pertain to the Property as the cell tower easement was granted by previous owner Milliken, and the cell tower was constructed and sublet to multiple parties and that this condition has created title issues that affect the Main Parcel. The Variance Request is to subdivide the Cell Tower Property from the Main Parcel and waive the setback requirements so the proposed multifamily project can obtain clear title and permits and the existing cell tower can continue to operate.
2. These conditions do not apply to other properties in the vicinity. The cell tower is already built and operating providing cellular service to the area and the cell tower has an access easement connecting to Hwy 123.
3. The application of the setback conditions if subdivided would effectively prohibit the operation of the cell tower and development of the multi-family project so therefore the waiver of the setbacks is requested so that the property may be subdivided.
4. Because the cell tower is already existing and operating, the authorization of the Variance will not be of substantial detriment to the adjacent uses and will not be of detriment to the public good, and the character of the District will not be harmed by granting the Variance.
  - a. The cell tower easement granted by Milliken was a lump sum payment to Milliken and there is no additional payment to the current or future owners so there is no economic incentive to grant the Variance.
  - b. The Variance does not adversely affect the character of the community and does not have any secondary negative impact as the cell tower is already constructed and has an existing service road so there will be no impact on highway traffic by granting the Variance since the proposed multifamily development will not use the cell tower access road. Emergency access will be allowed to the service road and the county will be provided access for emergency purposes.