



# OCONEE COUNTY BOARD OF ZONING APPEALS

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

## AGENDA

6:00 PM, MONDAY, FEBRUARY 26, 2018  
COUNCIL CHAMBERS  
OCONEE COUNTY ADMINISTRATIVE COMPLEX

- ITEM 1- Call to Order
- ITEM 2- Approval of Minutes January 22, 2018.
- ITEM 3- Public Comment (Non-Agenda)
- ITEM 4- Staff Update
  - 1. General Items
  - 2. Status of Ad Hoc Committee for Review of BZA Notification Requirements
- 1) Item 5- Application VA18-000002, Bountyland Enterprises, Inc. is requesting a Variance from Section 32-214(b) and from the setback requirements of the Oconee County Zoning Ordinance for structures to allow underground storage tanks and a portion of new parking isles and curbs to intrude by up to 12.5 feet into the front setback area for a new commercial use. The variance is associated with a proposed commercial use at the intersection of Edinburgh Way and W. Cherry Road in the Seneca area (TMS #271-01-01-149).
- 2) Approval of Board Order – Call for recess (to sign/approve Board Order)
- ITEM 6- Old Business [*to include Vote and/or Action on matters brought up for discussion, if required*]
- ITEM 7- New Business [*to include Vote and/or Action on matters brought up for discussion, if required*]
- ITEM 8- Adjourn

# OCONEE COUNTY BOARD OF ZONING APPEALS

415 South Pine Street - Walhalla, SC



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## MINUTES BOARD OF ZONING APPEALS 6:00 PM, MONDAY, JANUARY 22, 2018 COUNTY COUNCIL CHAMBERS OCONEE COUNTY ADMINISTRATIVE COMPLEX

The Oconee County Board of Zoning Appeals held a meeting on January 22, 2018 at 6:00 PM in Council Chambers at the Oconee County Administrative Building, 415 S. Pine St., Walhalla, SC 29691.

**Members Present:** Mrs. Fowler  
Mr. Gilster  
Mr. Medford  
Mr. McKee  
Mr. Lusk

**Staff Present:** Bill Huggins, Planner

**Media present:** None

ITEM 1- Call to Order

Mr. Gilster, Acting Chairman, called the meeting to order at 6:00 p.m.

ITEM 2- Approval of Minutes from November 27, 2017

Mr. McKee made a motion to approve the minutes. Mr. Lusk seconded the motion. The motion was passed 5-0

ITEM 3- Election of Officers

Mr. McKee made a motion for Mr. Gilster to be Chairman and seconded by Mrs. Fowler the motion was approved unanimously.  
Mrs. Fowler made a motion for Mr. Lusk to be Vice-Chairman and seconded by Mr. McKee the motion was approved unanimously.  
Mr. McKee made a motion for Bill Huggins to be Secretary and seconded by Mrs. Fowler the motion was approved unanimously.

ITEM 4- Public Comment (Non-Agenda)  
No one from the public signed up to address the Board or make comments.

ITEM 5- Staff Update

General Items

Mr. Huggins stated that a summary on permits since the December 2017 meeting, 47 mobile home, 42 new homes, total of 90 residential permits, 2 sign permits and 12 commercial permits. The Planning Commission is getting close to finishing the update on the Comprehensive Plan. The staff will then start the full review and update for 2020 as mandated by the State Comprehensive Enabling Act.

Adam Chapman has done a traffic study for the Planning Commission to see what areas to start the corridor overlay.

**Update on “Ad Hoc” Committee to discuss BZA notification process**

Mr. Huggins stated that the “Ad Hoc” committee will meet on either the 14 or 15 of February. The “Ad Hoc” committee is made up of 2 BZA members, 2 Planning Commission members and 2 citizens. The information from the “Ad Hoc” committee will be presented to the Planning Commission and then to the County Council for approval.

ITEM 6- Special Exception Request for Application SE18-000001 – Request for **the construction of a 225’ self**-support communication tower at (226 Whitmire Church Road, Tamassee, SC Tax parcel ID# 053-00-01-052)

Staff Presentation

Mr. Gilster presented the request to the Board.

Applicant Presentation

Mr. LaPann is a zoning specialist with Faulk and Foster. Mr. LaPann stated that maps were submitted with the application. Mr. LaPann stated that the dark green is the excellent service, light green is the good service, yellow not so good service, red is the weakest and the white is doesn’t exist. **The tower name is “Ducky” and is surrounded by white. The area to the east and west but especially the north shows no coverage. Oconee County requires to submit a map showing proposed sites. It is going to have illumination because it is over 200’.** The facility will also have landscaping and fencing for security along with evergreens. The letter from FCC indicates that it meets their technical requirements. It will have multiple antennas

installations, one being the Verizon antenna and 3 others. The minimum setbacks are the height of the tower plus 50', to the roadway is 300' and to the nearest neighbor to the east is 320'. A proof of insurance for 1 million dollars was submitted as well. Mr. LaPann discussed the Ordinance criteria which must be met to allow a special exception and he argued that all requirements are met.

#### Section 38-7.2

The board of zoning appeals may grant a special exception only if it finds adequate evidence that any proposed development will meet all of the following general requirements as well as any specific requirements and standards listed for the proposed use. The board of zoning appeals shall among other things require that any proposed use and location be:

(1) In accordance with the comprehensive plan and is consistent with the spirit, purposes, and the intent and specific requirements of this chapter, to include the definition and intent of the district in which the special exception is being requested;

(2) In the best interests of the county, the convenience of the community and the public welfare;

(3) Suitable for the property in question, and designed, constructed, operated, and maintained so as to be in harmony with and appropriate in appearance to the existing or intended character of the general vicinity;

(4) Suitable in terms of effects on highway traffic, parking and safety with adequate access arrangements to protect streets from undue congestion and hazards.

The developer shall have the burden of providing evidence to the county of compliance with the general requirements of this chapter and the specific requirements of the applicable section. The board of zoning appeals may impose whatever reasonable conditions it deems necessary to ensure that any proposed development will comply substantially with the objectives in this chapter.

Mr. Lusk asked if the SCDOT encroachment permit had been acquired. Mr. LaPann stated that he isn't involved in that process and so did not know the status. Mr. Huggins stated that submitted testing photos included in the packet show the balloon testing locations. Mr. Huggins stated that it must also meet Section 32.131 thru 32.142 and are covered with the application. Mr. Huggins also stated that the tower site could go to 229' with the lighting

rod, and 250' is the maximum allowed. The property is zoned CFD (Control Free District).

#### Public Comments

Mr. Alexander stated that he owns property near the proposed tower site and that the Oconee County Emergency Communication already has a tower near his property which has the cable optic lines available and also the infrastructure. Also his property adjoins SC Forestry Commission property. Mr. Alexander stated that his property is about 1.6 miles from the proposed site.

Mr. Gilster asked why Mr. Alexander wants the tower on his land. He stated that his request is for personal gain. Mrs. Fowler asked what the elevation is **on Mr. Alexander's property**. He did not have that information, but noted that he can see 3 other towers from his property. Mrs. Comb stated that she went to One tone and verified that the elevation is too low for a tower.

#### Rebuttal

**Mr. LaPann stated that Mr. Alexander's request isn't relevant to the request** under consideration by the Board. Mr. Gilster asked for a motion to vote on the items individually through one motion. Mr. McKee stated that appears to meet the requirements for approval. He noted, however, that if the **encroachment isn't approved and the building permit is denied** those steps provide a safety net for the board. Mr. McKee made a motion to vote on all the items at one time and was seconded by Mr. Medford. The vote to act on the request through one motion was unanimous. Mr. Gilster stated he would read the criteria and then ask for a motion and second.

Mrs. Fowler made a motion to approve the request and was seconded by Mr. Medford. The vote to approve was unanimous. Mr. McKee stated that it would be a benefit for the area.

Mr. Huggins presented the order to Mr. Gilster for his signature.

#### ITEM 7- Old Business

Mr. Huggins stated that in February there maybe 1 or 2 cases.

#### ITEM 8- New Business

None

#### ITEM 9- Adjourn

A motion was made by Mr. Medford to adjourn and seconded by Mr. McKee. The motion was approved unanimously. The Board adjourned at approximately 7: 41 p.m.

DRAFT

# CIVIL PERMIT FOR

# BOUNTY LAND QUICK STOP

## OWNER

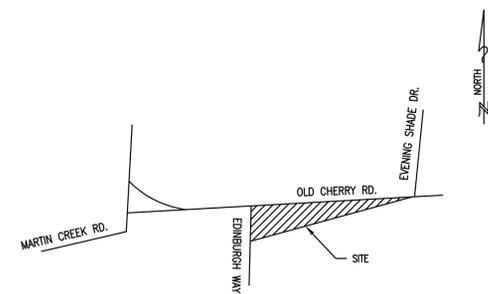
BOUNTYLAND ENTERPRISES, INC.  
 1510 BLUE RIDGE BLVD, STE 202  
 SENECA, SC 29672  
 864.882.6876

## CIVIL ENGINEER

JW WHITE CONSULTING, LLC  
 PO BOX 806  
 ANDERSON, SC 29622  
 864.634.4399

## SURVEYOR

NU-SOUTH SURVEYING  
 117 E. MAULDIN STREET  
 ANDERSON, SC 29621  
 864.224.2754



LOCATION MAP

**PLAN PREPARER CERTIFICATION**

"I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000."

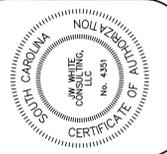
NAME \_\_\_\_\_  
 TITLE \_\_\_\_\_  
 DATE \_\_\_\_\_

(Signature and Seal)

### INDEX OF DRAWINGS

|       |                                      |
|-------|--------------------------------------|
| CO    | COVER SHEET                          |
| C1    | EXISTING CONDITIONS                  |
| C2    | SITE PLAN                            |
| C3    | GRADING AND DRAINAGE PLAN            |
| C4    | STORMWATER POLLUTION PREVENTION PLAN |
| C5-C7 | SITE DETAILS                         |

JW WHITE CONSULTING, LLC  
 PO BOX 806  
 ANDERSON, SOUTH CAROLINA 29622  
 PHONE: (864) 634-4399  
 Email: jwhiteconsulting@gmail.com



BOUNTYLAND QUICK STOP

SOUTH CAROLINA  
 OCONEE COUNTY

DRAWN BY: JT  
 CHECKED: WPB  
 DATE: 2-7-18  
 JOB NUMBER: 17062  
 REVISIONS: 0  
 ISSUE FOR PERMIT

SHEET  
 C-0  
 COVER SHEET

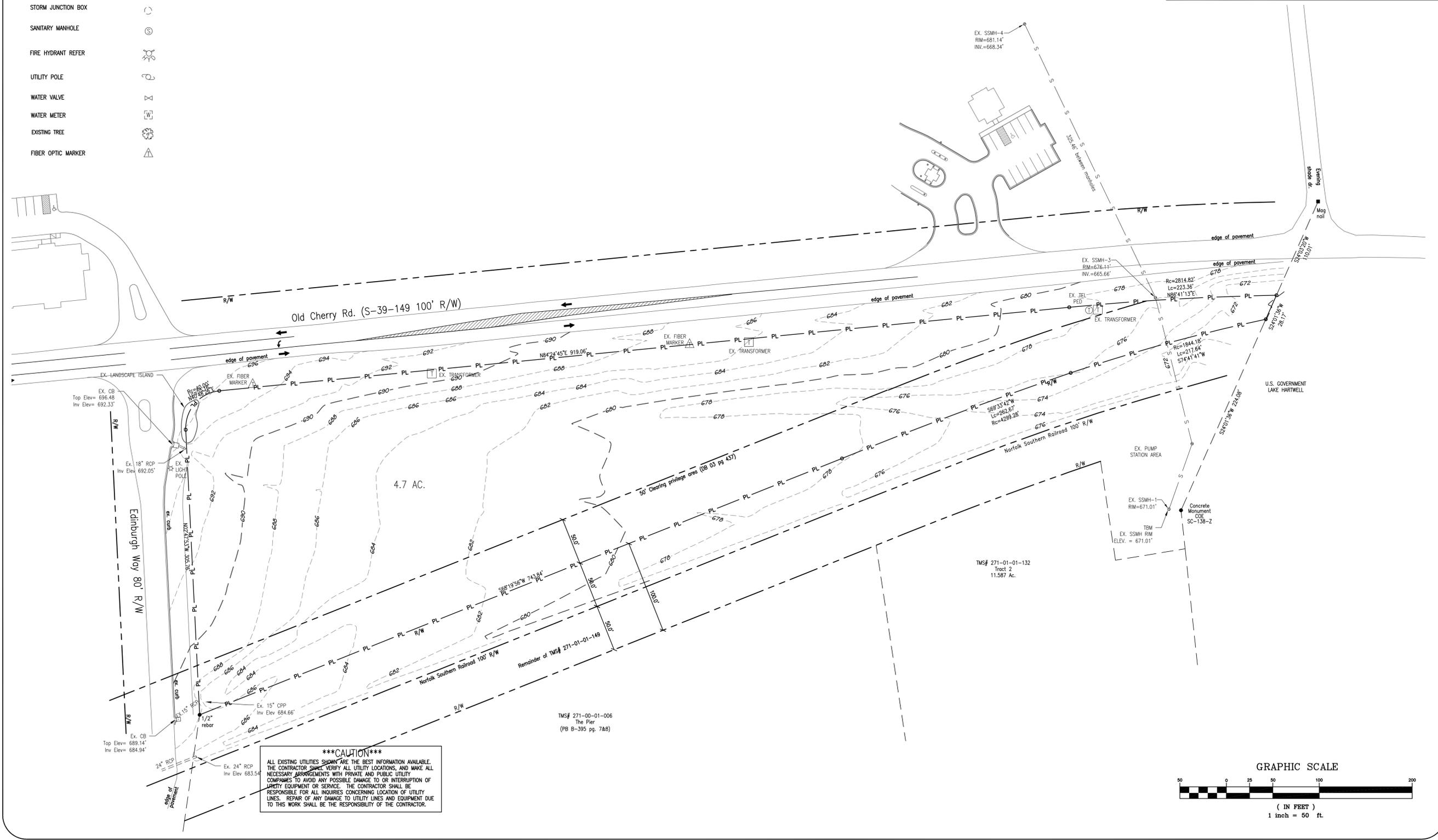
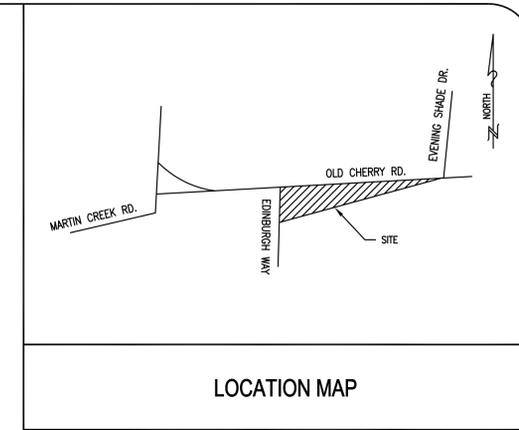
EXISTING

|  |                           |
|--|---------------------------|
| CONTOURS<br>REFER TO NOTES             | --- 100 ---<br>--- 90 --- |
| WATER LINE<br>REFER TO NOTES           | --- W ---                 |
| SEWER LINE (GRAVITY)<br>REFER TO NOTES | --- S ---                 |
| SEWER FORCEMAIN<br>REFER TO NOTES      | --- FM ---                |
| OVER HEAD POWER                        | --- ---                   |
| GAS                                    | --- G ---                 |
| TELEPHONE                              | --- T ---                 |
| STORM PIPE REFER TO                    | === ===                   |
| STORM CATCH BASIN                      | □                         |
| STORM JUNCTION BOX                     | ○                         |
| SANITARY MANHOLE                       | ⊙                         |
| FIRE HYDRANT REFER                     | ⊕                         |
| UTILITY POLE                           | ⊕                         |
| WATER VALVE                            | ⊕                         |
| WATER METER                            | ⊕                         |
| EXISTING TREE                          | ⊕                         |
| FIBER OPTIC MARKER                     | ⊕                         |

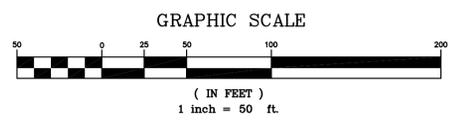
SITE NOTES:

- EXISTING SITE CONDITIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPORT AND DIFFERENCES FROM THE PLAN THAT WILL AFFECT CONSTRUCTION IN WRITING TO THE ENGINEER AND AWAIT FURTHER INSTRUCTIONS.
- TMS # 271-01-132
- TOTAL AREA OF SITE = 4.7 ACRES
- THE SITE IS/ IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER F.I.R.M. COMMUNITY PANEL NUMBER ? WITH AN EFFECTIVE DATE OF ?.
- EXISTING SURVEY INFORMATION WAS OBTAINED FROM A PLAT DATED 12/4/2017 AND PREPARED BY:

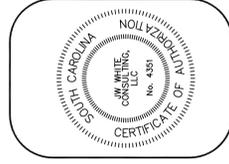
NU-SOUTH SURVEYING  
117 E. MAULDIN ST.  
ANDERSON, SC 29621  
864.224.254



**\*\*\*CAUTION\*\*\***  
ALL EXISTING UTILITIES SHOWN ARE THE BEST INFORMATION AVAILABLE. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, AND MAKE ALL NECESSARY ARRANGEMENTS WITH PRIVATE AND PUBLIC UTILITY COMPANIES TO AVOID ANY POSSIBLE DAMAGE TO OR INTERRUPTION OF UTILITY EQUIPMENT OR SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INQUIRIES CONCERNING LOCATION OF UTILITY LINES. REPAIR OF ANY DAMAGE TO UTILITY LINES AND EQUIPMENT DUE TO THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.



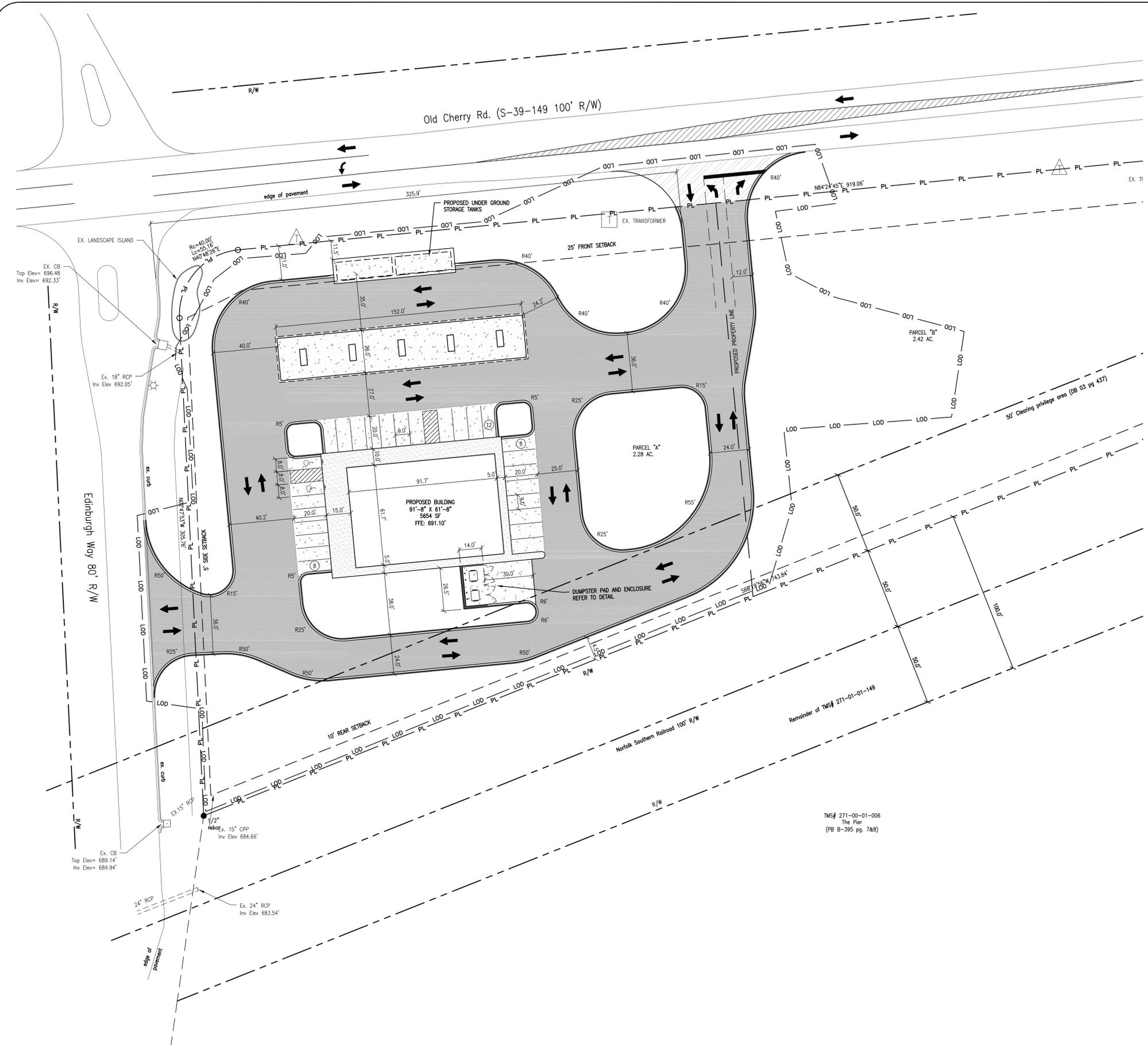
JW WHITE CONSULTING, LLC  
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PHONE: (864) 634-4399  
Email: jwhiteconsulting@gmail.com



BOUNTYLAND QUICK STOP  
SOUTH CAROLINA  
OCONEE COUNTY

|                   |
|-------------------|
| DRAWN BY: JT      |
| CHECKED: WPB      |
| DATE: 2-7-18      |
| JOB NUMBER: 17062 |
| REVISIONS: 0      |
| ISSUE FOR PERMIT  |

SHEET  
**C-1**  
EXISTING  
CONDITIONS



**ZONING REQUIREMENTS:**

|                    |          |       |       |      |
|--------------------|----------|-------|-------|------|
| SITE ZONING: X     | FRONT    | RIGHT | LEFT  | REAR |
| BUILDING SETBACKS: | 25'      | 5'    | 5'    | 10'  |
| LANDSCAPE BUFFERS: | XX       | XX    | XX    | XX   |
| OPEN SPACE:        | REQUIRED |       | SHOWN |      |

**PARKING REQUIREMENTS:**

|                        |               |          |
|------------------------|---------------|----------|
|                        | 90'           | ADA      |
| STALL SIZE:            | 9' X 20'      | 8' X 20' |
| aisle DIMENSION:       | 25' MIN.      | 25' MIN. |
| SPACE SHOWN:           | 26            | 2        |
| MIN. REQUIREMENT:      | XX SPACES     |          |
| TOTAL SPACES PROVIDED: | 28 (2 AS ADA) |          |

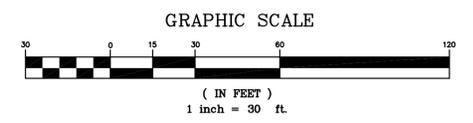
- SITE NOTES:**
- DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR PROPERTY LINE.
  - R DENOTES FACE OF CURB OR EDGE OF PAVEMENT RADIUS. ALL RADII ARE 5-FEET UNLESS NOTED OTHERWISE.
  - ALL WORK IN THE R/W SHALL BE VERIFIED WITH THE APPROVED ENCROACHMENT PERMIT PRIOR TO COMMENCING WORK.
  - TOTAL AREA OF SITE = 4.7 ACRES  
TOTAL AREA DISTURBED = 3.4 ACRES
  - AN ELECTRONIC FILE OF THE SITE PLAN SHALL BE MADE AVAILABLE FOR STAKING PURPOSES.
  - THE BUILDING FOOTPRINT WAS OBTAINED FROM ARCHITECT.

**SITE LEGEND**

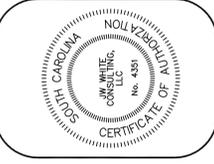
- DENOTES LIGHT DUTY ASPHALT PAVEMENT REFER TO DETAIL
- DENOTES ASPHALT PAVEMENT IN R/W REFER TO ENCROACHMENT PERMIT
- DENOTES CONCRETE PAVEMENT REFER TO DETAIL
- DENOTES CONCRETE SIDEWALK REFER TO DETAIL
- DENOTES NUMBER OF PARKING STALLS IN A ROW
- TRAFFIC FLOW



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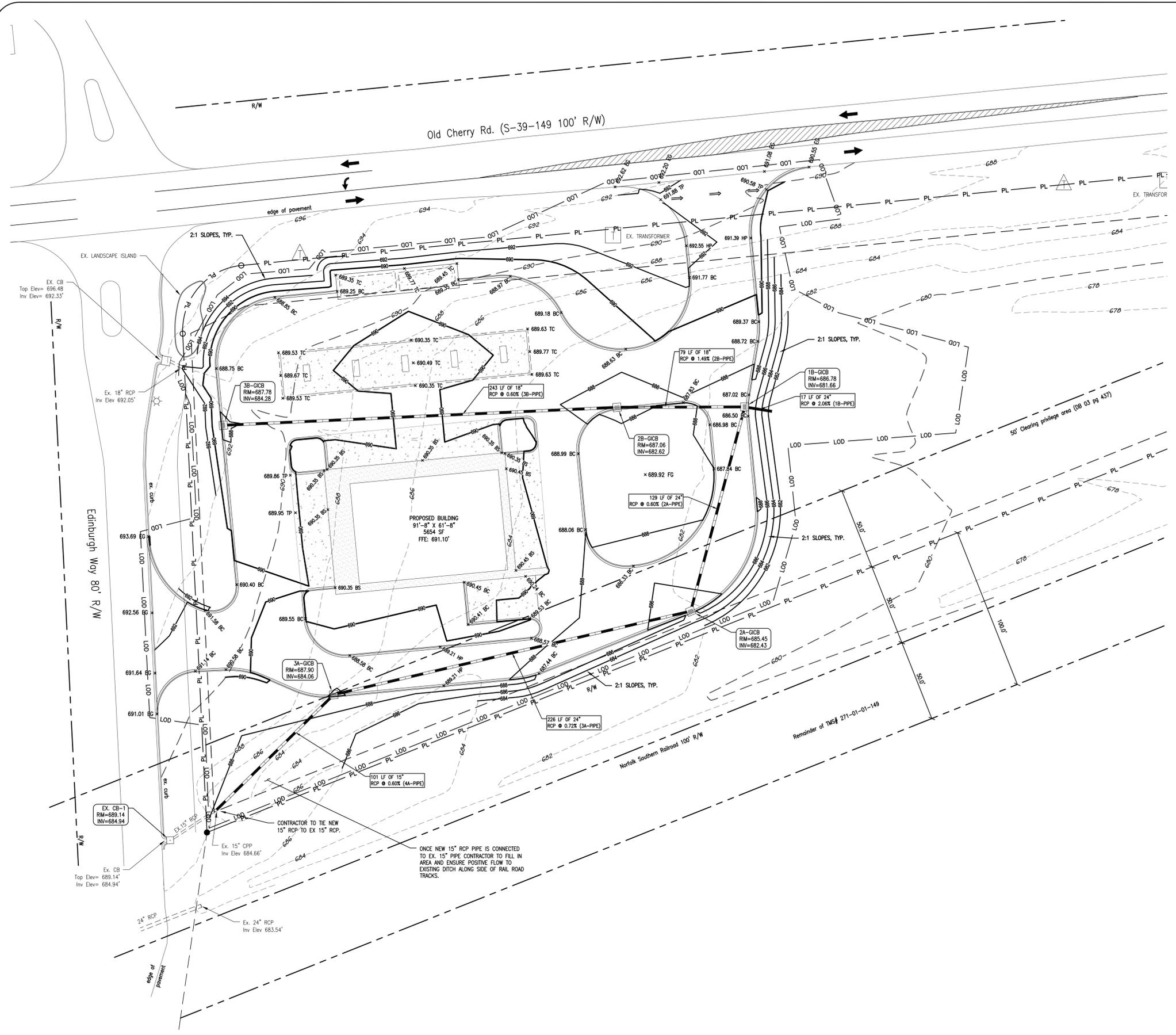
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**BOUNTYLAND QUICK STOP**  
 OCONEE COUNTY  
 SOUTH CAROLINA

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SHEET  
**C-2**  
 OVERALL  
 SITE PLAN



NORTH

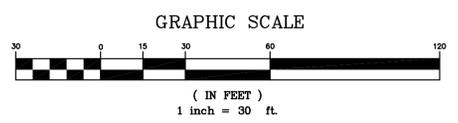
**STANDARD STORM PIPE AND STRUCTURE NOTES:**  
 NOT ALL STRUCTURES BELOW MAY NOT BE "APPLICABLE" FOR THIS PROJECT.  
 1. C/CB DENOTES A CURB INLET STRUCTURE.  
 2. W/CB DENOTES A WEIR INLET STRUCTURE.  
 3. G/CB DENOTES A GRATE INLET STRUCTURE.  
 4. Y/CB DENOTES A YARD INLET STRUCTURE.  
 5. J/B DENOTES A JUNCTION BOX.  
 6. FE DENOTES A FLARED-END SECTION.  
 7. INVERT IN = INVERT OUT UNLESS OTHERWISE NOTED.  
 \* DENOTES:  
 "THREAT" ELEVATION (C/CB & W/CB)  
 "RIM" ELEVATION (G/CB, Y/CB & J/B)

- GRADING NOTES:**
- GRADES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CLEARING. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES FROM THE PLAN THAT WILL AFFECT CONSTRUCTION IN WRITING TO THE ENGINEER AND AWAIT FURTHER INSTRUCTIONS.
  - PROPOSED CONTOURS AND SPOT ELEVATIONS ARE FINISHED SURFACE ELEVATIONS. THE GRADING CONTRACTOR SHALL DEDUCT PAVEMENT AND TOP SOIL THICKNESS FOR SUBGRADE ELEVATIONS.
  - CLEAR AND GRUB THE SITE WITHIN THE LIMITS OF CONSTRUCTION. CLEARING AND GRUBBING SHALL CONSIST OF REMOVING PAVEMENT, BRUSH, ROOTS, ETC. TO A MINIMUM OF 18" BELOW THE EXISTING SURFACE.
  - TOPSOIL SHALL BE STOCKPILED IN A LOCATION THAT WILL NOT IMPED CONSTRUCTION. THE STOCKPILE SHALL HAVE A SILT FENCE INSTALLED ON THE DOWNSTREAM SIDE OF THE STOCK PILE.
  - A SOILS ENGINEER SHALL BE EMPLOYED BY THE CONTRACTOR TO DETERMINE THE SUITABILITY OR UNSUITABILITY OF SOILS DURING EARTHWORK OPERATIONS, CONDUCT TESTS AND MAKE RECOMMENDATIONS.
  - SOILS SHALL BE TESTED, PER THE SOILS REPORT, OR EVERY 5000 SF OR LESS PER LIFT FOR EMBANKMENT AND BUILDING PAD CONSTRUCTION. THE CONTRACTOR SHALL FURNISH ALL TEST REPORTS IN A TIMELY MANNER.
  - FILL SOIL SHALL BE PLACED IN 8" LIFTS, LOOSE, AND COMPACTED TO 95% STANDARD PROCTOR UNLESS NOTED OTHERWISE.
  - HANDICAP PARKING STALLS SHALL HAVE A MAXIMUM SLOPE OF 2%.
  - RCP DENOTES REINFORCED CONCRETE PIPE. RCP SHALL BE CLASS III AND COMPLY WITH ASTM C76 SPECIFICATION.
  - HDPE DENOTES A CORRUGATED HIGH DENSITY POLYETHYLENE PIPE WITH SMOOTH WALLS THAT COMPLIES WITH ASTM F867 SPECIFICATION. HDPE CAN BE USED IN LIEU OF RCP.
  - FLARED END SECTIONS SHALL BE CLASS I.
  - PVC DENOTES POLYVINYL CHLORIDE PIPE. PVC SHALL BE SDR 35 AND COMPLY WITH ASTM D3034 SPECIFICATION.

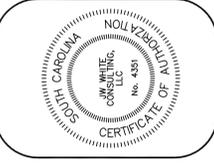
**LEGEND**

|                                   | EXISTING                  | PROPOSED   |
|-----------------------------------|---------------------------|--|
| CONTOURS<br>REFER TO NOTES        | --- 100 ---<br>--- 98 --- | — 100 —<br>— 98 —  |
| SPOT ELEVATIONS<br>REFER TO NOTES |                           | x 533.41 EG (Existing Ground)<br>x 533.41 FG (Finish Grade)<br>x 533.41 TC (Top of Concrete)<br>x 533.41 BS (Bottom face of Sidewalk)<br>x 533.41 BC (Bottom Face of Curb)<br>x 533.41 TP (Top of Pavement)<br>x 533.41 HP (High Point)<br>x 533.41 LP (Low Point) |
| STORM PIPE<br>REFER TO NOTES      | =====                     | =====  |
| STORM INLETS<br>REFER TO DETAIL   | □                         | ■<br>Grate Inlet (G/CB)  |
| LIMITS OF DISTURBANCE             |                           | — LOD —  |
| DRAINAGE FLOW DIRECTION           |                           | ⇒  |

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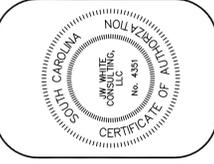


**BOUNTYLAND QUICK STOP**  
 OCONEE COUNTY  
 SOUTH CAROLINA

DRAWN BY: JT  
 CHECKED: WPB  
 DATE: 2-7-18  
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 ISSUE FOR PERMIT

SHEET  
**C-3**  
 GRADING &  
 DRAINAGE  
 PLAN

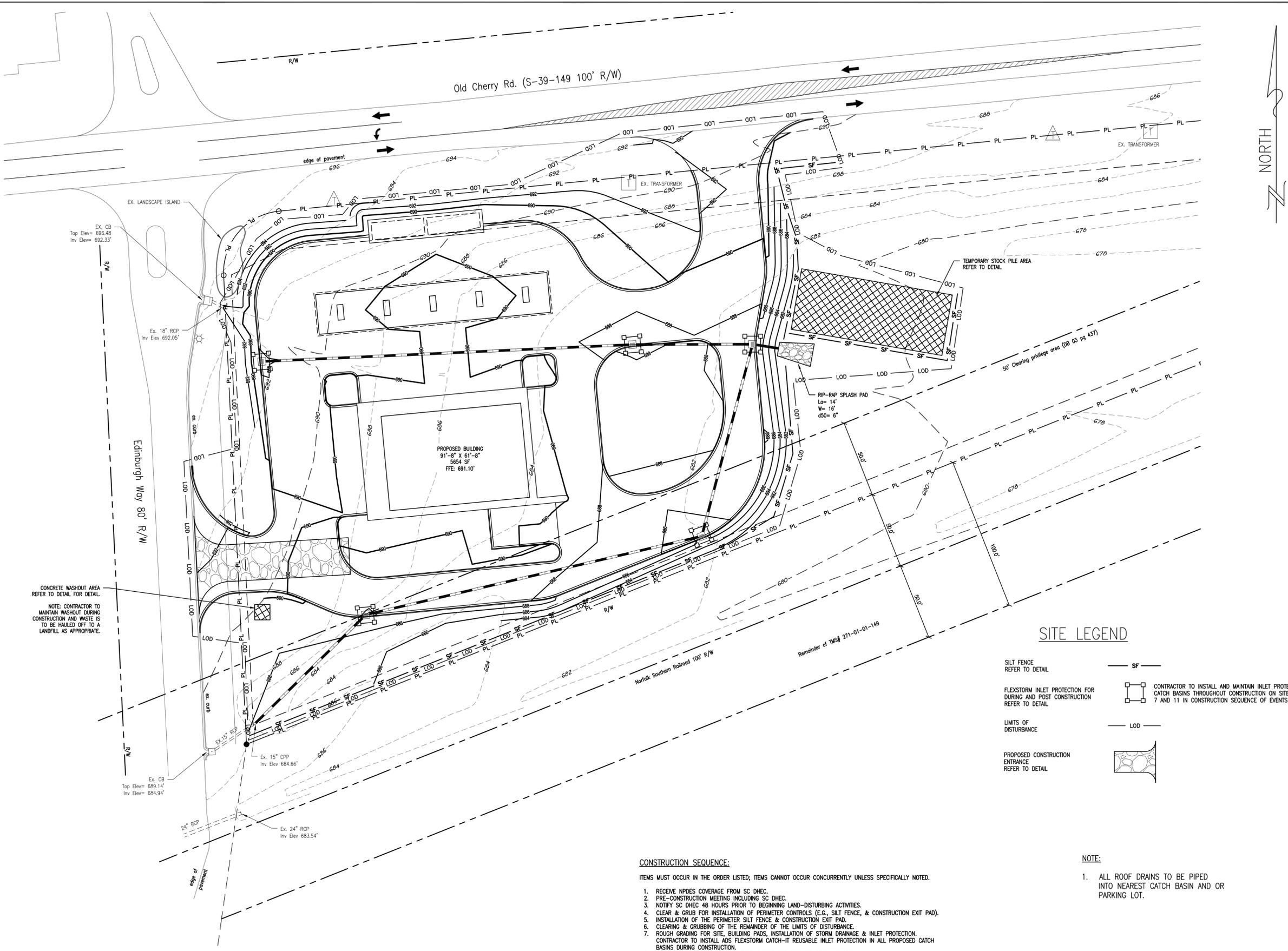
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 OCONEE COUNTY  
 SOUTH CAROLINA

DRAWN BY: JT  
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 ISSUE FOR PERMIT

SHEET  
**C-4**  
 STORMWATER  
 POLLUTION  
 PREVENTION  
 PLAN



**SITE LEGEND**

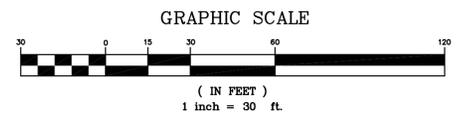
- SILT FENCE REFER TO DETAIL
- FLEXSTORM INLET PROTECTION FOR DURING AND POST CONSTRUCTION REFER TO DETAIL
- LIMITS OF DISTURBANCE
- PROPOSED CONSTRUCTION ENTRANCE REFER TO DETAIL
- SF
- CONTRACTOR TO INSTALL AND MAINTAIN INLET PROTECTION FOR CATCH BASINS THROUGHOUT CONSTRUCTION ON SITE. SEE NOTES 7 AND 11 IN CONSTRUCTION SEQUENCE OF EVENTS BELOW.
- LOD

**CONSTRUCTION SEQUENCE:**

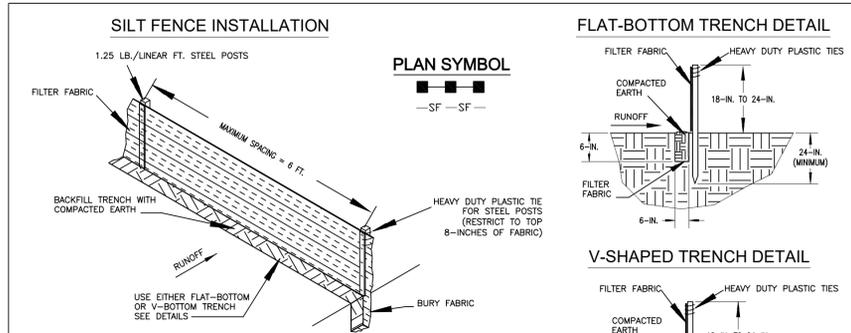
1. RECEIVE NPDES COVERAGE FROM SC DHEC.
2. PRE-CONSTRUCTION MEETING INCLUDING SC DHEC.
3. NOTIFY SC DHEC 48 HOURS PRIOR TO BEGINNING LAND-DISTURBING ACTIVITIES.
4. CLEAR & GRUB FOR INSTALLATION OF PERIMETER CONTROLS (E.G., SILT FENCE, & CONSTRUCTION EXIT PAD).
5. INSTALLATION OF THE PERIMETER SILT FENCE & CONSTRUCTION EXIT PAD.
6. CLEARING & GRUBBING OF THE REMAINDER OF THE LIMITS OF DISTURBANCE.
7. ROUGH GRADING FOR SITE, BUILDING PADS, INSTALLATION OF STORM DRAINAGE & INLET PROTECTION. CONTRACTOR TO INSTALL ADS FLEXSTORM CATCH-IT REUSABLE INLET PROTECTION IN ALL PROPOSED CATCH BASINS DURING CONSTRUCTION.
8. INSTALLATION CURBING, FINE GRADING, PAVING AND BUILDING CONSTRUCTION.
9. PERMANENT/FINAL STABILIZATION.
10. MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES MUST CONTINUE UNTIL THE SITE IS PERMANENTLY STABILIZED AND THE CONTROLS ARE REMOVED.
11. UPON FINAL STABILIZATION OF SITE, CONTRACTOR TO REMOVE THE ADS FLEXSTORM CATCH-IT REUSABLE INLET PROTECTION INSERT FROM ALL CATCH BASINS. CONTRACTOR TO CONVERT ALL CATCH BASINS TO ADS FLEXSTORM "PURE" PERMANENT INLET PROTECTION INSERT FOR PERMANENT POST CONSTRUCTION WATER QUALITY.
12. SUBMIT NOTICE OF TERMINATION (NOT) TO SC DHEC AS APPROPRIATE.
13. ANY FURTHER CONSTRUCTION OR GRADING NOT WITHIN THE SCOPE OF THIS PROJECT SHALL OBTAIN AN INDIVIDUAL STORMWATER PERMIT.

**NOTE:**

1. ALL ROOF DRAINS TO BE PIPED INTO NEAREST CATCH BASIN AND OR PARKING LOT.



**\*\*\*CAUTION\*\*\***  
 ALL EXISTING UTILITIES SHOWN ARE THE BEST INFORMATION AVAILABLE. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, AND MAKE ALL NECESSARY ARRANGEMENTS WITH PRIVATE AND PUBLIC UTILITY COMPANIES TO AVOID ANY POSSIBLE DAMAGE TO OR INTERRUPTION OF UTILITY EQUIPMENT OR SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INQUIRIES CONCERNING LOCATION OF UTILITY LINES. REPAIR OF ANY DAMAGE TO UTILITY LINES AND EQUIPMENT DUE TO THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.



**SILT FENCE - GENERAL NOTES**

- Do not place silt fence across channels or in other areas subject to concentrated flows. Silt fence should not be used as a velocity control BMP. Concentrated flows are any flows greater than 0.5 cfs.
- Maximum sheet or overland flow path length to the silt fence shall be 100-feet.
- Maximum slope steepness (normal [perpendicular] to the fence line) shall be 2:1.
- Silt fence joints, when necessary, shall be completed by one of the following options:
  - Wrap each fabric together at a support post with both ends fastened to the post, with a 1-foot minimum overlap.
  - Overlap silt fence by installing 3-feet passed the support post to which the new silt fence roll is attached. Attach old roll to new roll with heavy-duty plastic ties or.
  - Overlap entire width of each silt fence roll from one support post to the next support post.
- Attach filter fabric to the steel posts using heavy-duty plastic ties that are evenly spaced within the top 8-inches of the fabric.
- Install the silt fence perpendicular to the direction of the stormwater flow and place the silt fence the proper distance from the toe of steep slopes to provide sediment storage and access for maintenance and cleanout.
- Install Silt Fence Checks (Tie-Backs) every 50-100 feet, dependent on slope, along silt fence that is installed with slope and where concentrated flows are expected or are documented along the proposed/installed silt fence.

South Carolina Department of Health and Environmental Control

**SILT FENCE**

STANDARD DRAWING NO. SC-03 Page 1 of 2

NOT TO SCALE FEBRUARY 2014 DATE

**SILT FENCE - POST REQUIREMENTS**

- Silt fence posts must be 48-inch long steel posts that meet, at a minimum, the following physical characteristics:
  - Composed of a high strength steel with a minimum yield strength of 50,000 psi.
  - Include a standard "T" section with a nominal face width of 1.38-inches and a nominal "T" length of 1.48-inches.
  - Weight 1.25 pounds per foot (± 8%).
- Posts shall be equipped with projections to aid in fastening of filter fabric.
- Steel posts may need to have a metal soil stabilization plate welded near the bottom when installed along steep slopes or installed in loose soils. The plate should have a minimum cross section of 17-square inches and be composed of 15 gauge steel, at a minimum. The metal soil stabilization plate should be completely buried.
- Install posts to a minimum of 24-inches. A minimum height of 1- to 2-inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground.
- Post spacing shall be at a maximum of 6-feet on center.

**SILT FENCE - INSPECTION & MAINTENANCE**

- The key to functional silt fence is weekly inspections, routine maintenance, and regular sediment removal.
- Regular inspections of silt fence shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall event that produces 1/2-inch or more of precipitation.
- Attention to sediment accumulations along the silt fence is extremely important. Accumulated sediment should be continually monitored and removed when necessary.
- Remove accumulated sediment when it reaches 1/3 the height of the silt fence.
- Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated.
- Check for areas where stormwater runoff has eroded a channel beneath the silt fence, or where the fence has sagged or collapsed due to runoff overtopping the silt fence. Install checks/tie-backs and/or reinstall silt fence, as necessary.
- Check for tears within the silt fence, areas where silt fence has begun to decompose, and for any other circumstance that may render the silt fence ineffective. Removed damaged silt fence and reinstall new silt fence immediately.
- Silt fence should be removed within 30 days after final stabilization is achieved and once it is removed, the resulting disturbed area shall be permanently stabilized.

**SILT FENCE - FABRIC REQUIREMENTS**

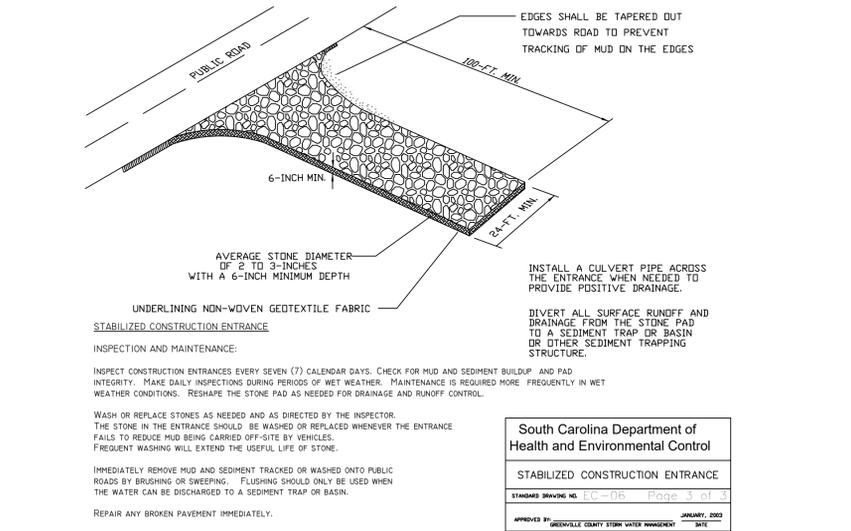
- Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements:
  - Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or polyamides that are formed into a network such that the filaments or yarns retain dimensional stability relative to each other.
  - Free of any treatment or coating which might adversely alter its physical properties after installation.
  - Free of any defects or flaws that significantly affect its physical and/or filtering properties; and,
  - Have a minimum width of 36-inches.
- Use only fabric appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction.
- 12-inches of the fabric should be placed within excavated trench and toed in when the trench is backfilled.
- Filter fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints.
- Filter fabric shall be installed at a minimum of 24-inches above the ground.

South Carolina Department of Health and Environmental Control

**SILT FENCE**

STANDARD DRAWING NO. SC-03 PAGE 2 of 2

GENERAL NOTES FEBRUARY 2014 DATE



South Carolina Department of Health and Environmental Control

**STABILIZED CONSTRUCTION ENTRANCE**

STANDARD DRAWING NO. EC-06 Page 3 of 3

APPROVED BY: [Signature] JANUARY, 2003 DATE

**FLEXSTORM SOUTH CAROLINA PRODUCT SELECTION GUIDE**  
CAROLINA DOT STANDARDS

**CATCH-IT REUSABLE INLET PROTECTION**

| DOT Standard         | Drawing Index | USF PIN    | Inlet Type   | Grate Size    | Opening Size  | Flexstorm Item Code       | ADS PIN    |
|----------------------|---------------|------------|--------------|---------------|---------------|---------------------------|------------|
| Type 1               | 719-1         | 5-25-6172  | Curb Box     | 36.5 x 24.375 | 35.7 x 25.125 | C-QCQB-365-244-350-291-FX | 62L032FX   |
| Type 1A              | 719-8         | 467-5-840E | Square/Fract | 2'-0" x 2'-0" | 24.0" x 24.0" | C-107-763-763-240-233-FX  | 62M03FX    |
| Type 1B              | 719-9         | 467-7-8091 | Square/Fract | 48.0 x 28.25  | 43.0 x 23.0   | C-104-480-280-480-230-FX  | 62L104FX   |
| Drop Inlet (24 x 24) | 719-10        | 417-624E   | Square/Fract | 24.0 x 24.0   | 22.75 x 22.75 | C-SQ-240-240-228-228-FX   | 62M03FX    |
| Drop Inlet (24 x 36) | 719-10        | 418-621E   | Square/Fract | 36.0 x 24.0   | 34.5 x 22.5   | C-SQ-360-240-345-225-FX   | 62L03624FX |
| NC 840.03            | -             | 5181       | Curb Box     | 36.5 x 23.75  | 34.5 x 21.75  | C-QCQB-365-234-345-218-FX | 62L036FX   |

**PURE PERMANENT INLET PROTECTION**

| DOT Standard         | Drawing Index | USF PIN    | Inlet Type   | Grate Size    | Opening Size  | Flexstorm Item Code - Bag PIN | ADS PIN (FX) | ADS PIN (FX/FX) | ADS PIN (PC) | ADS PIN (PC/P) |
|----------------------|---------------|------------|--------------|---------------|---------------|-------------------------------|--------------|-----------------|--------------|----------------|
| Type 1               | 719-1         | 5125-6172  | Curb Box     | 36.5 x 24.375 | 35.7 x 25.125 | P-QCQB-365-244-350-291-FX     | 62L-10C8FX   | 62L-HC8FX/FX    | 62L-10C3PC   | 62L-10C0PC/P   |
| Type 1A              | 719-8         | 467-5-840E | Square/Fract | 78.75 x 73.0  | 74.0 x 73.75  | P-107-763-763-240-233-FX      | 62M-10FX     | 62M-HC8FX/FX    | 62M-10C3PC   | 62M-10C0PC/P   |
| Type 1B              | 719-9         | 467-7-8091 | Square/Fract | 96.0 x 28.25  | 93.0 x 23.0   | P-104-480-280-480-230-FX      | 62L-10FX     | 62L-HC8FX/FX    | 62L-10C3PC   | 62L-10C0PC/P   |
| Drop Inlet (24 x 24) | 719-10        | 417-624E   | Square/Fract | 24.0 x 24.0   | 22.75 x 22.75 | P-QC-240-240-228-228-FX       | 62M-10FX     | 62M-HC8FX       | 62M-10C3PC   | 62M-10C0PC/P   |
| Drop Inlet (24 x 36) | 719-10        | 418-621E   | Square/Fract | 36.0 x 24.0   | 34.5 x 22.5   | P-QC-360-240-345-225-FX       | 62L-10FX     | 62L-HC8FX/FX    | 62L-10C3PC   | 62L-10C0PC/P   |
| NC 840.03            | -             | 5181       | Curb Box     | 36.5 x 23.75  | 34.5 x 21.75  | P-QCQB-365-234-345-218-FX     | 62L-10C8FX   | 62L-HC8FX/FX    | 62L-10C3PC   | 62L-10C0PC/P   |

**PURE BAG SELECTION GUIDE**

| Bag PIN   | Description  |
|-----------|--|
| FX        | Flexstorm's standard woven bag for temporary or permanent applications where high flow rates and lower maintenance is desired. |
| FX+ (FXP) | FX bag - additional Hydrocarbon Removal media for low to moderate levels of hydrocarbon removal.                               |
| PC        | Post Construction Bag lined with Adsorb-1 Filter fabric to specifically target small particle and hydrocarbon removal.         |
| PC+ (PCP) | PC bag - additional Hydrocarbon Removal media for high levels of hydrocarbon removal.  |

**INSTALLATION:**

- REMOVE GRATE WITH UNIVERSAL MAINTENANCE TOOL.
- DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING.
- REPLACE GRATE

TO ORDER CONTACT YOUR LOCAL ADS SALES REP: RYAN HORNISH  
RYAN.HORNISH@ADS-PIPE.COM  
864-905-5854

SCDOT South Carolina Department of Transportation  
APPROVED BY SCDOT FOR TYPE G SUSPENDED INLET FILTER (QPL 58)

FLEXSTORM ADS  
ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC. A DIVISION OF ADS, INC.  
WWW.INLETFILTERS.COM  
(866) 287-8655 PH  
(630) 355-3477 FX  
INFO@INLETFILTERS.COM

**FLEXSTORM OPERATION AND MAINTENANCE PLAN**

**FLEXSTORM INLET FILTERS**  
OPERATION & MAINTENANCE PLAN

Installation instructions:

- Remove grate from the drainage structure
- Clean stone and dirt from ledge (lip) of drainage structure
- Drop the FLEXSTORM inlet filter through the clear opening such that the hangers rest firmly on the lip of the structure.
- Replace the grate and confirm it is not elevated more than 1/8", the thickness of the steel hangers.

Frequency of Inspections:

- Inspection should occur following any rain event >0.5".
- Post construction inspections should occur 1 times per year. In snowfall affected regions additional inspections should take place before and after snowfall season.
- Industrial application site inspections (loading ramps, wash racks, maintenance facilities) should occur on a regularly scheduled basis no less than 3 times/year.

Maintenance Guidelines:

- Empty the sediment bag if more than half filled with sediment and debris, or as directed.
- Remove the grate, and engage the lifting bars with the FLEXSTORM Removal Tool, and lift from drainage structure.
- Dispose of sediment or debris as directed by the Engineer or Maintenance contractor.
- An industrial vacuum can be used to collect sediment.
- Remove caked on silt from sediment bag and flush with Medium spray with normal filtration.
- Replace bag if torn or punctured to >1/8" diameter on lower half of bag.

Post Construction PC Bag Maintenance:

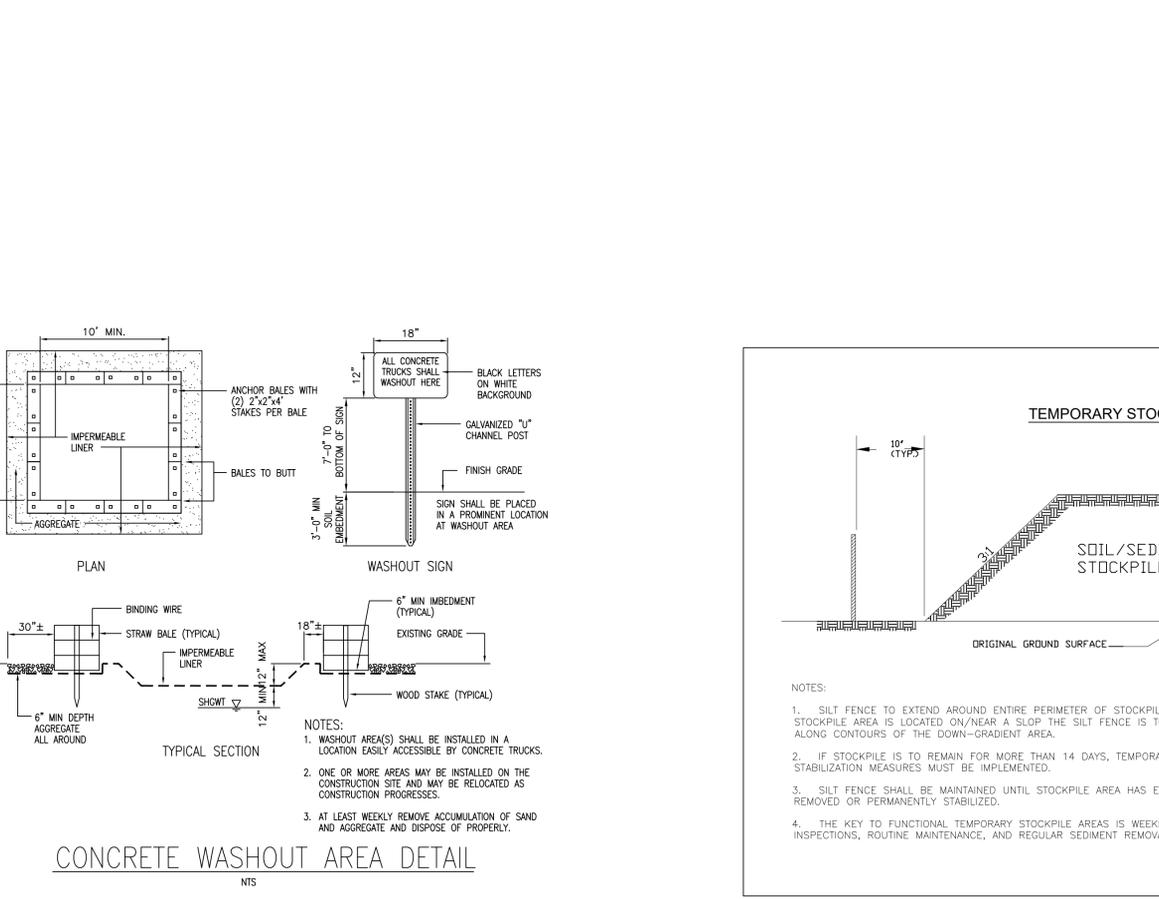
- At 50% saturation the average 2'x2' Adsorb-1 lined PC filter will retain approximately 75 oz (4.2 lbs) of oil and should be serviced. To recover the oils the filter can be centrifuged or passed through a wringer.
- Oil skimmer pouches: start to turn black when saturated, indicating time for replacement. Each ClearTec Rubberizer pouch will absorb 62oz (4 lbs) of oil before needing replacement.
- Dispose of all oil contaminated products in accordance with EPA guidelines. ClearTec Rubberizer, since a solidifier, will not catch under pressure and can be disposed of in most landfills, recycled for industrial applications, or burned as fuel.

Sediment Bag Replacement:

- Remove the bag by loosening or cutting off clamping bag.
- Take new sediment bag and secure worm drive clamping band to the frame channel.
- Ensure Bag is secure and there is no slack around perimeter.

South Carolina Department of Health and Environmental Control  
TEMPORARY STOCKPILE

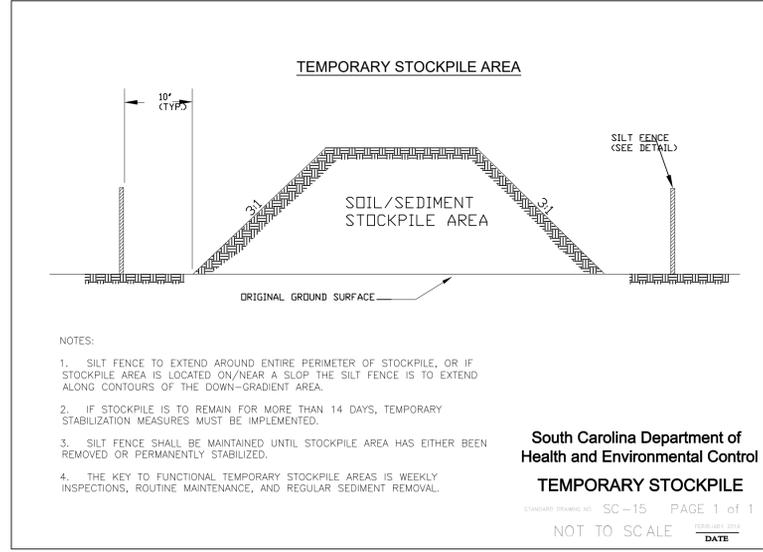
STANDARD DRAWING NO. SC-15 PAGE 1 of 1  
NOT TO SCALE DATE



CONCRETE WASHOUT AREA DETAIL

NOTES:

- WASHOUT AREA(S) SHALL BE INSTALLED IN A LOCATION EASILY ACCESSIBLE BY CONCRETE TRUCKS.
- ONE OR MORE AREAS MAY BE INSTALLED ON THE CONSTRUCTION SITE AND MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
- AT LEAST WEEKLY REMOVE ACCUMULATION OF SAND AND AGGREGATE AND DISPOSE OF PROPERLY.



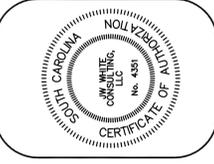
NOTES:

- SILT FENCE TO EXTEND AROUND ENTIRE PERIMETER OF STOCKPILE, OR IF STOCKPILE AREA IS LOCATED ON/NEAR A SLOPE SILT FENCE IS TO EXTEND ALONG CONTOURS OF THE DOWN-GRADIENT AREA.
- IF STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, TEMPORARY STABILIZATION MEASURES MUST BE IMPLEMENTED.
- SILT FENCE SHALL BE MAINTAINED UNTIL STOCKPILE AREA HAS EITHER BEEN REMOVED OR PERMANENTLY STABILIZED.
- THE KEY TO FUNCTIONAL TEMPORARY STOCKPILE AREAS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.

South Carolina Department of Health and Environmental Control  
TEMPORARY STOCKPILE

STANDARD DRAWING NO. SC-15 PAGE 1 of 1  
NOT TO SCALE DATE

JW WHITE CONSULTING, LLC  
PO BOX 806  
ANDERSON, SOUTH CAROLINA 29622  
PHONE: (864) 634-4399  
Email: jwhiteconsulting@gmail.com



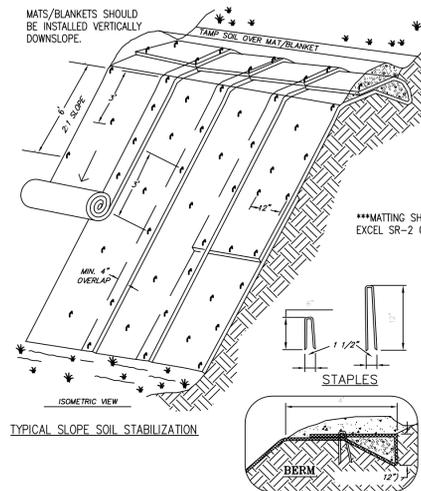
BOUNTYLAND QUICK STOP  
OCONEE COUNTY  
SOUTH CAROLINA

DRAWN BY: JT  
CHECKED: WPB  
DATE: 2-7-18  
JOB NUMBER: 17062  
REVISIONS: 0  
ISSUE FOR PERMIT

SHEET  
C-5  
SITE DETAILS

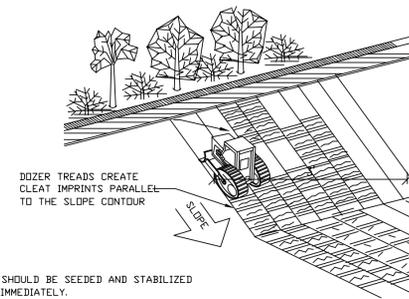
SCDHEC STANDARD NOTES

- If necessary, slopes, which exceed eight (8) vertical feet slope should be stabilized with synthetic or vegetative mats, in addition to hydroseeding. It may be necessary to install temporary slope drains during construction. Temporary berms may be needed until the slope is brought to grade.
- Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than fourteen (14) days after work has ceased, except as stated below.
  - Where stabilization by the 14th day is precluded by snow cover or frozen ground conditions, stabilization measures must be initiated as soon as practicable.
  - Where construction activity on a portion of the Site is temporarily ceased, and earth-disturbing activities will be resumed within 14 days, temporary stabilization measures do not have to be initiated on that portion of the Site.
- All sediment and erosion control devices shall be inspected once every calendar week. If periodic inspections or other information indicates that a BMP has been inappropriately or incorrectly installed, the permittee must address the necessary replacement or modification required to correct the BMP within 48 hours of identification.
- Provide silt fence and/or other control devices, as may be required, to control soil erosion during utility construction. All disturbed areas shall be cleaned, graded, and stabilized with grassing immediately after the utility installation. Fill, cover, and temporary seeding at the end of each day are recommended. If water is encountered while trenching, the water should be filtered to remove any sediments before being pumped back into any waters of the State.
- All erosion control devices shall be properly maintained during all phases of construction until the completion of all construction activities and all disturbed areas have been stabilized. Additional control devices may be required during construction in order to control erosion and/or offsite sedimentation. All temporary control devices shall be removed once construction is complete and the site is stabilized.
- The contractor must take necessary action to minimize the tracking of mud onto paved roadway(s) from construction areas and the generation of dust. The contractor shall daily remove mud/soil from pavement, as may be required.
- Residential subdivisions require erosion control features for infrastructure as well as for individual lot construction. Individual property owners shall follow these plans during construction or obtain approval of an individual plan in accordance with S.C. Reg. 72-300 et seq. and SR10000.
- Temporary diversion berms and/or ditches will be provided as needed during construction to protect work areas from upstate runoff and/or to divert sediment-laden water to appropriate traps or stable outlets.
- All waters of the State (WoS), including wetlands, are to be flagged or otherwise clearly marked in the field. A double row of silt fence is to be installed in all areas where a 50' buffer cannot be maintained between the disturbed area and all WoS. A 10' buffer should be maintained between the last row of silt fence and all WoS.
- Litter, construction debris, oils, fuels, and building products with significant potential for impact (such as stockpiles of freshly treated lumber) and construction chemicals that could be exposed to storm water must be prevented from becoming a pollutant source in storm water discharges.
- A copy of the SWPPP, inspection records, and rainfall data must be retained at the construction site or a nearby location easily accessible during normal business hours, from the date of commencement of construction activities to the date that final stabilization is reached.
- Initiate stabilization measures on any exposed steep slope (3:1V or greater) where land disturbing activities have permanently or temporarily ceased, and will not resume for a period of 7 calendar days.
- Minimize soil compaction and, unless infeasible, preserve topsoil.
- Minimize the discharge of pollutants from equipment and vehicle washing, wheel wash water, and other wash waters. Wash waters must be treated in a sediment basin or alternative control that provides equivalent or better treatment prior to discharge.
- Minimize the discharge of pollutants from dewatering of trenches and excavated areas. These discharges are to be routed through appropriate BMPs (sediment basin, filter bag, etc.).
- The following discharges are prohibited:
  - Wastewater from washout of concrete, unless managed by an appropriate control;
  - Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials;
  - Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance; and
  - Soaps or solvents used in vehicle and equipment washing.
- After construction activities begin, inspections must be conducted at least once every calendar week and must be conducted until final stabilization is reached on all areas of the construction site.
- If existing BMPs need to be modified or if additional BMPs are necessary to comply with the requirements of this permit and/or SC water quality standards, implementation must be completed before the next storm event whenever practicable. If implementation before the next storm event is impracticable, the situation must be documented with the SWPPP and alternative BMPs must be implemented as soon as reasonably possible.
- A pre-construction conference must be held for each construction site with an appropriate onsite SWPPP prior to the implementation of construction activities. For non-linear projects that disturb 10+ acres or more, this conference must be held on-site unless the department has approved otherwise.
- Construction entrances to be provided at all locations where construction traffic accesses a paved roadway.
- Inlet protection will be provided at all existing inlets that received flows from the disturbed areas.
- All off-site borrow sites must have a separate NPDES permit.
- The contractor will provide a portable toilet in an area that is not adjacent to a waterway or storm drainage.
- The contractor will provide a place for concrete trucks to washout and the washout will be buried on site until construction is complete. When construction is complete the wash is to be hauled off to a landfill.
- Any possible stockpiles, offsite material, waste, borrow, or construction equipment storage / laydown areas shall be located within the limits of disturbance.
- The concrete washout shall be located within the limits of disturbance.
- The stabilization of conveyance channels are to be completed within 7 days of channel construction.
- The installations of utilities (cable, electrical, natural gas, water, sewer, etc.) are to be within the permitted limits of disturbance and that installation outside of these areas will require a modification to the permit.

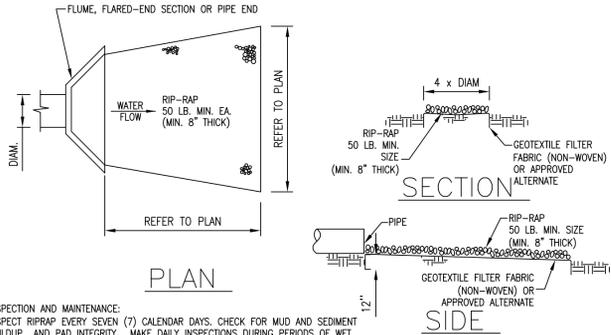


VEGETATIVE MATTING FOR SLOPE STABILIZATION

N.T.S.

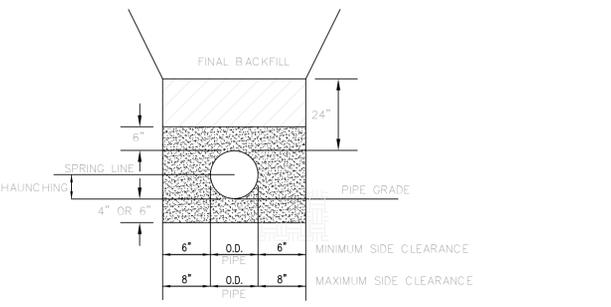


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|---|--------------------|
| South Carolina Department of Health and Environmental Control |                    |
| TRACKING  |                    |
| STANDARD DRAWING NO.  | EC-01 Page 1       |
| APPROVED BY:  | DATE: AUGUST, 2005 |



SPLASH PAD AND RIP RAP PLACEMENT DETAIL

N.T.S.



CLASS B-1

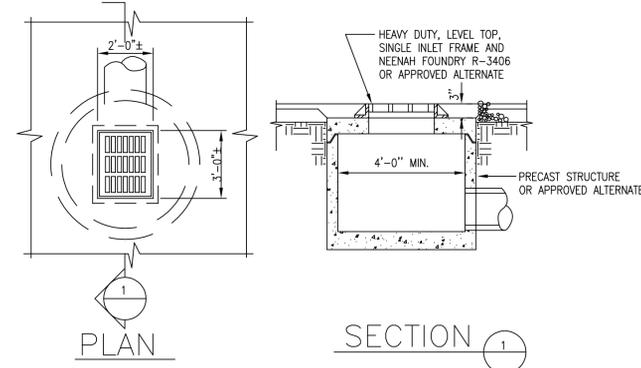
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|------------------------------------|-------------------------------------|
| APPLICATION                        | LEGEND                              |
| CLASS B-1 - PVC NON-PRESSURE LINES | CLASS IB MATERIAL (#67 OR 6M STONE) |
| CLASS C-2 - DIP NON-PRESSURE LINES | CLASS II OR III MATERIAL            |

NOTE: REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS

PIPE EMBEDMENT

N.T.S.

- NOTES:
- WET OR UNSTABLE BOTTOMS, EXCAVATE A MINIMUM OF 6" BELOW BELL. BACKFILL WITH WASHED CRUSHED STONE.
  - ROCK BOTTOMS - EXCAVATE A MINIMUM OF 6" BELOW BELL. BACKFILL WITH WASHED CRUSHED STONE.
  - FOR TRENCHES REQUIRING SHORING AND BRACING, DIMENSIONS SHALL BE TAKEN FROM INSIDE FACE OF THE SHORING AND BRACING.
  - NO ROCKS OR BOULDERS 4" OR LARGER SHALL BE USED IN INITIAL BACKFILL.
  - ALL BACKFILL MATERIAL SHALL BE SUITABLE NATIVE MATERIAL. BACKFILL SHALL BE COMPACTED IN 6" LIFTS IN TRAFFIC AREAS (95% COMPACTION) AND 12" LIFTS IN NON TRAFFIC AREAS (90% COMPACTION).



GICB INLET DETAIL

N.T.S.

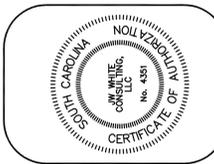
TEMPORARY VEGETATION

- SPRING / SUMMER: APRIL 15 - AUGUST 15  
 FERTILIZATION: 700/LBS ACRE 10-10-10 EQUIVALENT (POOR SOILS ONLY)  
 LIME: NOT REQUIRED  
 SEED: 40 LBS/ACRE BROWNTOP MILLET  
 MULCH: HYDRO-MULCH OR STRAW (OPTIONAL)  
 HYDROSEED ALL SLOPES AND SEED REMAINING AREAS BY CONVENTIONAL METHODS FOR COST EFFECTIVENESS.  
 SEED BED PREPARATION: STANDARD (RIPPING, DISCING, DRAGGING, ETC.)
- FALL / WINTER: AUGUST 15 - APRIL 15  
 FERTILIZATION: 700/LBS ACRE 10-10-10 EQUIVALENT (POOR SOILS ONLY)  
 LIME: NOT REQUIRED  
 SEED: 40 LBS/ACRE ANNUAL RYEGRASS  
 MULCH: HYDRO-MULCH OR STRAW (OPTIONAL)  
 HYDROSEED ALL SLOPES AND SEED REMAINING AREAS BY CONVENTIONAL METHODS FOR COST EFFECTIVENESS.  
 SEED BED PREPARATION: STANDARD (RIPPING, DISCING, DRAGGING, ETC.)

PERMANENT VEGETATION

- SPRING / SUMMER: APRIL 15 - AUGUST 15  
 FERTILIZATION: 700/LBS ACRE 10-10-10 EQUIVALENT  
 LIME: 1 TON/ACRE (OPTIONAL)  
 SEED: 50 LBS/ACRE COMMON BERMUDA  
 25 LBS/ACRE BROWN TOP MILLET  
 MULCH: HYDRO-MULCH OR STRAW (OPTIONAL)  
 HYDROSEED ALL SLOPES AND SEED REMAINING AREAS BY CONVENTIONAL METHODS FOR COST EFFECTIVENESS.  
 SEED BED PREPARATION: STANDARD (RIPPING, DISCING, DRAGGING, ETC.)
- FALL / WINTER: AUGUST 15 - APRIL 15  
 FERTILIZATION: 700/LBS ACRE 10-10-10 EQUIVALENT  
 LIME: 1 TON/ACRE (OPTIONAL)  
 SEED: 250 LBS/ACRE KENTUCKY 31 FESCUE  
 (1/2 INCORPORATED AND 1/2 BROADCAST)  
 MULCH: HYDRO-MULCH OR STRAW (OPTIONAL)  
 HYDROSEED ALL SLOPES AND SEED REMAINING AREAS BY CONVENTIONAL METHODS FOR COST EFFECTIVENESS.  
 SEED BED PREPARATION: STANDARD (RIPPING, DISCING, DRAGGING, ETC.)

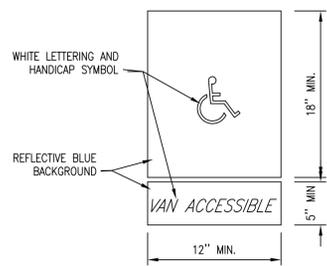
JW WHITE CONSULTING, LLC  
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 ANDERSON, SOUTH CAROLINA 29622  
 PHONE: (864) 634-4399  
 Email: jwhiteconsulting@gmail.com



BOUNTYLAND QUICK STOP  
 OCONEE COUNTY  
 SOUTH CAROLINA

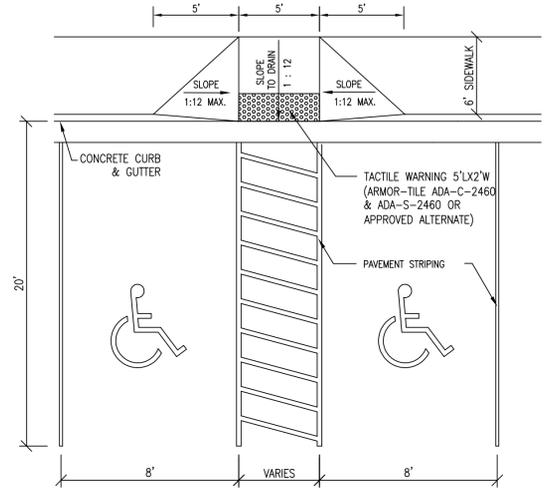
DRAWN BY: JT  
 CHECKED: WPB  
 DATE: 2-7-18  
 JOB NUMBER: 17062  
 REVISIONS: 0  
 ISSUE FOR PERMIT

SHEET  
 C-6  
 SITE DETAILS

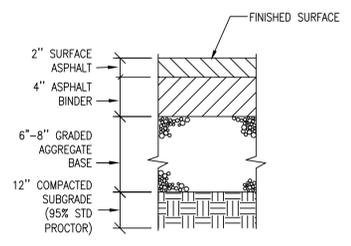


- NOTES:
1. THE SIGN SHALL BE MOUNTED 60" FROM GRADE TO BOTTOM OF SIGN
  2. LETTERING SHALL COMPLY WITH THE LATEST VERSION OF THE AMERICAN WITH DISABILITIES ACT'S ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (SECTION 4.30).
  3. A VAN ACCESSIBLE SIGN SHALL BE ADDED WHEN THE PARKING SPACE'S ACCESSIBLE AISLE IS 8' OR MORE IN WIDTH.
  4. A FINE SIGN SHALL BE INCLUDED IF REQUIRED BY THE LOCAL AUTHORITY.

HANDICAP SIGN DETAIL  
N.T.S.

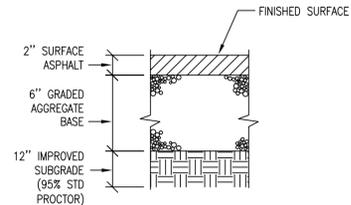


HANDICAP PARKING DETAIL  
N.T.S.



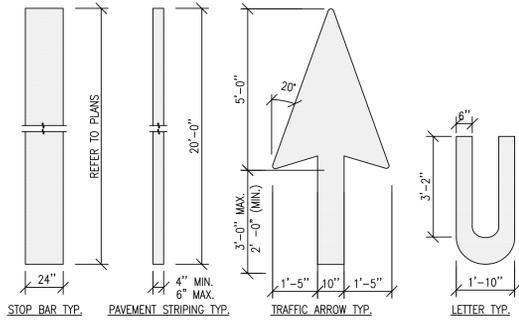
1. THE SURFACE ASPHALT SHALL CONFORM TO SECTION 403, TYPE 3 ASPHALT, IN THE S.C.D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAYS LATEST EDITION.
2. ASPHALT BINDER COURSE SHALL CONFORM TO SECTION 402, TYPE 2, IN THE S.C.D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAYS LATEST EDITION.
3. BASE COURSE SHALL CONFORM TO SECTION 305 IN THE S.C.D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAYS LATEST EDITION.

HEAVY DUTY ASPHALT PAVEMENT IN R/W  
N.T.S.



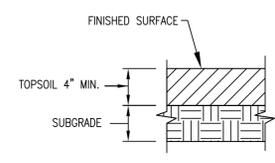
1. THE SURFACE ASPHALT SHALL CONFORM TO SECTION 403, TYPE 3 ASPHALT, IN THE S.C.D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAYS LATEST EDITION.
2. BASE COURSE SHALL CONFORM TO SECTION 305 IN THE S.C.D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAYS LATEST EDITION.

LIGHT DUTY ASPHALT PAVEMENT  
N.T.S.

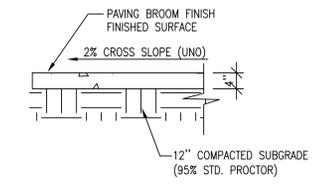


- NOTE:
1. USE NON-REFLECTIVE WHITE PAINT, TYP. BUT USE YELLOW PAINT ON CONCRETE OR OTHER SURFACES WHERE WHITE PAINT DOES NOT PROVIDE SUFFICIENT CONTRAST.
  2. PAVEMENT MARKINGS WITHIN SCOT RIGHT-OF-WAY MUST BE THERMOPLASTIC.

PAVEMENT STRIPING  
N.T.S.

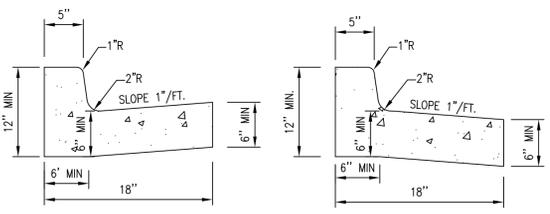


GRASSED/LANDSCAPED AREA DETAIL  
N.T.S.



1. CONCRETE SHALL HAVE A MINIMUM ULTIMATE 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI WITH 4" MAXIMUM SLUMP.
2. AIR ENTRAINING AGENTS SHALL BE USED TO PRODUCE 3% TO 6% AIR BY VOLUME IN ALL CONCRETE EXPOSED TO WEATHER.
3. WHERE SLAB ABUTS THE BUILDING OR OTHER CONCRETE PAVING, INSTALL 1/2" PREMOLDED EXPANSION JOINT.
4. CONCRETE SHALL BE INSTALLED IN ACCORDANCE WITH ACI 318 REGULATIONS.

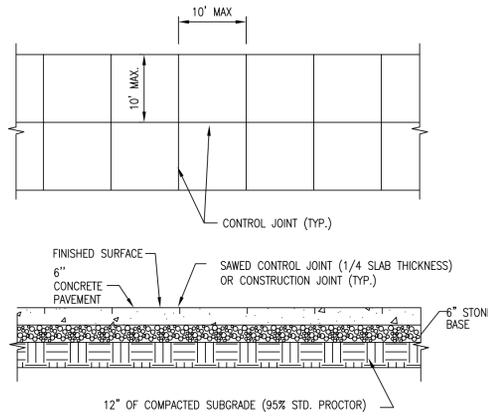
CONCRETE SIDEWALK  
N.T.S.



NORMAL GUTTER      PITCHED GUTTER

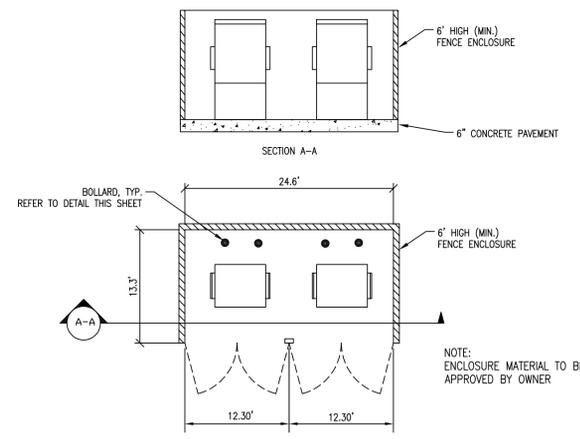
NOTE: PLACE EXPANSION OR CONSTRUCTION JOINTS AT 20 FT INTERVALS.

CONCRETE CURB & GUTTER DETAIL  
N.T.S.

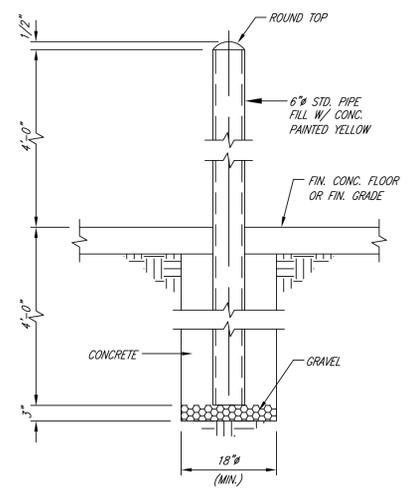


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CONCRETE PAVEMENT DETAIL  
N.T.S.

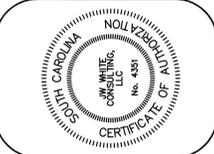


DUMPSTER ENCLOSURE  
N.T.S.



BOLLARD DETAIL  
N.T.S.

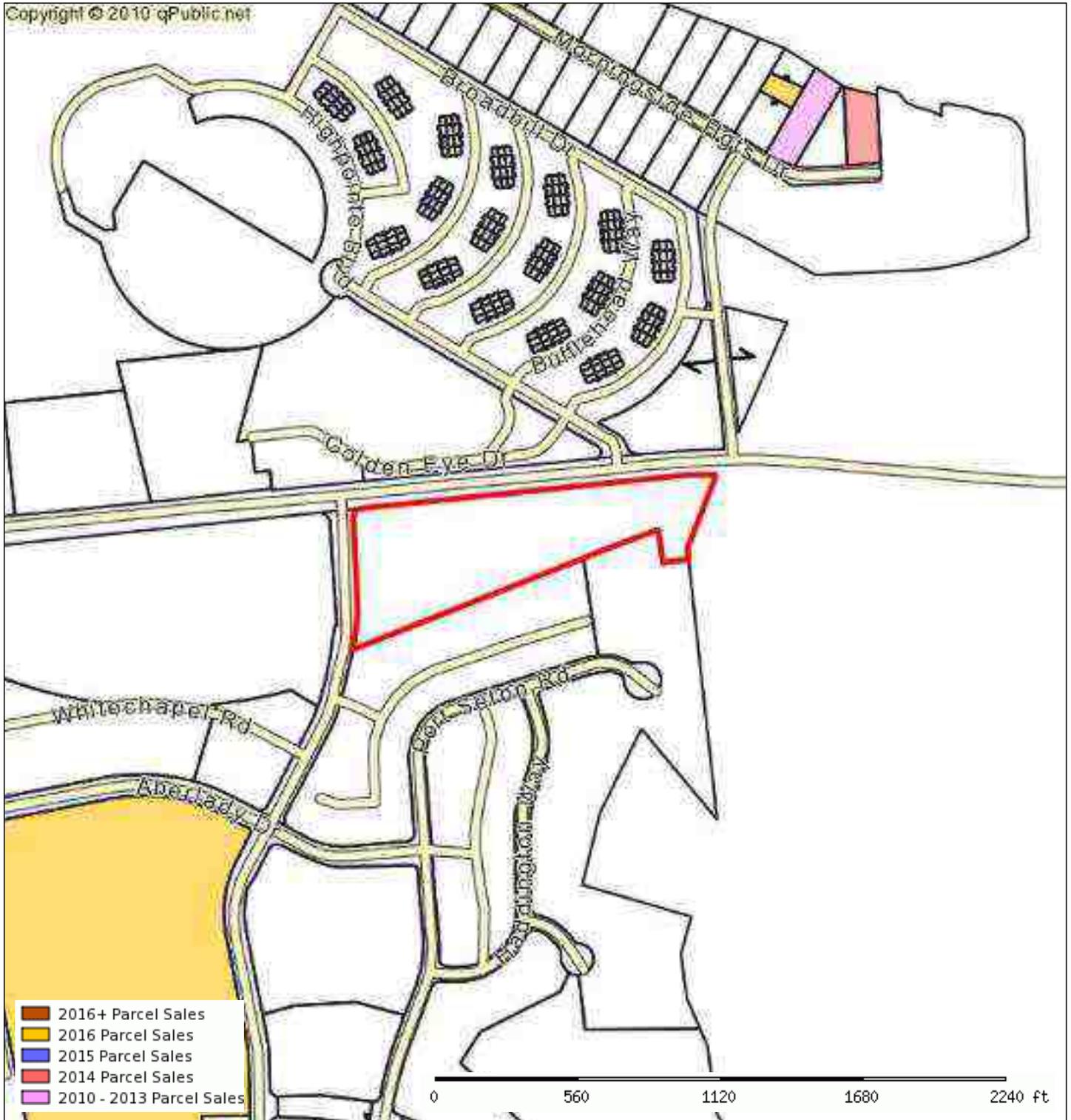
**JW WHITE CONSULTING, LLC**  
PO BOX 806  
ANDERSON, SOUTH CAROLINA 29622  
PHONE: (864) 634-4399  
Email: jwhiteconsulting@gmail.com



BOUNTYLAND QUICK STOP  
SOUTH CAROLINA  
OCONEE COUNTY

DRAWN BY: JT  
CHECKED: WPB  
DATE: 2-7-18  
JOB NUMBER: 17062  
REVISIONS: 0  
ISSUE FOR PERMIT

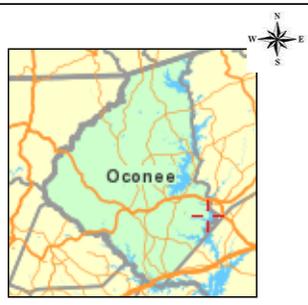
SHEET  
**C-7**  
SITE DETAILS



- 2016+ Parcel Sales
- 2016 Parcel Sales
- 2015 Parcel Sales
- 2014 Parcel Sales
- 2010 - 2013 Parcel Sales

0 560 1120 1680 2240 ft

| Oconee County Assessor             |  |                    |       |
|------------------------------------|--|--------------------|-------|
| Parcel: 271-01-01-149 Acres: 7.725 |  |                    |       |
| Name:                              | POINTE WEST DEVELOPMENT LLC                    | Land Value:        | 47630 |
| Site:                              | EDINBURGH WAY                                  | Improvement Value: | 0     |
| Sale:                              |  | Accessory Value:   | 0     |
| Mail:                              | 391 COLLEGE AVE SUITE 103<br>CLEMSON, SC 29631 | Total Value:       | 47630 |
|                                    |  |                    |       |
|                                    |  |                    |       |



# OCONEE COUNTY BOARD OF ZONING APPEALS

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

## Staff Report

To: Members, Board of Zoning Appeals

From: Bill Huggins, AICP, CFM  
Planner and Zoning Administrator

Re: Item 5 - Application VA18-000002 - Variance Request from Section 32-214(b) and setback requirements for property at the intersection of Edinburgh Way and W. Cherry Road (TMS#271-01-01-149)

Property Owner: Pointe West, LLC

Applicant: Bountyland Enterprises, Inc./ David Land

Zoning: Control Free District (CFD)

Parcel Id# 334-02-02-009

Lot Area: .21 acres

Zoning: CFD, Control Free District

County Code References: Section 38-10.2 Control Free District  
Section 38.7.1

Request: The subject property is located at the intersection of W. Cherry Road and Edinburgh Way north of the Piers student housing development. The applicant proposes to build a convenience store/gas station on a triangular shaped parcel that is bounded on the south by old railroad spur right-of-way. The proposed site plan for the project depicts underground storage tanks on the Cherry Road side of the site, as well as a narrow strip of the internal drive isle and curbing will need to intrude on the 25 foot front setback area. The tanks extend up to 12.5 feet into the setback area.

The applicant states that the property shape and location limits siting options and that because of these limitations, the property meets the principle criteria for granting a variance, in that there are “extraordinary and exceptional conditions pertaining to the

particular piece of property” (Section 38-7.1 (1) ) and that “These conditions do not generally apply to other property in the vicinity”.

**Background:**

The question has been raised as to whether or not the tanks and driveway area constitute structures that require setbacks under the County’s Zoning Ordinance standards, since these are not buildings or structures raised significantly above ground. However, the Ordinance definition for the term “Structure” is: “Anything constructed or erected, the use of which requires location in or on the land or attachment to something having a permanent location in or on the land”. This definition suggests that the proposed tanks and drive lanes do constitute structures for purposes of assigning setbacks.

Variance Standards

The standards the Board of Zoning Appeals must consider in order to grant a variance are listed below under Section 38-7.1 of the Zoning Ordinance:

- Sec. 38-7.1. - Variances.

The board of zoning appeals may grant a variance in an individual case of unnecessary hardship if the board of zoning appeals makes and explains in writing the following findings:

- (1) There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- (2) These conditions do not generally apply to other property in the vicinity;
- (3) Because of these conditions, the application of this chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;  
and
- (4) The authorization of a variance will not be of substantial detriment to adjacent uses or to the public good, and the character of the district will not be harmed by the granting of the variance.
  - a. The board of zoning appeals may not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted. The fact that the property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance.
  - b. The board of zoning appeals may grant a variance to extend physically an existing nonconforming use provided that the expansion does not adversely affect the character of the community and is designed so as to minimize any negative secondary impacts.
  - c. In granting a variance, the board of zoning appeals may attach to it such conditions regarding the location, character, or other features of the

proposed building, structure, or use as the board of zoning appeals may consider advisable to protect established property values in the surrounding area, or to promote the public health, safety, or general welfare.

The developer shall have the burden of providing evidence to the county of compliance with the general requirements of this chapter and the specific requirements of the applicable section. The board of zoning appeals may impose whatever reasonable conditions it deems necessary to ensure that any proposed development will comply substantially with the objectives in this chapter.

# VIEW PERMIT

Home / Services / Development Project / View Permit

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- [Edit my permit](#)
- 

**Permit #:** VA18-000002

**Project #:** 18-000228

**Status:** Under Review

**Balance Due:** \$100.0

**Address:** EDINBURGH WAY

**Description:** Proposed commercial development located at the intersection of W. Cherry Rd. and Edinburg Dr. in Seneca, SC



- [Permit](#)
- [Reviews](#)
- [Documents](#)
- [Inspections](#)

**Permit #:**  
**VA18-000002**  
Permit Type:

Variance Application

Sub Type:

BZA

Issue Date:

Expiration Date:

Property Owner:

Bountyland Enterprises, Inc. - R. David Land

Property Owner Email:

dlandblent@yahoo.com

Property Owners Phone #:

864-882-6876

Upload Supporting Documentation Here:

2-7-18 Bounty Land Quick Stop Rel 0.pdf

General Contractor:

ICC 113.2 Limitations on authority: An application for appeal shall be based on a claim that the true intent of this code of the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply

or an equally good or better form of construction is proposed. The board shall have no authority to waive requirements of this code.

Comments:

Section 32-214(b) has been interpreted to not allow "anything" within setbacks, including pavement, curbing, drive isles, parking, underground storage units, etc. By restricting these it limits the overall use of the property, which is bordered by 2 roads and a railroad. The property itself is also triangular in shape as well. The proposed site plan would not fit the property unless a variance is approved. It is respectfully requested that underground tanks, pavement and curbing not be defined as structures and thus allowed within the setback. This would be in line with what was allowed across W. Cherry Road from the site as well as what other surrounding jurisdictions allow.

---

You must read and agree to our electronic signature policy [Electronic Signature Policy](#)

I have read and agree to the terms of the Electronic Signature Policy:

Yes

February 15, 2018

Bill Huggins  
Planner  
Community Development  
Oconee County, SC  
Phone: 864-710-2390  
Email: [whuggins@oconeesc.com](mailto:whuggins@oconeesc.com)

SUBJECT: Bountyland Enterprises, Inc./Mr. David Land

Pointe West, LLC is the owner of the property fronting Old Cherry Road and Edinburgh Way and I, Tom Winkopp, owner/seller, have authorized Mr. David Land, Bountyland Enterprises, Inc., to make the request for a variance. I understand the variance is to allow the pavement and underground storage tanks inside the front 25' setback.

Thank you for your assistance. Please feel free to contact me for any additional information.

Sincerely,



Tom Winkopp

From: [classifiedmgr@upstatetoday.com](mailto:classifiedmgr@upstatetoday.com)  
To: [Wills.Huggins](mailto:Wills.Huggins)  
Subject: Classified Ad# 24090 Confirmation  
Date: Tuesday, February 20, 2018 9:19:20 AM  
Attachments: [logo.jpg](#)  
[kbeebe\\_24090\\_1519136268966.png](#)  
[24090.pdf](#)

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Good Morning, I will be sending out your affidavit, invoice, and ad tearsheet this morning. Your ad did run on 2/10. Thank you, Kelsie Beebe



## Classified Advertising Invoice

OCONEE COUNTY COMMUNITY DEVELOPM  
415 S PINE ST  
CASEY NEAL  
WALHALLA, SC 29691

Acct#:63480  
Ad#:24090  
Phone#:864-718-1005  
Date:02/20/2018

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Salesperson: KBEEBE      Classification: Legals      Ad Size: 1.0 x 3.50

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### Advertisement Information:

| Description | Start      | Stop       | Ins. | Cost/Day | Total |
|-------------|------------|------------|------|----------|-------|
| The Journal | 02/10/2018 | 02/10/2018 | 1    | 64.98    | 64.98 |

### Payment Information:

Date:                      Order#                      Type  
02/09/2018                      24090                      BILLED ACCOUNT

---

Total Amount: 64.98

Amount Due: 64.98

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Comments: OCONEE COUNTY BOARD OF ZONING AND APPEALS - PUBLIC HEARING ON FEBRUARY 26, 2018

Attention: Please return the top portion of this invoice with your payment including account and ad number.

Ad Copy

