



Meeting agenda Monday March 27, 2023 6:00pm

1. Call to order
2. Approval of minutes: 01/23/2023
3. Board of Zoning Appeals procedure/process
4. Brief statement about rules and procedures
5. Variance application #VA23-00001- Kathy O'Brien is requesting a 5' variance to the 5' side setback along the northwest property line. TMS 111-12-03-011, address 55 Par Harbor Way Salem SC 29676
6. Variance application #VA23-00002- Kerry S Smith is requesting a 9' variance to the 25' front setback. TMS 120-00-01-058 address 675 Pickett Post Rd Walhalla SC 29691
7. Variance application #VA23-00003-Randy Moore of Y&R Construction LLC is requesting an 18' variance to the 25' front setback. TMS 045-00-02-166, address 289 Jocassee Ridge Way Salem SC 29676
8. Variance application #VA23-00004- Karuam Booker of Civil and Environmental Consultants INC is requesting an additional 3' variance to the 25' front setback from the original variance approved as VA22-00009. TMS 176-00-01-155, address 102 Lusk Dr. West Union SC 29696
9. Variance application #VA23-00005- Jody Smith is requesting a 2.36' variance to the vegetative buffer in the lake overlay. TMS 193-02-01-012, address 210 Honeysuckle Dr. Seneca SC 29672
10. Adjourn

Oconee County Board of Zoning Appeals

Council Chambers
415 South Pine Street
Walhalla, S.C. 29691

www.oconeesc.com

YouTube: "YourOconee"

Staff contact

846-638-4218
planninginfo@oconeesc.com

BOARD MEMBERS

Jim Codner, Chairman, District I	Vacant , District IV
Gwen Fowler, District II	Bill Gilster, District III
John Eager, Vice Chairman, At-Large	Tim Mays, District V
Bill Decker, At-Large	

OCONEE COUNTY BOARD OF ZONING APPEALS

415 South Pine Street - Walhalla, SC



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

Minutes

6:00 PM – January 26, 2022, 2022

Members in Attendance

Gwen Fowler
Jim Codner

Bill Gilster
John Eagar

Staff

James Coley, Planning Director

Media

NA

ITEM 1 – Call to Order – Mr. Coley called the meeting to order at 6:00 PM.

ITEM 2 – Election of officers – Mr. Coley called for nominations for Chair. Mr. Eagar made a motion that Mr. Codner continue as Chair; seconded by Mr. Gilster with no discussion. Mr. Coley called for a vote. The motion was approved 4/0. Mr. Codner called for nominations for Vice-Chair. Mr. Gilster made a motion for Mr. Eagar serve as Vice-Chair; with no discussion. Mr. Codner called for a vote. The motion was approved 4/0. Mr. Eagar made a motion that Mr. Coley serve as Secretary; seconded by Mr. Codner with no discussion. Mr. Codner called for a vote. The motion was approved 4/0.

ITEM 3 – Approval of 2023 calendar – Mr. Eagar made a motion that the proposed 2023 calendar be adopted; seconded by Mr. Mays with no discussion. Mr. Codner called for a vote. The motion was approved 5/0.

ITEM 4 – Motion to approve the minutes from August 22, 2022 – Mr. Eagar made a motion to approve the minutes from August 22; seconded by Mr. Gilster. Mr. Codner called for a vote. The motion passed 4/0.

ITEM 5 – Brief statement about rules and procedures – Mr. Codner outlined the proceedings of the meeting going forward:

- Applicant will provide a presentation to state their request (5 minutes).
- Staff will be asked to make any comments regarding the request.

- The public is allowed to voice their approval or opposition to the proposed. Please do not repeat opinions that have already been stated into the record (3-5 minutes).
- Applicant rebuttal
- Board members will discuss in detail.
- Voting

ITEM 6 – 1. Special Exemption SE22-008, Ron Taffer of Bob Hill Realty- for a new commercial boat dealership in the Lake Overlay for TMS 209-00-01-015, 210 Worth St Seneca SC 29672.

Applicant's opening statement and provision of evidence: Mr. Ron Taffer representing Bob Hill Realty. Mr. Taffer stated he is representing the buyer. The buyers are interested in the property because of its location on 123 and the special exemption is required due to the position of the second tract within the overlay. The applicant presented a sketch plan for how the parcels would be used. The

Staff comments:

Mr. Coley stated the parcel is in the overlay, and as a result a special exemption is required for any commercial purpose. The hearing is only for the parcel outside of city limits.

Public Comment: Ms. Cocella- neighbor with concern with access to Worth Street, due to traffic and family safety concerns.

Mr. Teat- neighbor concerns with safety and access to Worth Street. Would like a natural barrier separating the uses.

Applicant rebuttal: Mr. Taffer stated no access to Worth Street is planned and plan landscaping to enhance the property. Mr. and Mrs. Levandowski want to add natural buffer between the residential and commercial uses. They are only planning to use the overlay property for storage. The business is only operating in the Seneca property.

Board questions and discussion:

- Confirmation of the overlay parcel will only be for storage
- Lights will have shields
- Stipulation that access would be off 123, and boat deliveries to go west through the back access
- Require landscaping buffer

Consideration of SE22-008:

- 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:
 - a. Motion – Mr. Eagar made a motion in the affirmative, seconded by Mr. Gilster. A brief discussion followed.
 - b. Vote

In-favor	Opposed
4	0

Mr. Codner noted that the criterion passed.

- 2. In the best interests of the County, the convenience of the community and the public welfare:
 - a. Motion – Mr. Eagar made a motion in the affirmative, seconded by Mr. Gilster. A brief discussion followed.
 - b. Vote

In-favor	Opposed
4	0

Mr. Codner noted that the criterion passes

- 3. Suitable for the property in question, and designed, constructed, operated, and maintained so as to be in harmony with appropriate in appearance to the existing or intended character of the general vicinity:
 - a. Motion – Mr. Eagar made a motion in the affirmative, seconded by Mr. Gilster. A brief discussion followed.
 - b. Vote

In-favor	Opposed
4	0

Mr. Codner noted that the criterion passed.

- 4. Suitable in terms of effects on highway traffic, parking and safety with adequate access arrangements to protect streets from undue congestion and hazards.
 - a. Motion – Mr. Eagar made a motion in the affirmative, seconded by Mr. Gilster. A brief discussion followed.
 - b. Vote

In-favor	Opposed
4	0

Mr. Codner noted that the criterion passed.

5. Mr. Codner asked – Based on the evidence presented to the Board, do I hear a motion that the proposed special exception be **approved with the following condition: Normal egress shall be through 123 and no access shall be allowed to the east from Worth Street. Occasional delivery traffic will be permitted to exit through Worth Street to the west. A landscape barrier sufficient to obscure the residential property from the commercial property shall be installed between the business and existing residential property. If a fence is installed the landscaping shall be on the residential side of the fence.**
- a. Motion – Mr. Eagar made a motion in the affirmative, seconded by Mr. Gilster. A brief discussion followed.
 - b. Vote

In-favor	Opposed
4	0

Mr. Codner noted that the special exception was approved with the following conditions: **Normal egress shall be through 123 and no access shall be allowed to the east from Worth Street. Occasional delivery traffic will be permitted to exit through Worth Street to the west. A landscape barrier sufficient to obscure the residential property from the commercial property shall be installed between the business and existing residential property. If a fence is installed the landscaping shall be on the residential side of the fence.**

ITEM 7- 2. Variance application #VA22-0014 – Wesley White of Ridgewater Engineering and Surveying is requesting a 5’ variance allowing the side setbacks to be reduced to 0’ thus allowing for single family attached homes. TMS#’S 225-00-06-008. Closest address of 111098 Watson Dr. Seneca 29672

Applicant’s opening statement and provision of evidence: Mr. Jamie Turner of Ridgewater Engineer presented for the applicant. The owner is interested in developing 3 five unit townhomes for individual platted sale.

Staff comments: This is consistent with individual townhome projects for individual sale. The ordinances have not been updated to allow for exemption from setback requirements for individually platting townhome units for sale.

Public Comment: Mr. Brown, owner of the adjacent property, stated his concern with the project building on the lot line.

Mr. Hall left prior t making his comments

One email from Ms. Binder against the variance.

Applicant rebuttal: The lot setbacks are being followed. The variance is only for the side setback requirements on the shared walls to allow for the individual platting of the units for sale. Mr. Turner believes the owner will do landscaping as part of the project.

Board questions and discussion: None

Consideration of VA22-014:

1. There **are** extraordinary and exceptional conditions pertaining to the particular piece of property:

- a. Motion – Mr. Eagar made a motion in the affirmative, seconded by Mr. Gilster. A brief discussion followed.
b. Vote

In-favor	Opposed
4	0

Mr. Codner noted that the criterion passed.

2. These conditions **do not** generally apply to other property in the vicinity:

- a. Motion – Mr. Eagar made a motion in the affirmative, seconded by Mr. Gilster. A brief discussion followed.
b. Vote

In-favor	Opposed
4	0

Mr. Codner noted that the criterion passed.

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

- a. Motion – Mr. Eagar made a motion in the affirmative, seconded by Mr. Gilster. No discussion.
b. Vote

In-favor	Opposed
4	0

Mr. Codner noted that the criterion passed.

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. Motion – Mr. Eagar made a motion in the affirmative, seconded by Mr. Gilster. A brief discussion.
b. Vote

In-favor	Opposed
4	0

Mr. Codner noted that the criterion passed.

5. Mr. Codner asked – Based on the evidence presented to the Board, do I hear a motion that the proposed variance be **Approved**.
 - a. Motion – Mr. Eagar made a motion; seconded by Mr. Gilster. No Discussion.
 - b. Vote

In-favor	Opposed
4	0

Mr. Codner noted that variance request was approved.

Item 8 Discussion of rules regarding timeline for applicant submittals – Mr. Coley presented the change to require applicants to submit all materials 3 business days ahead of the hearing date. A brief discussion followed. Mr. Eagar made a motion to adopt the change; seconded by Mr. Gilster. Mr. Codner called for a vote. Motion passed unanimously 4/0.

Item 9 Adjourn – Mr. Eagar made a motion to adjourn; seconded by Mr. Gilster. Mr. Codner called for a vote. Motion passed unanimously 5/0.

Kathy O'Brien – 678-682-4313

55 Par Harbor Way

Salem, South Carolina

Permit Number: VA23-000001

File Number: 23-000227

Describe the extraordinary and exceptional condition (such as size, shape, and topography) that pertains to the subject property that does not generally apply to other land or structures in the vicinity.

Our objective is to cover the existing deck to make it more useful year-round. It is an enjoyable space that gets the western sun in the afternoon so adding a roof would make the deck more usable and comfortable. The proposed footing and corner of the roof line on the left side encroaches on the 5' setback but does not cross our property line. The opposite proposed footing and roof line does not encroach the 5' setback. The variance request is really for the western corner where it encroaches into the setback along chord N39 42'00"E. The existing deck is an odd shape with 5 rails all different lengths.

Are the circumstances affecting the subject property the result of actions by the applicant/owner? Explain.

The existing deck and walkway are very close to the property line requiring us to set the proposed footing on the left side only within the 5' setback.

Describe the ways in which application of the requirement(s) of the ordinance effectively prohibit or unreasonably restrict the utilization of the subject property.

The existing deck and walkway are very close to the property line requiring us to set the proposed footing on the left side only within the 5' setback.

Will the proposed variance result in an activity that 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. Explain.

The section of our property in question abuts to Keowee Key owned property which is an out of bounds area of the golf course measuring about 25 yards beyond the out of bounds designation. Because the home is positioned shotgun style on the property, the deck is not visible from the neighbors on either side. The variance request through Keowee Key Community Architectural Review Board was approved and we have **received positive comments from neighbors within 200' of said property who were** contacted through that review process.

SITE SURVEY FOR

**CONNIS M. NORWOOD &
KATHLEEN J. O'BRIEN**

KEOWEE TOWNSHIP, OCONEE COUNTY, SOUTH CAROLINA

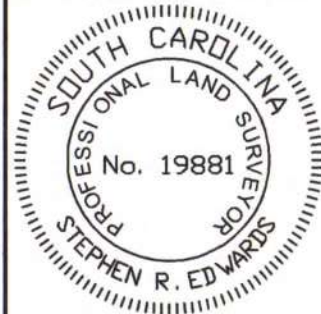
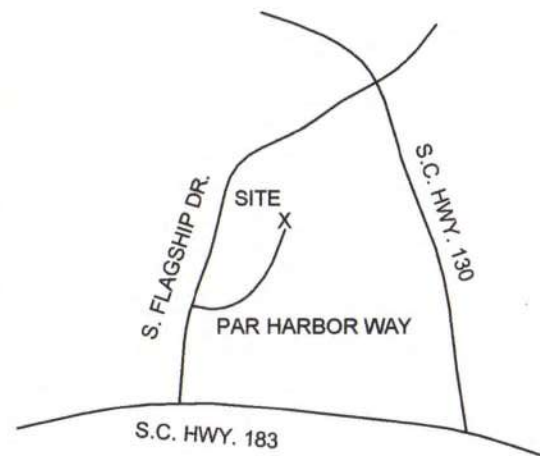
STEPHEN R. EDWARDS & ASSOCIATES, INC.
330 SOUTH HWY. 11 - WEST UNION, S.C. - 29696
(864) 718-1120

REVISED: 01-10-2023
DATE: 08-26-2016

JOB NUMBER: 16-206



LOCATION MAP
no scale



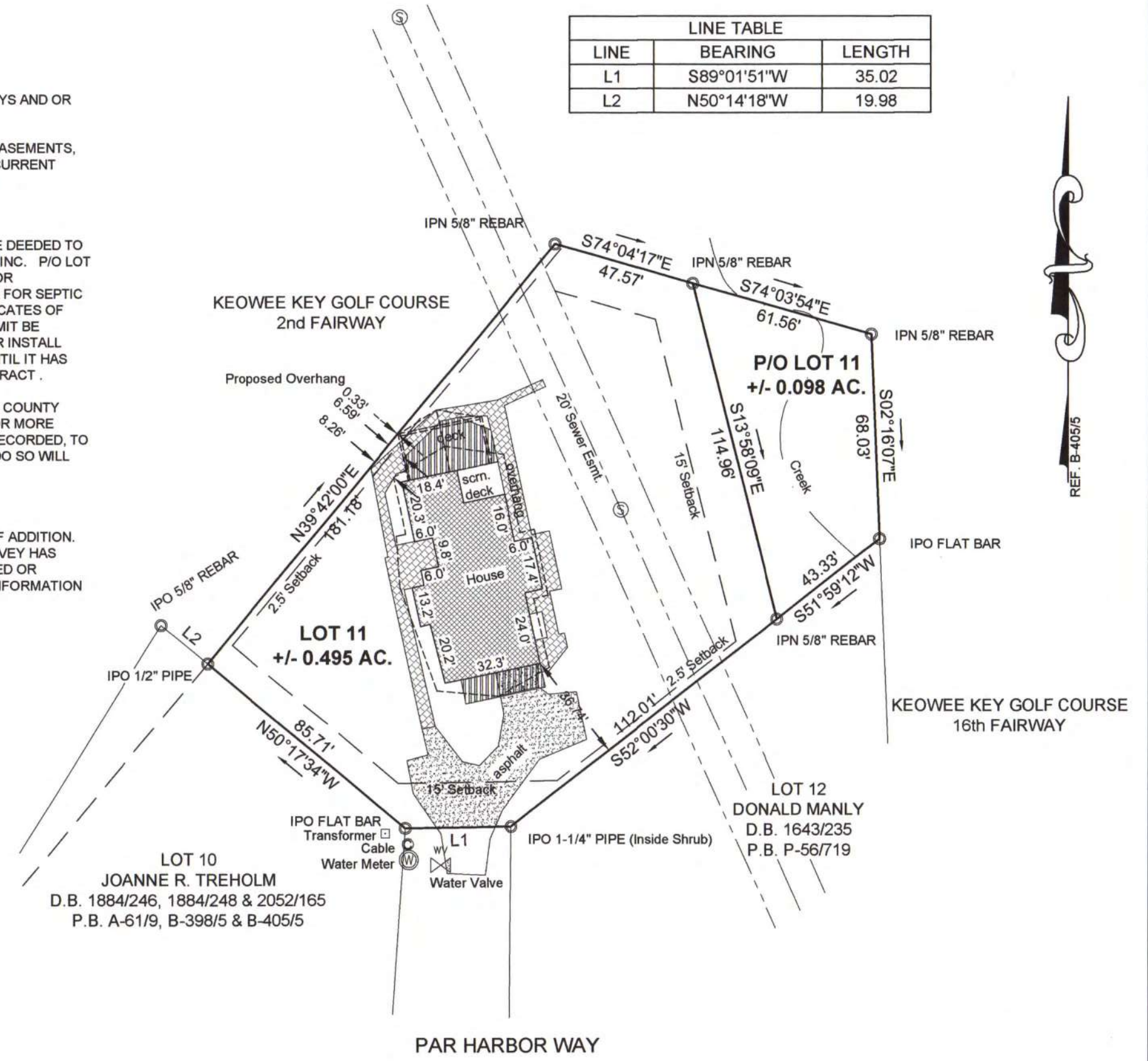
I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

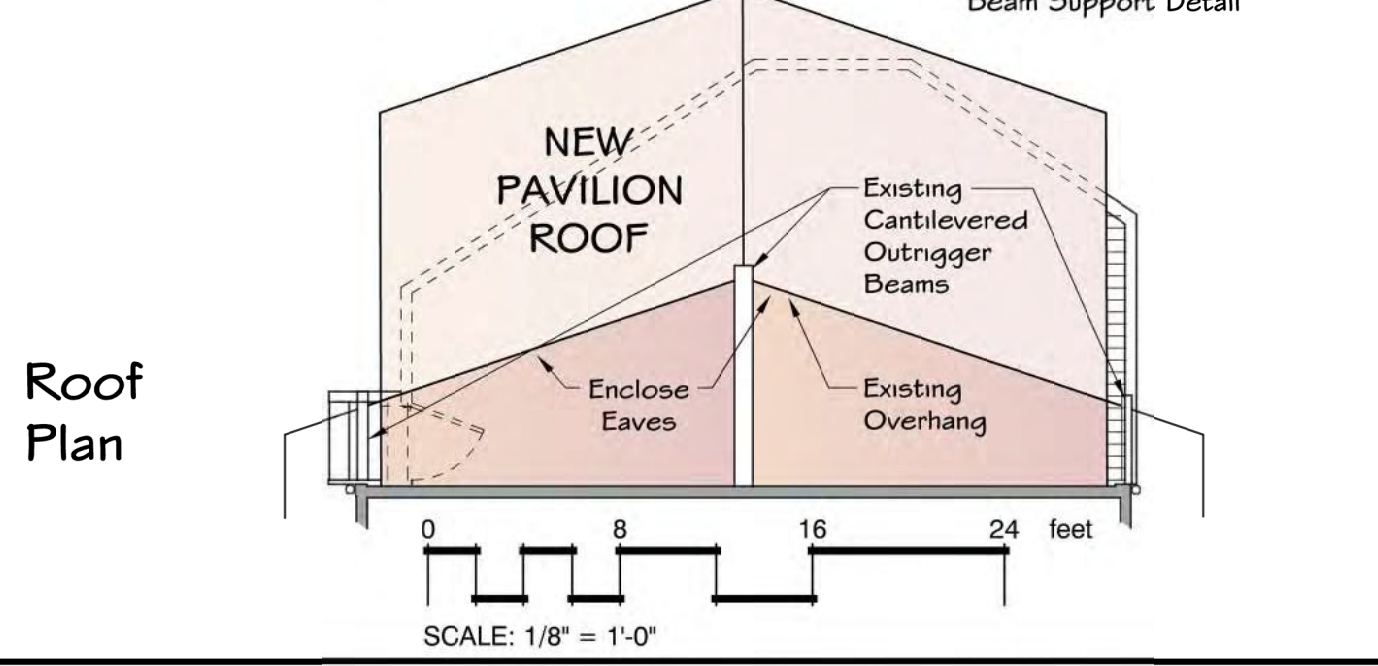
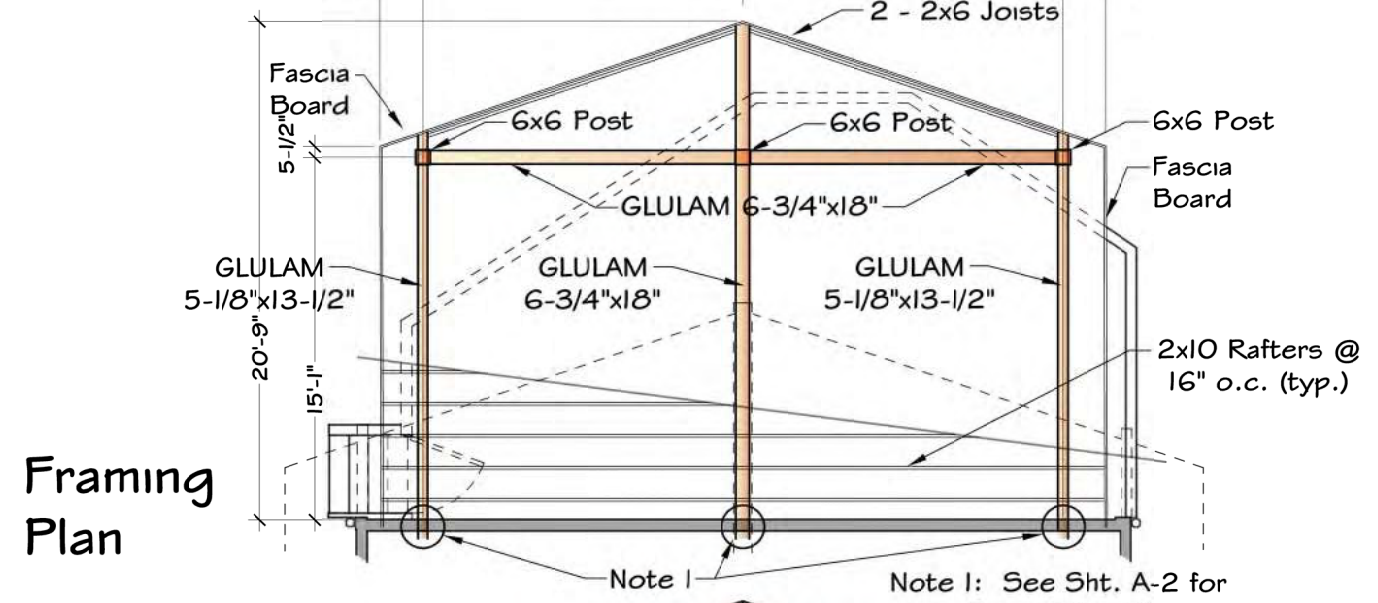
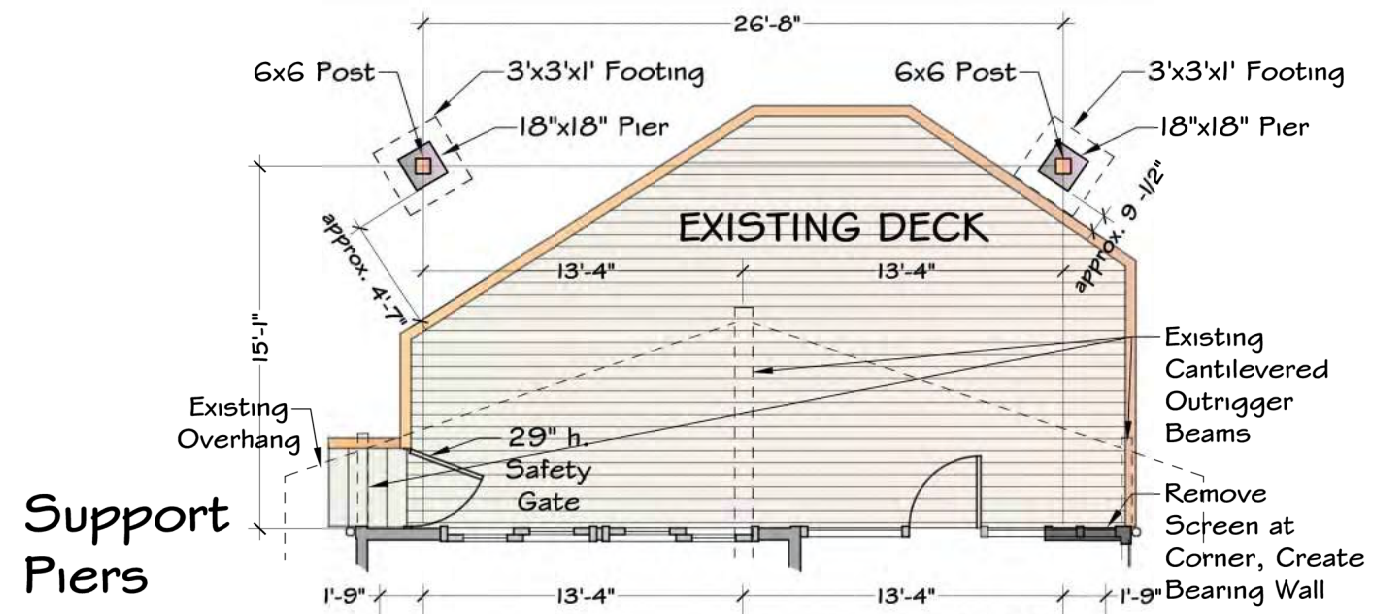
STEPHEN R. EDWARDS PLS NO. 19881

NOTES

- 1) REFERENCES
-D.B. 1840 PG. 244
-P.B. P-45 PG. 27
-TAX MAP NUMBER: 111-12-03-011
-LOT 11 UNIT 10 KEOWEE KEY
- 2) ACREAGE SHOWN INCLUDES ALL RIGHT-OF-WAYS AND OR EASEMENTS.
- 3) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS AND OR RESTRICTIONS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- 4) SEE D.B. 14-B/264 FOR BUILDING SETBACKS.
- 5) REVISED 02-18-2020 TO SHOW P/O LOT 11 TO BE DEEDED TO KEOWEE KEY PROPERTY OWNERS ASSOCIATION, INC. P/O LOT 11 AS DEPICTED ON THIS PLAT IS NOT ELIGIBLE FOR CONNECTION TO A SANITARY SEWER SYSTEM OR FOR SEPTIC TANK APPROVAL, NO BUILDING PERMITS, CERTIFICATES OF OCCUPANCY OR ANY OTHER DEVELOPMENT PERMIT BE ISSUED, NOR SHALL ANY PERSON CONSTRUCT OR INSTALL UPON THIS LOT ANY BUILDING OR STRUCTURE UNTIL IT HAS BEEN COMBINED TO AN EXISTING CONFORMING TRACT.
- 6) REVISED 08-10-2020 TO ADD NOTE PER OCONEE COUNTY PLANNING DEPT.: P/O LOT 11 SHALL NOT EXIST FOR MORE THAN 30 DAYS WITHOUT BEING COMBINED AND RECORDED, TO BRING THIS LOT INTO COMPLIANCE. FAILURE TO DO SO WILL RESULT IN THE VOIDING OF THIS NON-CONFORMING LOT WITHOUT ADDITIONAL NOTICE.
- 7) REVISED 01-10-2023 TO SHOW PROPOSED ROOF ADDITION. ALL INFORMATION LABELED "PROPOSED" ON SURVEY HAS BEEN PROVIDED BY OTHERS AND IS NOT CERTIFIED OR VERIFIED IN ANY WAY BY THE SURVEYOR. THIS INFORMATION IS BEING PROVIDED FOR INFORMATION ONLY.

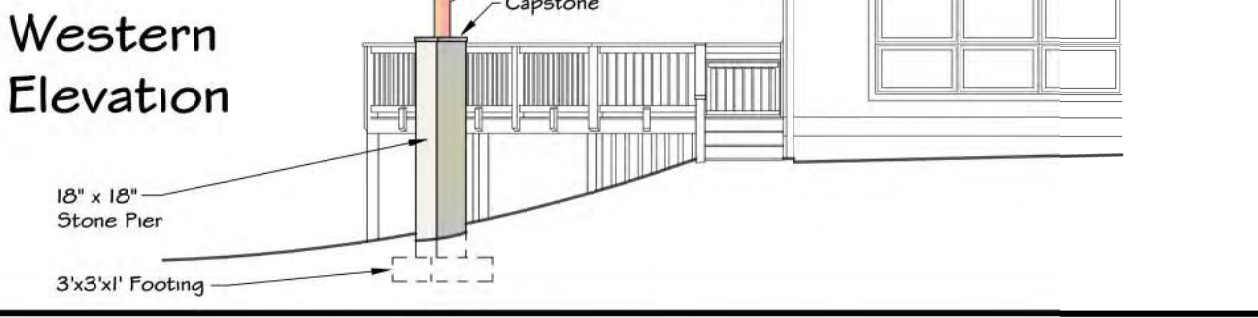
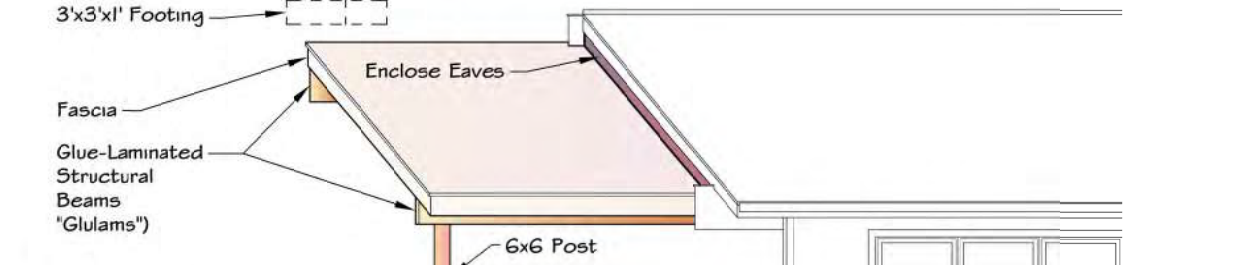
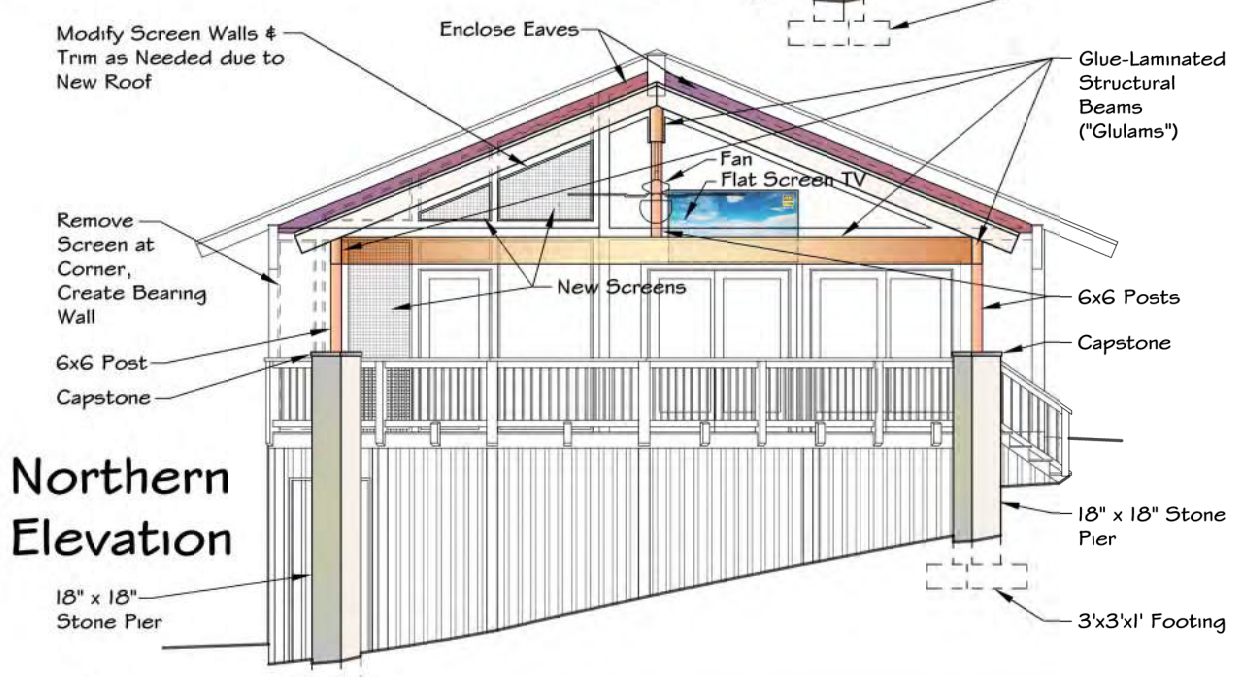
LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°01'51"W	35.02
L2	N50°14'18"W	19.98

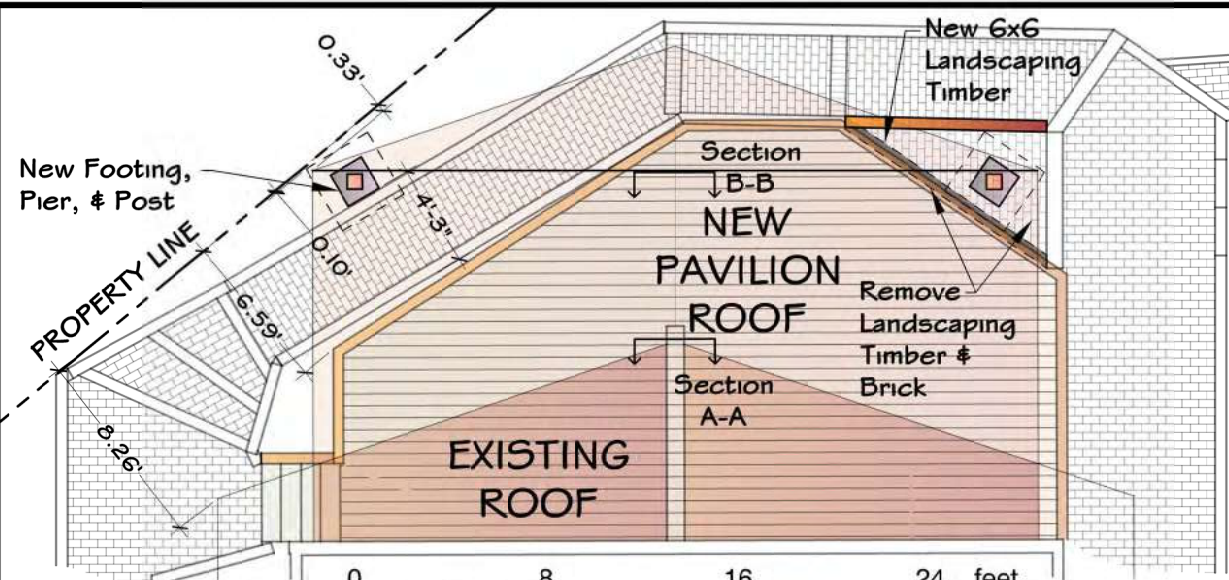




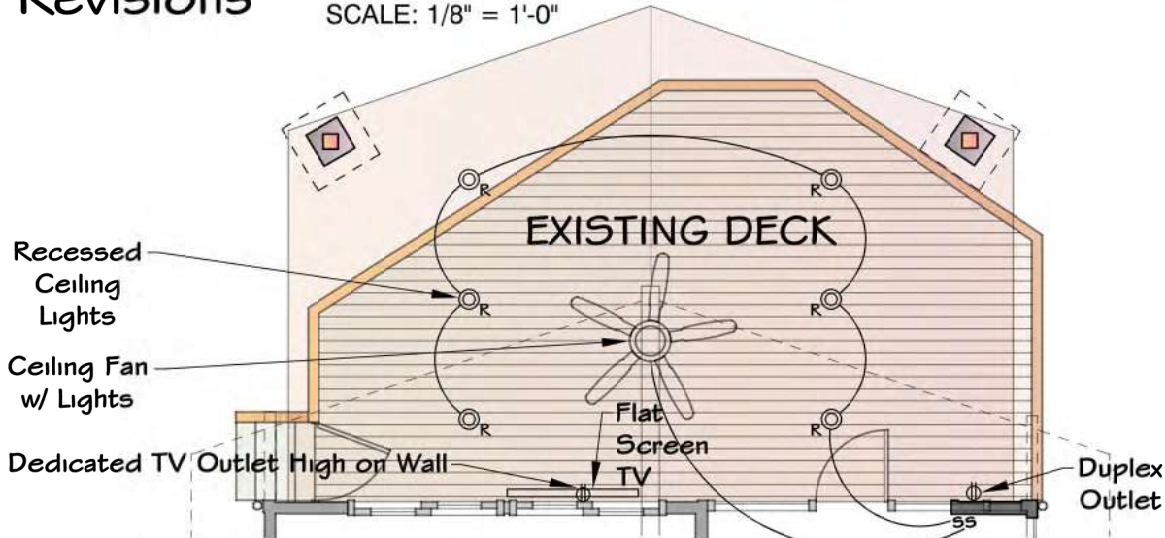
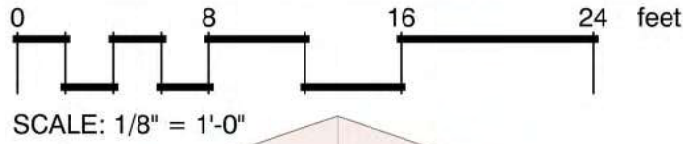
Similar Structure

Eastern Elevation

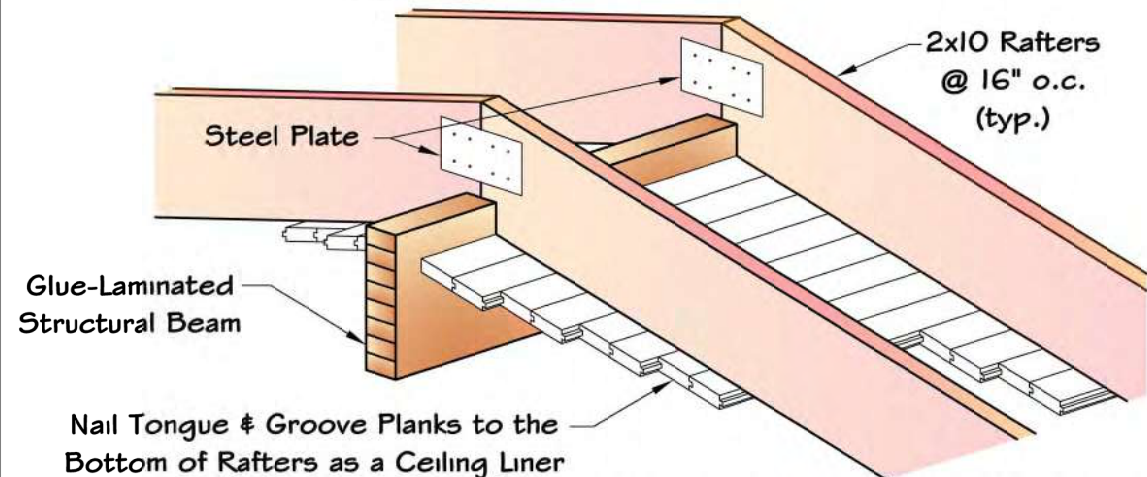
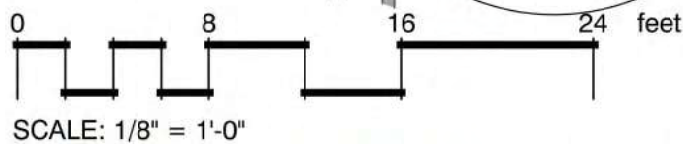




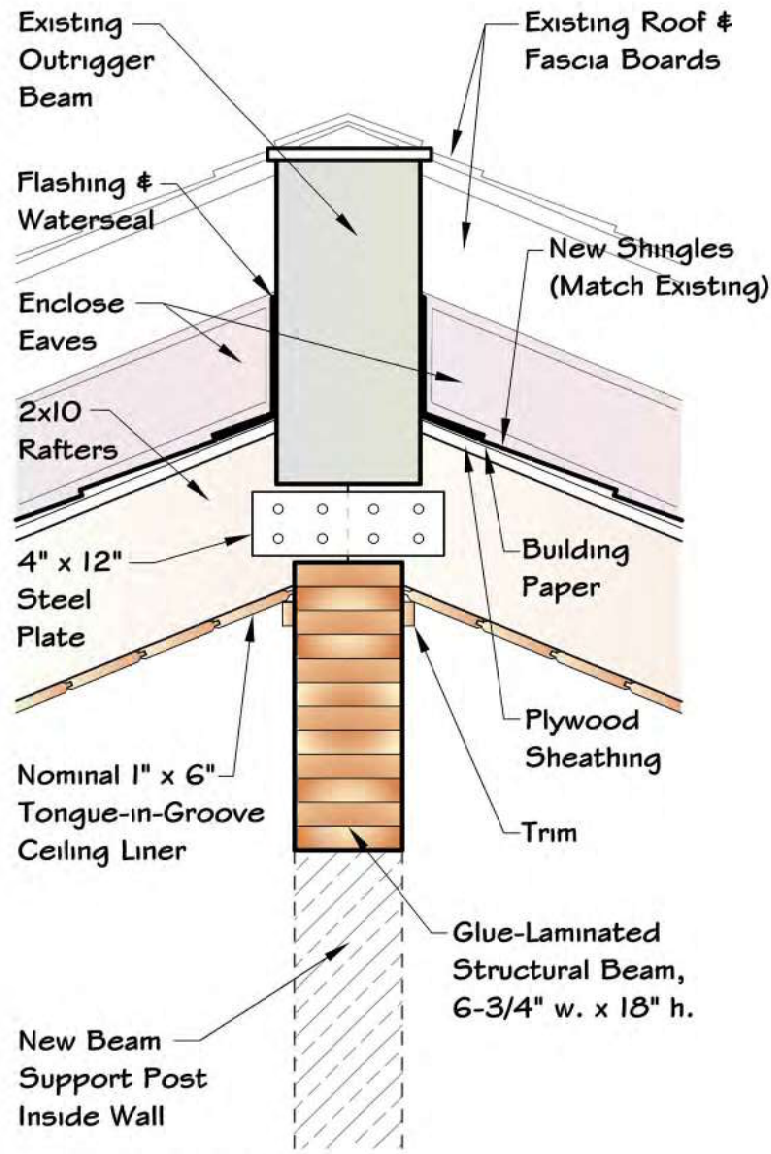
Pathway Revisions



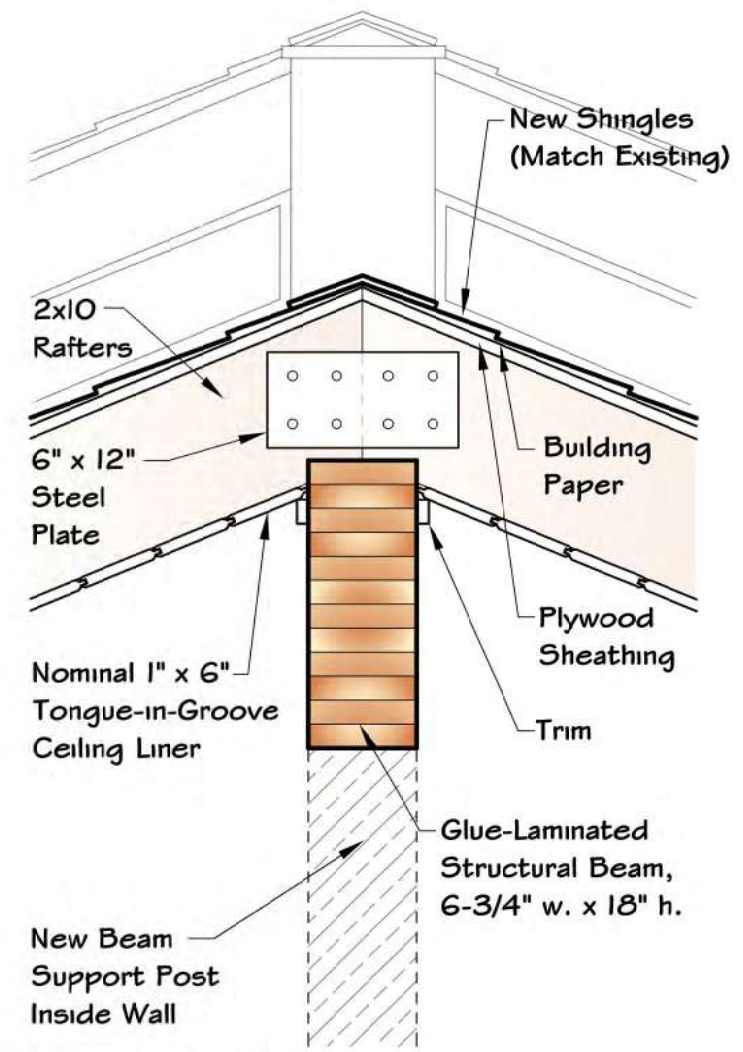
Electrical Plan



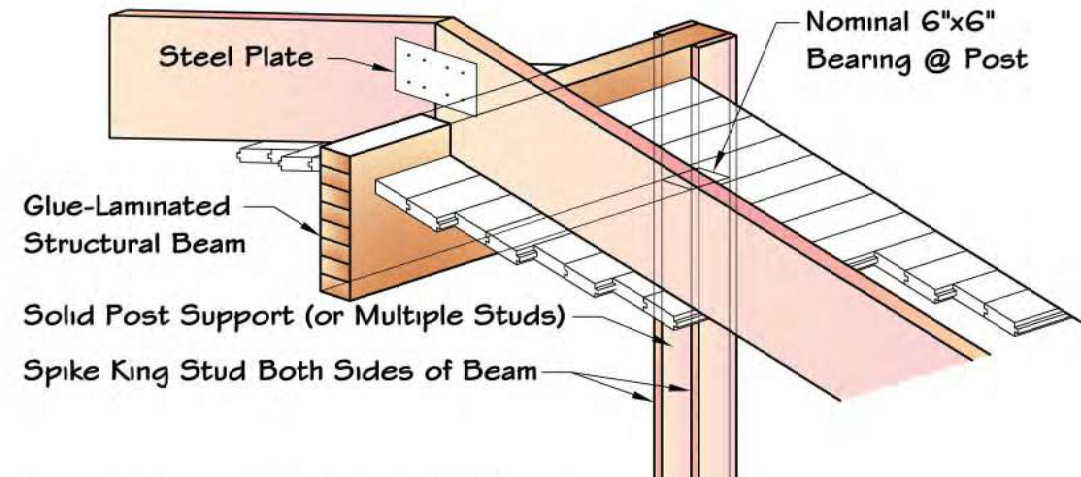
Rafter Connections & Ceiling Liner (N.T.S.)



Section A-A (N.T.S.)



Section B-B (N.T.S.)



Beam Support (N.T.S.)



Ceiling Fan with Lamp



Recessed Lighting

ArcLand Designs, PLLC
 Danny W. Hassell, P.L.A., A.S.L.A.
 Registered Landscape Architect
 NC License No. 1984
 • Landscape Architecture
 • Master Planning
 • Full-Service Custom
 Residential Design
 919.215.1893 (C)
 arclanddesigns@gmail.com

Project Title / Location:
 Pavilion Roof Over Existing Deck
 55 Par Harbor Way
 Salem, SC 29676
 Owner, Agency, or Company:
 Kathy O'Brien & Connie Norwood

Sheet Title:
 Construction Details
 Date:
 SD (Prelim) Plans
 24 June 2022
 Scale:
 Varies

Sheet Number:
A-2



Keowee Key Property Owners' Association, Inc.
January 24, 2023

010011

Kathleen O'Brien & Connis Norwood
55 Par Harbor Way
Salem, SC 29676

RE: Unit 010, Lot 011 – Variance Request at 55 Par Harbor Way

Dear Kathleen O'Brien and Connis Norwood:

At its meeting on January 24, 2023, the Committee for Architectural Review and the Environment (CARE) approved your variance to encroach up to 2.5' into the 2.5' side setback along the chord N39°42'00"E for a proposed roof over existing deck, as submitted on proposed survey dated August 26, 2016, revised January 10, 2023.

Please note that adjacent neighbors have the right to appeal the CARE decision in writing to the KKPOA Board within 10 days of the date of this letter.

At this time, you can submit your variance to Oconee County for approval.

Having been granted a variance, you, the owner, are responsible **upon completion of your project to notify the Oconee County Registrar of Deeds of this variance.** Failure to do so could result in problems when or if you choose to sell this property.

To support you in this effort, the CARE requires that a **final "as built" survey be prepared by a Registered South Carolina Surveyor** that:

- Shows the building setbacks (including alternative 15 foot and 15' rear setbacks (prescribed in the covenants for the lot);
- Complete footprint of building including foundations, roof overhangs, porches, patios and decks, outside stairways, driveways, turnarounds, sidewalks, parking areas and retaining walls;
- Show dimensions from point of structure (roof, overhangs, decks, etc.) to each setback line;

After you receive this "As Built" survey, CARE will prepare a Notarized Letter of Variance, which you should deliver to the Oconee County Courthouse with the "As Built" survey.

If you have any questions, please contact the CARE Office (864) 944-1267.

Sincerely,

A handwritten signature in black ink that reads 'Philip W. Epstein'.

Philip Epstein, Co-Chair
Cheryl E. Keith, Co-Chair
Chair of Committee for Architectural Review and the Environment

cc: E-mail (Epstein/Keith – CARE Co-Chairs, Pye-MRC, Cook – KKPOA Board, and Belcher - CM, Master File)



YOUR UPGRADE IS SCHEDULED FOR 03/22/2023

- start new search
- (6-10 of 73)
- 23-000259 VA23-000002 675 PICKET POST Rd
- 23-000227 VA23-000001 55 PAR HARBOR WAY
- 22-003227 VA22-000015 261 JENKINSVILLE Rd
- 22-003469 VA22-000014 Watson Dr
- 22-003267 VA22-000013 415 S PINE ST

Home My Activities Create Search Reports Support Center Administration Logout

Permit Project



File #: 23-000259 ***
 675 PICKET POST Rd WALHALLA SC 29691
 2 open carport 30x 30 metal on existing slabs

Permits Reviews Inspections Violations Activities Documents Contacts History

EDIT
File

Edit Permit: VA23-000002



- ADD:
 - Activity
 - Address
 - Alert
 - Contact
 - Document
 - Email
 - Inspection
 - Letter
 - Note
 - Payment
 - Permit
 - Route
 - Violation

Permit #: VA23-000002
Permit Type: Variance Application
Sub Type: BZA
Work Description: Shed carport
Applicant: Kery S Smith
Status: Under Review
Total Amount: \$ 250.00
Amount Paid: \$ 250.00
Balance Due: \$ 0.00
Valuation: 0.00
Non-Billable:

Application Date: 01/31/2023
Approval Date:
Issue Date:
Expiration Date:
Close Date:

Property Owner: SMITH STEPHEN KERRY & K ***

- REPORTS
 - Custom
 - Detail
 - Summary

Code section from which a variance is requested: Special Exception
Property Owner: [Redacted]
Email:
Permit Fees:

Property Owners: [Redacted]

Phone #:

Upload Supporting Documentation: Select File

Here: Platt.jpg

Here: drivewAY.jpg

Application is:

Application is not: x

APPLICANT RESPONSES TO SECTION 38-7.1

Describe the extraordinary and exceptional condition (such as size, shape, and topography) that pertains to the subject property that does not generally apply to other land or structures in the vicinity:

I had concrete poured and would like to have the Carport shed as an improvement to my property and also to help in the future as my wife and I are aging and this would help us. I have back issues and may need a ramp in the near future.

Are the circumstances affecting the subject property the result of actions by the applicant/owner?

I did not know that there was a County Ordinance in effect regarding an additional 25 feet added to the State's 33 feet right away. I had concrete poured based on the State's right away guidelines. I have been at my address for over 30 years.

Explain.:

Describe the ways in which application of the requirement(s) of the ordinance effectively prohibit or unreasonably restrict the utilization of the subject property.:

With this ordinance it will cause an issue with me being able to erect my already purchased shed and will cost me an additional money if i am required to remove concrete need to repour concrete.

Will the proposed variance result in an activity that 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. Explain.:

None that I am aware of, currently

General

Dropdown menu with a downward arrow and three dots.

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 authoirty to waive requirements of this code.

Comments:

I would ask that the board review the information and allow me to erect the Carport shed as an improvement to my property and also to help in the future as my wife and are aging.

OCONEE COUNTYS APPROVAL, PERMITTING, AND/OR INSPECTION(S) OF THIS PROJECT DOES NOT MEAN THAT THE PROJECT IS IN COMPLIANCE WITH ALL APPLICABLE SUBDIVISION AND/OR HOMEOWNERS ASSOCIATION, OR SIMILAR ENTITYS, BUILDING AND LAND USE REQUIREMENTS OR RESTRICTIONS. BY SIGNING BELOW YOU ACKNOWLEDGE THAT COMPLIANCE WITH ANY SUCH STANDARDS IS YOUR RESPONSIBILITY.

Permit Fees



Quantity	Fee	Description	Amount	Total
	Variance Fee			250.00
		Plan Check Fees:		250.00
		Other Fees:		0.00
		Total Fees:		250.00

Payments



Date	Type	Reference	Note	Receipt #	Received From	Amount
██████	██████			██████	██████████████	██████

<https://aconeesc.mans.arcais.com/apps/webappviewer/index.html?id=c599e363895048ccca3e47b2a1f079ca1f>





February 24, 2023

Darran and Cheri Vaughn
677 Pickett Post Road
Walhalla, SC 29691

Reference: Kerry and Diane Smith
Oconee County Variance Appeal

To Whom It May Concern,

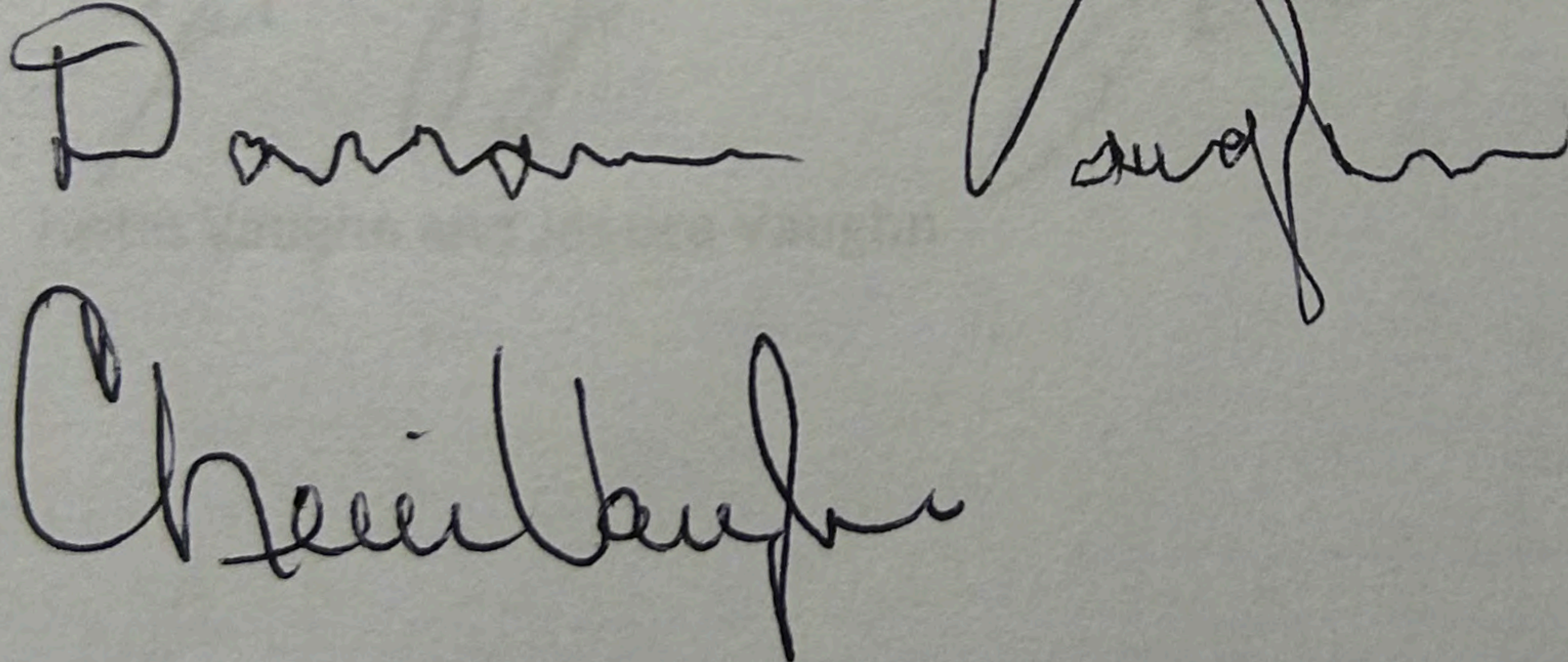
My Wife and I own the property next to Kerry and Diane Smith and have been neighbors for the past 30 plus years. We have been advised by Kerry and Diane that they had submitted a permit to erect a carport shed on their property and have been delayed due to having to submit a Variance appeal for approval to add the carport.

We are aware of the plans to erect the carport shed and do not have any issues with the addition to their property and this will not have any adverse impact to our property. The Smith's own their land, so please allow them to improve their property so that they can commence their work as soon as possible.

Of note, we were unaware of the said variance that may impact Oconee County taxpayers.

Sincerely,

Darran Vaughn and Cheri Vaughn

The image shows two handwritten signatures in black ink. The first signature is for Darran Vaughn, written in a cursive style. The second signature is for Cheri Vaughn, also in cursive. The signatures are positioned below the typed names.

March 9, 2023

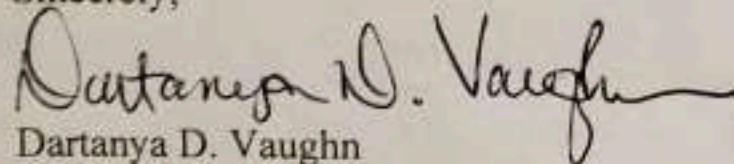
Dartanya D. Vaughn
678 Pickett Post Road
Walhalla, SC 29691

To Whom It May Concern:

I own the property dwelling across the road from Diane and Kerry Smith. They have been my neighbors for the past 25 years. I am aware that Kerry and Diane have submitted a permit to erect a carport shed on their property and this has been delayed due to having to submit a variance appeal for the approval of adding a carport. First, I was not aware of the mentioned variance that could impact Oconee County taxpayers.

I am aware of the plans to erect the carport shed and I do not have any issues with the addition to their property. This will not have any impact to my property. Kerry and Diane Smith own their property, so I am asking that you allow them to continue increasing the value of their property by allowing them to start the process for getting their carport as soon as possible.

Sincerely,


Dartanya D. Vaughn

February 24, 2023

Justin and Jessica Vaughn
673 Pickett Post Road
Walhalla, SC 29691

Reference: Kerry and Diane Smith
Oconee County Variance Appeal

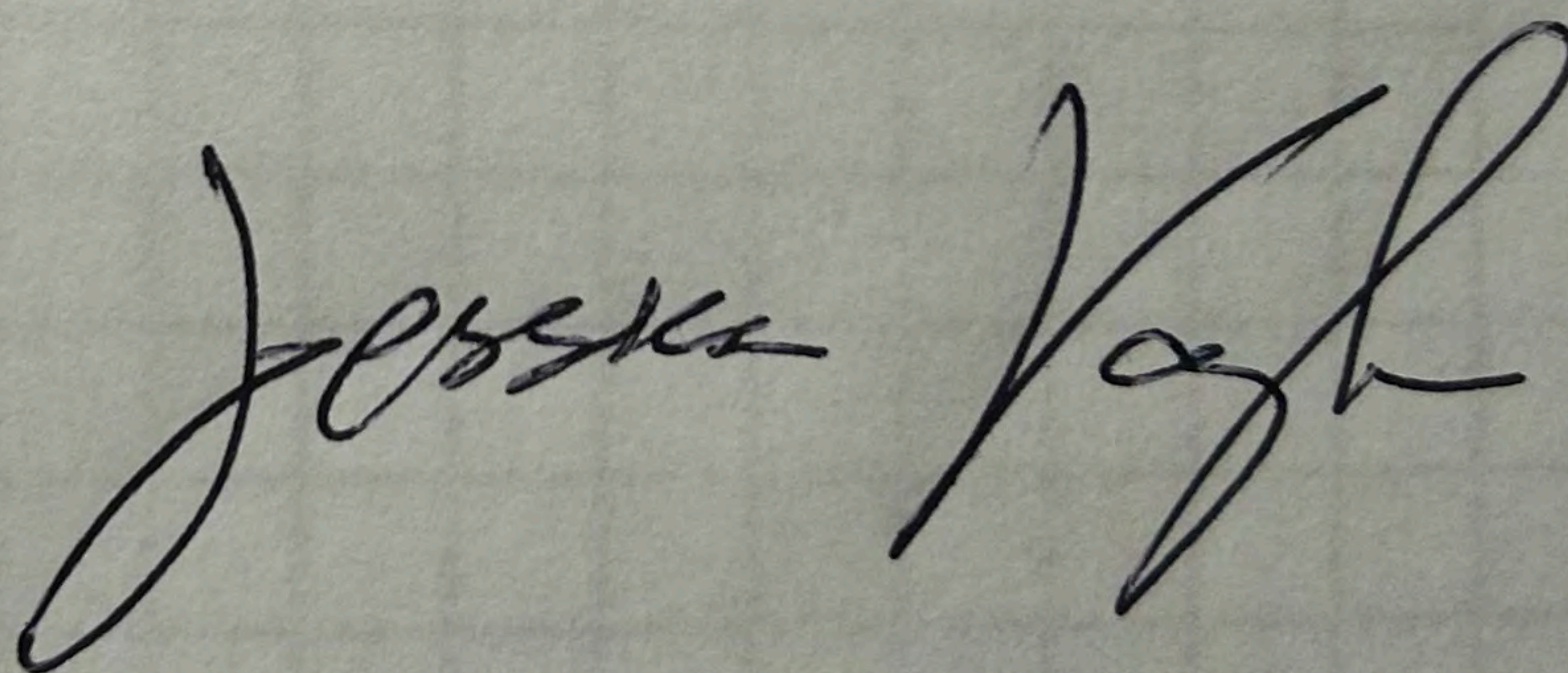
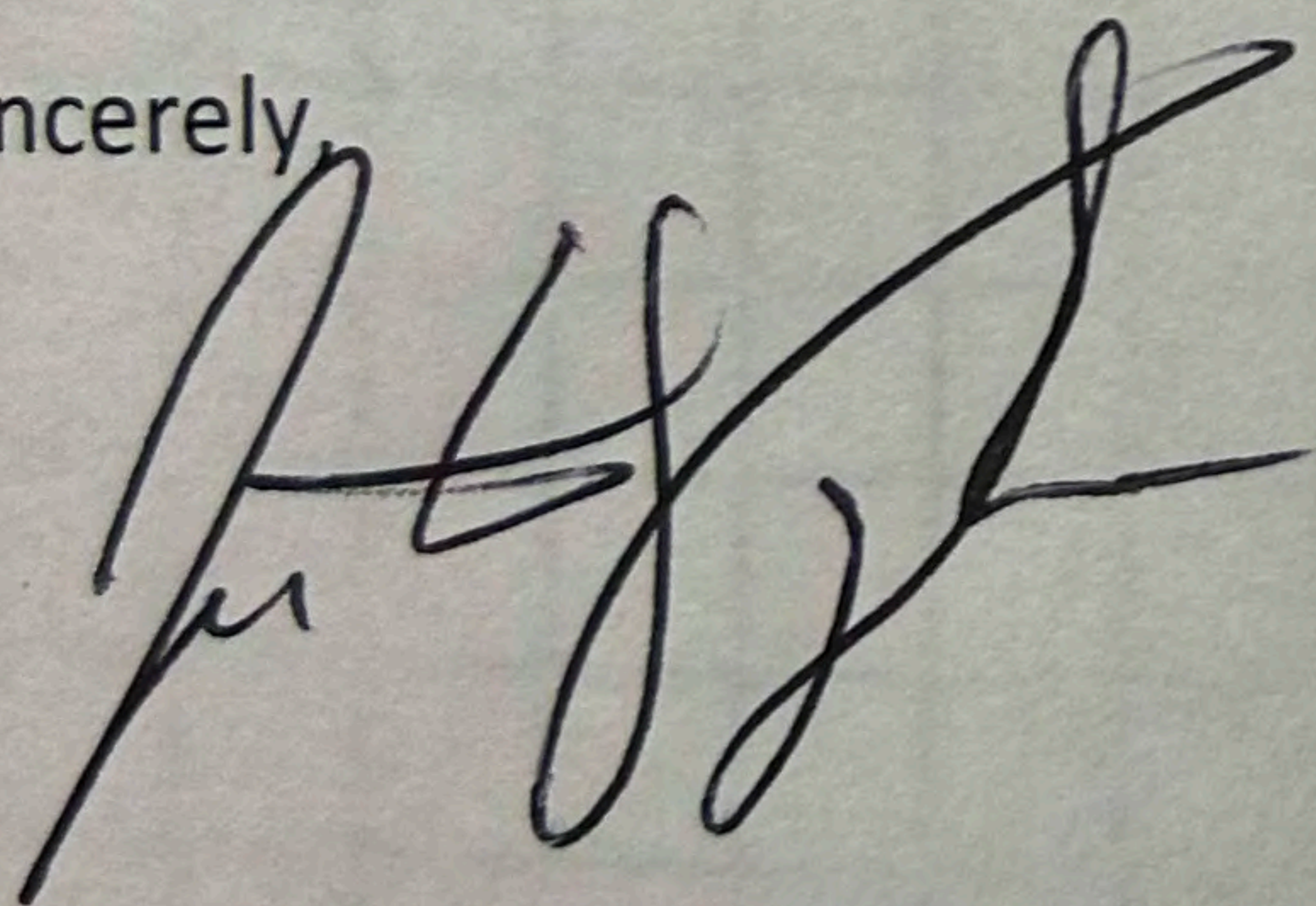
To Whom It May Concern,

My Wife and I own the property next to Kerry and Diane Smith and have been neighbors for the past 10 years. We have been advised by Kerry and Diane that they had submitted a permit to erect a carport shed on their property and have been delayed due to having to submit a Variance appeal for approval to add the carport.

We are aware of the plans to erect the carport shed and do not have any issues with the addition to their property and this will not have any adverse impact to our property. The Smith's own their land, so please allow them to improve their property so that they can commence their work as soon as possible.

Of note, we were unaware of the said variance that may impact Oconee County taxpayers.

Sincerely,



Justin Vaughn and Jessica Vaughn

March 10, 2023

Josh Vaughn
669 Pickett Post Road
Walhalla, SC 29691

Reference: Kerry and Diane Smith
Oconee County Variance Appeal

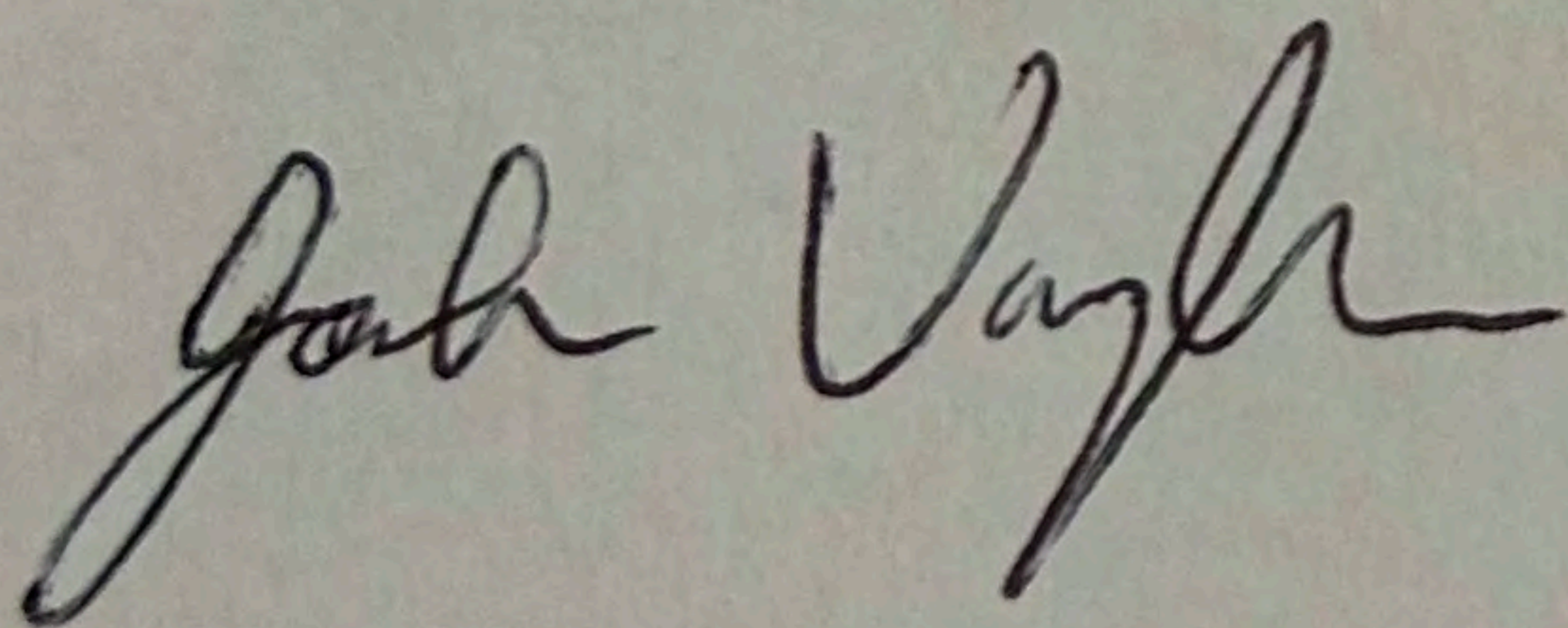
To Whom It May Concern,

I own the property near Kerry and Diane Smith and have been neighbors for the past 13 years and have been neighbors all my life. I have been advised by Kerry and Diane that they had submitted a plan to erect a carport shed on their property and have been delayed due to having to submit a Variance for approval to add the carport.

I am aware of the plans to erect the carport shed and do not have any issues with the addition to the property and this will not have any adverse impact to our property. The Smith's own their land and please allow them to improve their property so that they can commence their work as soon as possible.

Of note, we were unaware of the said variance that may impact Oconee County taxpayers.

Sincerely,

A handwritten signature in black ink that reads "Josh Vaughn". The signature is written in a cursive style with a large, sweeping initial "J".

Josh Vaughn



YOUR UPGRADE IS SCHEDULED FOR 03/22/2023

start new search			(1-5 of 73)
23-000633	VA23-000007	642 E FAIRPLAY BLVD	
23-000434	VA23-000006	256 S PORT BASS DR	
23-000363	VA23-000005	210 HONEYSUCKLE DR	
23-000360	VA23-000004	102 LUSK DR	
23-000343	VA23-000003	289 Jocassee Ridge Way	

- Home
- My Activities
- Create
- Search
- Reports
- Support Center
- Administration
- Logout

Permit Project



No image found for this file, click here to upload an image.

File #: 23-000343 ***
 289 Jocassee Ridge Way Seneca SC 29676
 Due to the lay of the land we need to build closer to the street.

- Permits
- Reviews
- Inspections
- Violations
- Activities
- Documents
- Contacts
- History

EDIT File

Edit Permit: VA23-000003



- ADD:
 - Activity
 - Address
 - Alert
 - Contact
 - Document
 - Email
 - Inspection
 - Letter
 - Note
 - Payment
 - Permit
 - Route
 - Violation

Permit #: VA23-000003
Permit Type: Variance Application
Sub Type: BZA
Work Description: Due to the lay of the land we need to build closer to the street.
Applicant: Y & R CONSTRUCTION LLC - ***
Status: Online Application Received
Total Amount: \$ 250.00
Amount Paid: \$ 250.00
Balance Due: \$ 0.00
Valuation: 0.00
Non-Billable:

Application Date: 02/08/2023
Approval Date:
Issue Date:
Expiration Date:
Close Date:
Last Inspection:
Property Owner: - Scott Taber

- REPORTS
 - Custom
 - Detail
 - Summary

Code section from which a variance is requested: 38-10.2
Property Owner: [Redacted]
Email:
Permit Fees:

Property Owners: [Redacted]
Phone #:
Upload Supporting: Select File

- Documentation:** IMG_20230208_092937310.jpg
- Here:** IMG_20230208_093423337.jpg

Application is:

Application is not:

APPLICANT RESPONSES TO SECTION 38-7.1

Describe the extraordinary and exceptional condition (such as size, shape, and topography) that pertains to the subject property that does not generally apply to other land or structures in the vicinity:

Due to the extreme drop off at the back of the site, there is not enough usable ground to back the house further from the street.

Are the circumstances affecting the subject property the result of actions by the applicant/owner?

No.

Explain.:

Describe the ways in which application of the requirement(s) of the ordinance effectively prohibit or unreasonably restrict the utilization of the subject property.:

Meeting required setbacks would render this lot unbuildable.

Will the proposed variance result in an activity that 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. Explain.:

Approving this variance would not be detrimental to adjacent property This is a mountain view development that often requires building closer to the street than normal, due to steep drop offs. There are currently several houses closer to the street in Jocassee Ridge than we are requesting. Thank you for your consideration, Randy Moore

General

Y & R CONSTRUCTION LLC - v ...

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:

OCONEE COUNTYS APPROVAL, PERMITTING, AND/OR INSPECTION(S) OF THIS PROJECT DOES NOT MEAN THAT THE PROJECT IS IN COMPLIANCE WITH ALL APPLICABLE SUBDIVISION AND/OR HOMEOWNERS ASSOCIATION, OR SIMILAR ENTITYS, BUILDING AND LAND USE REQUIREMENTS OR RESTRICTIONS. BY SIGNING BELOW YOU ACKNOWLEDGE THAT COMPLIANCE WITH ANY SUCH STANDARDS IS YOUR RESPONSIBILITY.

Permit Fees

Quantity	Fee	Description	Amount	Total
	Variance Fee			250.00
			Plan Check Fees:	250.00
			Other Fees:	0.00
			Total Fees:	250.00

Payments

Date	Type	Reference	Note	Receipt #	Received From	Amount

Architectural Committee Variance Approval Letter

To: Oconee County Planning and Zoning Department

RE: 289 Jocassee Ridge Way, Salem SC 29676 – Lot N-18

Variance Being Requested by Owner/Builder: Meeting required building setbacks would render this lot unbuildable.

If the Applicant complies with the setback provisions of the Oconee County Building Ordinance, the property owner can secure no reasonable return from, or make no reasonable use of his property, and hence request that this variance be issued due to the following circumstances:

- A. The existing conditions and circumstances are not the result of the actions of the Applicant or his/her agents but are due to the nature of Smeltzer Mountain and the ridge's topography. This is a mountain view development that often requires building closer to the street than normal due to steep drop offs.
- B. Special conditions and circumstances affecting the land (lot) for which the variance is being sought. This lot in Jocassee Ridge Subdivision: There is an extreme drop off at the back of the proposed building site and there is not enough usable ground to back the house further from the street.
- C. Strict adherence of the provisions of Oconee County's criteria would deprive the Applicant of reasonable use of said land and that a genuine hardship exists.
- D. The proposed variance is in harmony with the general purposes of Oconee County and Jocassee Ridge Subdivision and is not contrary to the public interest, health, safety, or welfare, considering the drainage and water management characteristics of the surrounding properties.
- E. The proposed variance is the minimum variance that will make possible the reasonable use of the land to build a single-family home with no adverse impacts on the county's ability to perform its duties under its charter.
- F. There are five (5) homes within the vicinity of this lot that sit closer to the road's edge. Allowing this home to be built at +/- 22 feet from the edge of the road (right of way) would not affect any of the existing homes.

Because of all the above noted special circumstances and after duly researching this hardship, the Architectural Committee feels that allowing this variance is a reasonable compromise with the residents

of Jocassee Ridge Subdivision. The Architectural Committee also feels that the variance is in harmony with the general purpose and intent of the ordinance and preserves its spirit.



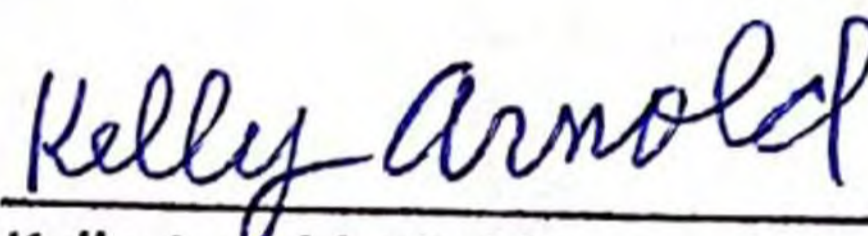
Dean Jackman, Chair Architectural Committee
President JRHOA Board of Directors



Laura Eliason, Architectural Committee Member
Vice-President JRHOA Board of Directors



David Griffith, Architectural Committee Member



Kelly Arnold, Architectural Committee Member



Robert Fant, Architectural Committee Member

day of
and Certified

609.33'
N55°38'15"W

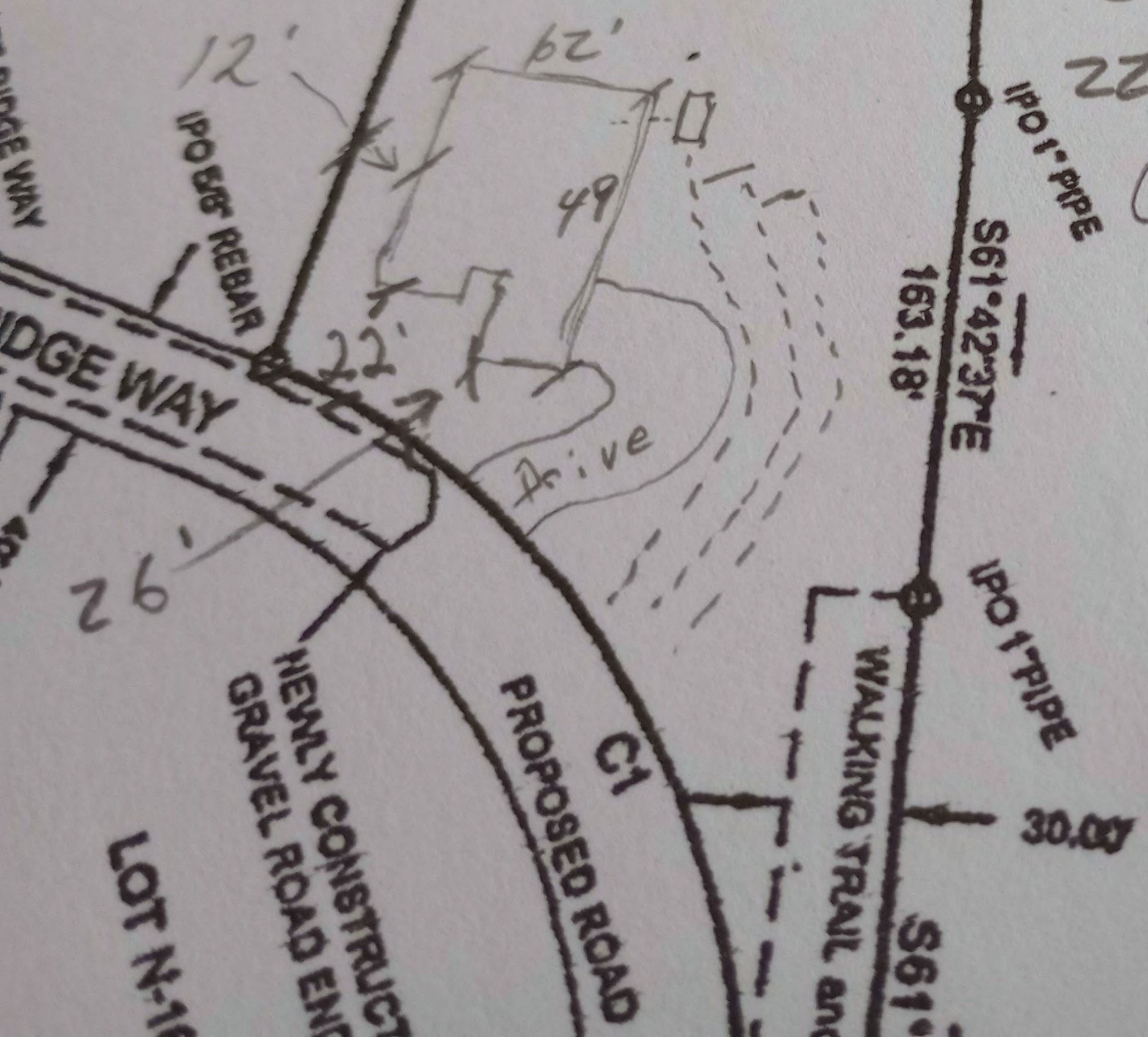
LOT N-18
2.630 AC.

463.84'
S85°09'20"E

CURVE TABLE		CHORD		CHORD BEARING	
LINE	RADIUS	CHORD	LENGTH	BEARING	CHORD BEARING
L1	246.00	318.21	38.13	S28°10'01"W	S84°54'00"W
L2			81.41	S54°38'10"E	

Corner of porch
22' from pavement.

Corner of garage
26' from pavement.



163.18'
S61°42'37"E

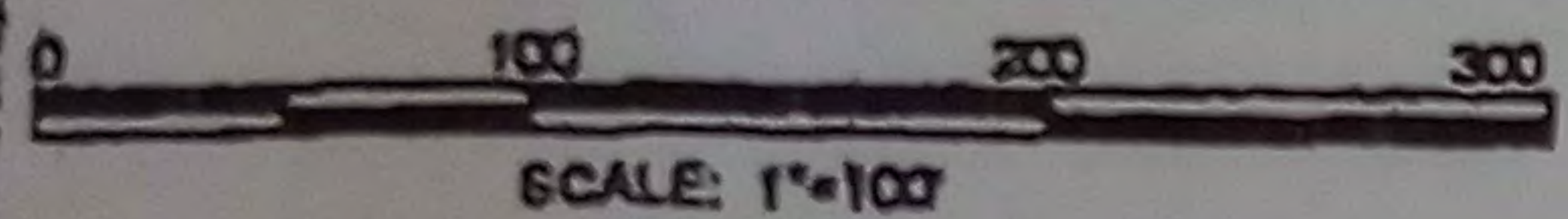
IPO 1 PIPE

30.03'

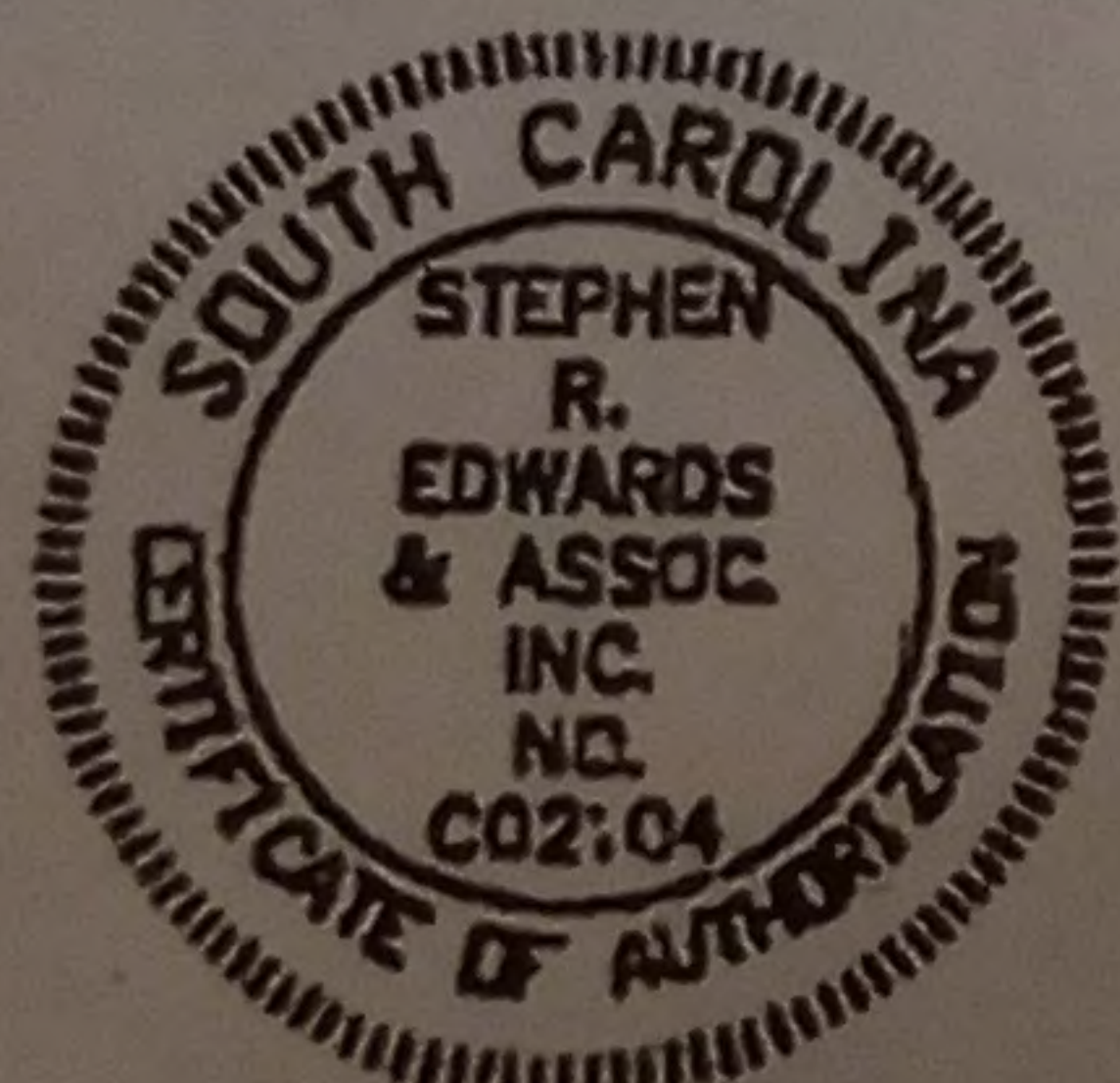
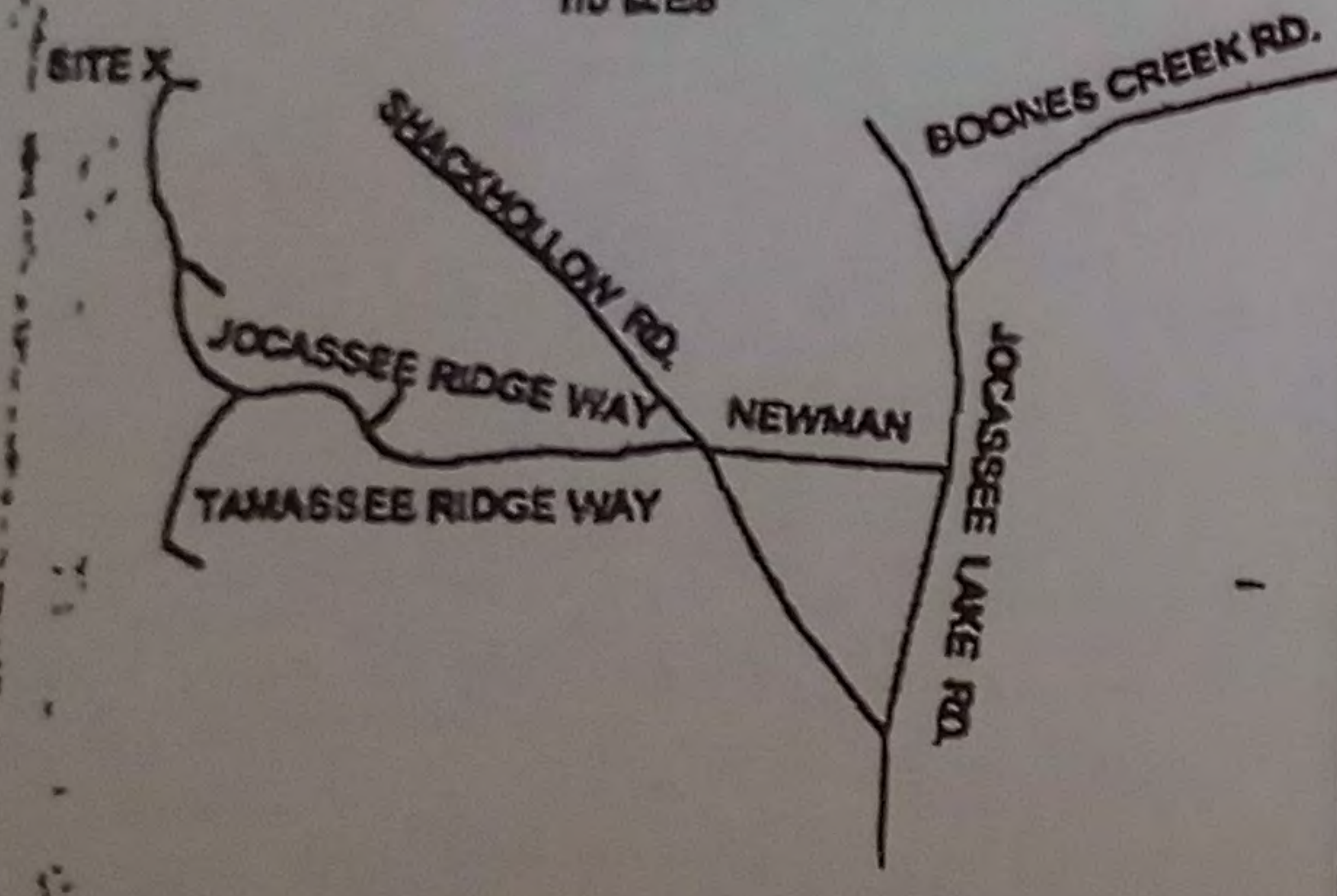
S61°

S.C. NATIO
L.M.
T.M.

SURVEY FOR
Index See Deed 1356 pg. 305
MCSHIRE ASSOCIATES, INC.
 G. Alan Bell
 Judith A. Bell
 OCONEE COUNTY, SOUTH CAROLINA
STEPHEN R. EDWARDS & ASSOCIATES, INC.
 150 OLD CHAPMAN BRIDGE ROAD, SALEM, SC 29676
 (854) 944-3488
 DATE 08-14-2004 JOB NUMBER: 02-143
 REVISED 05-28-2004 LOT N-18



LOCATION MAP
 no scale

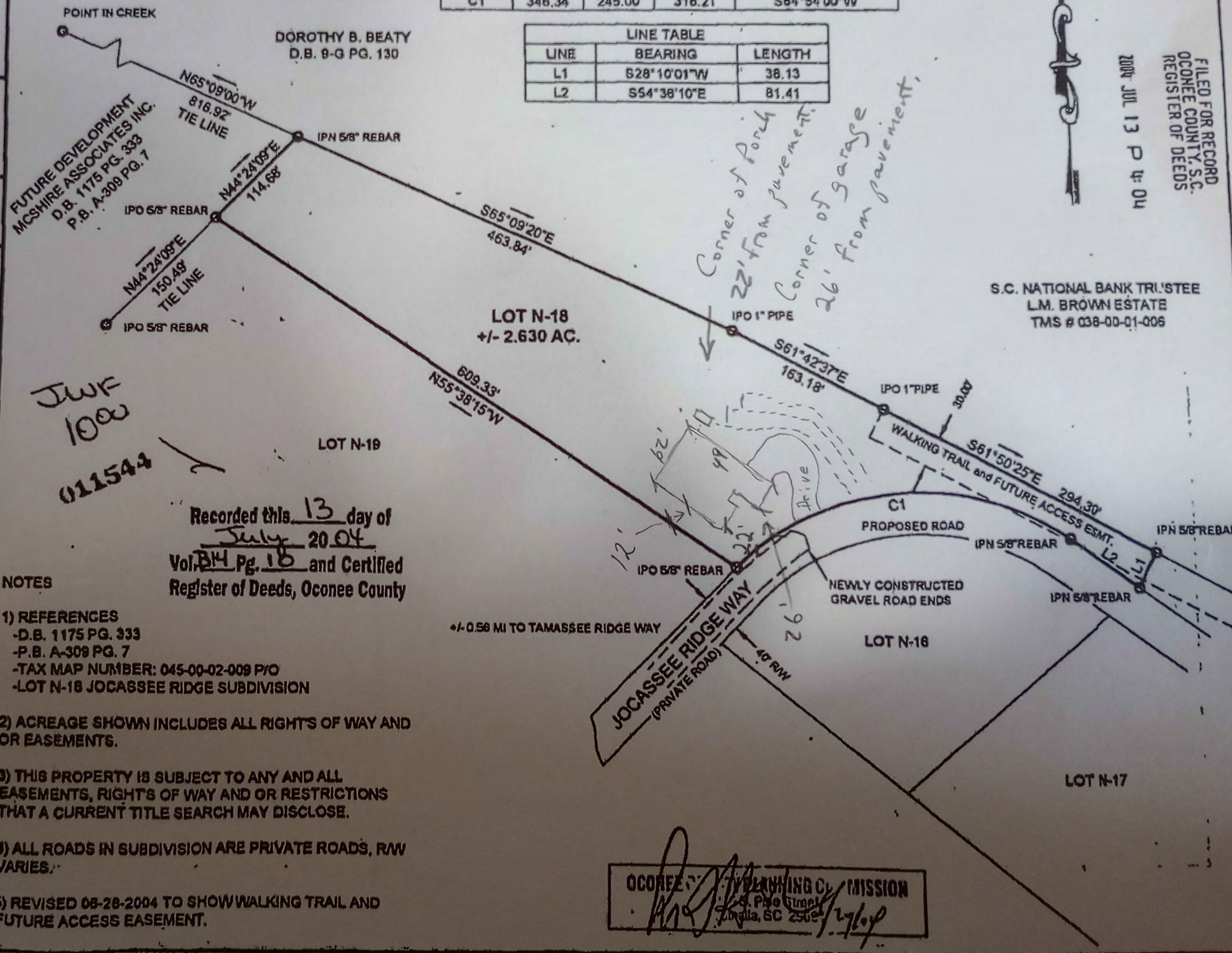


I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENGINEERING STANDARDS MAINTAINED FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS OF A PROFESSIONAL SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCUMBRANCES, ERECTIONS, OR SETBACKS AFFECTING THIS PROPERTY OTHER THAN THOSE SHOWN.

Stephen R. Edwards
 STEPHEN R. EDWARDS
 STEPHEN R. EDWARDS PLS NO. 19881

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	348.34	245.00	318.21	S84°54'00"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S28°10'01"W	38.13
L2	S54°38'10"E	81.41

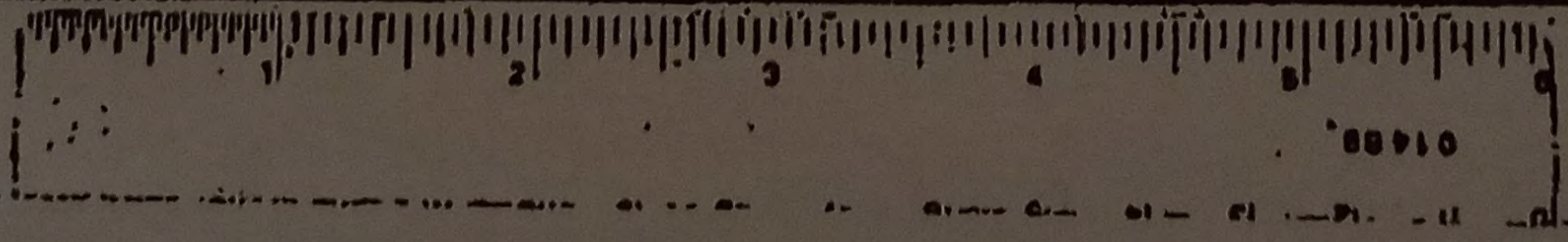


- NOTES
- 1) REFERENCES
 -D.B. 1175 PG. 333
 -P.B. A-309 PG. 7
 -TAX MAP NUMBER: 045-00-02-009 P/O
 -LOT N-18 JOCASSEE RIDGE SUBDIVISION
 - 2) ACREAGE SHOWN INCLUDES ALL RIGHTS OF WAY AND OR EASEMENTS.
 - 3) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND OR RESTRICTIONS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
 - 4) ALL ROADS IN SUBDIVISION ARE PRIVATE ROADS, RW VARIES.
 - 5) REVISED 08-28-2004 TO SHOW WALKING TRAIL AND FUTURE ACCESS EASEMENT.

OCONEE COUNTY PLANNING COMMISSION
 Planning Commission
 1000 S. Pine Street
 Oconee, SC 29676
Signature
 7/1/04

FILED FOR RECORD
 OCONEE COUNTY, S.C.
 REGISTER OF DEEDS
 2004 JUL 13 P 4:04

S.C. NATIONAL BANK TRUSTEE
 L.M. BROWN ESTATE
 TMS # 038-00-01-006



start new search			(1-5 of 73) ▶
23-000633	VA23-000007	642 E FAIRPLAY BLVD	
23-000434	VA23-000006	256 S PORT BASS DR	
23-000363	VA23-000005	210 HONEYSUCKLE DR	
23-000360	VA23-000004	102 LUSK DR	
23-000343	VA23-000003	289 Jocassee Ridge Way	

Permit Project



File #: 23-000360 ***
 102 LUSK DR WEST UNION SC 29696
 Family Dental Health of Golden Corner Expansion

Permits Reviews Inspections Violations Activities Documents Contacts History

EDIT: File

Edit Permit: VA23-000004



- ADD:
 - Activity
 - Address
 - Alert
 - Contact
 - Document
 - Email
 - Inspection
 - Letter
 - Note
 - Payment
 - Permit
 - Route
 - Violation

Permit #: VA23-000004
Permit Type: Variance Application
Sub Type: BZA
Work Description: Family Dental Health of Golden Corner Expansion
Applicant: Civil & Environmental Consulta ***
Status: Online Application Received
Total Amount: \$ 250.00
Amount Paid: \$ 250.00
Balance Due: \$ 0.00
Valuation: 0.00
Non-Billable:

Application Date: 02/10/2023
Approval Date:
Issue Date:
Expiration Date:
Close Date:
Last Inspection:
Property Owner: DMOF LLC

- REPORTS:
 - Custom
 - Detail
 - Summary

Code section from which a variance is requested: Se. 38-7.1 Variances.
Property Owner: [Redacted]
Email:
Permit Fees:

Property Owners: [Redacted]
Phone #:
Upload Supporting Documentation: Select File

Documentation: 324-251 Golden Dentistry BZA Letter - 2nd Here: Variance.pdf

Application is: to apply for BZA appeal for Family [

Application is not:

APPLICANT RESPONSES TO SECTION 38-7.1

Describe the extraordinary and exceptional condition (such as size, shape, and topography) that pertains to the subject property that does not generally apply to other land or structures in the vicinity:

Based on our professional opinion this site warrants unnecessary hardship. The front of the building faces Lusk Drive with ADA access to the lobby. The western side of the building immediately faces out to a 68-ft. Duke Power R/W, which houses a three-phase power line that extends power further into the City of West Union and the City of Walhalla. While parking lots are allowable in Duke Power R/W, structures of any kind are completely restricted. Also, the most efficient use of the interior space is to add to the building in a linear manner rather than to the side that would take a considerable amount of interior renovation to the existing building to accomplish. Finally, while the existing building was constructed approximately 16 ft. into the R/W at the southernmost corner of the building, it is

Are the circumstances affecting the subject property the result of actions by the applicant/owner?

The neighboring properties to the southeast; Classic Pool & Patio and Walhalla Lumber Supply, respectively, do not face this condition. The single-family homes on Magnolia Drive to the north do not face this condition, nor do any properties across South Carolina Highway 28 (SC28). The reference property was constructed approximately in the year 1985, before community planning was put online through Oconee County. Prior to construction of the referenced building, SC28 was widened with approximately 1.10 acres of R/W obtained by SCDOT. Subsequently, during the year of 1985 Duke Energy obtained the 68 ft. of R/W and Oconee County Roads obtained prescriptive road R/W as depicted on the referenced ALTA survey. These conditions do not generally apply to other property in

Explain.:

Describe the ways in which application of the requirement(s) of the ordinance effectively prohibit or unreasonably restrict the utilization of the subject property.:

Because of these previously referenced conditions, the application of this chapter to the property would prohibit and restrict the full utilization of this parcel as well as the adjacent property. As previously noted, the existing building was constructed at an angle approximately 6.93 ft. into the R/W and the proposed building addition will be placed approximately 5.56 ft. from SCDOT R/W which would be consistent with the existing orientation of the building.

Will the proposed variance result in an activity that 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. Explain.:

This variance will not be of any detriment to adjacent uses or to the public good, and the character of the district will be improved by the granting of the variance. Through approval, this project will increase current capacity of the dental staff in Oconee County, will create jobs, and will add to the beautification of the SC28 corridor.

General Rockwell South LLC - Matt Aho

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: no comment

OCONEE COUNTYS APPROVAL, PERMITTING, AND/OR INSPECTION(S) OF THIS PROJECT DOES NOT MEAN THAT THE PROJECT IS IN COMPLIANCE WITH ALL APPLICABLE SUBDIVISION AND/OR HOMEOWNERS ASSOCIATION, OR SIMILAR ENTITYS, BUILDING AND LAND USE REQUIREMENTS OR RESTRICTIONS. BY SIGNING BELOW YOU ACKNOWLEDGE THAT COMPLIANCE WITH ANY SUCH STANDARDS IS YOUR RESPONSIBILITY.

Permit Fees

Quantity	Fee	Description	Amount	Total
	Variance Fee			250.00
		Plan Check Fees:		250.00
		Other Fees:		0.00
		Total Fees:		250.00

Payments

Date	Type	Reference	Note	Receipt #	Received From	Amount



February 10, 2023

Oconee County Planning
Board of Zoning Appeals
Attn: James Coley
415 S. Pine St.
Walhalla, SC 29691

Dear James Coley:

Subject: Board of Zoning Appeals 2nd Variance Request
Family Dental Health of Golden Corner
CEC Project 324-251

It is our pleasure to present the 2nd variance request to the Board of Zoning Appeals on behalf of Golden Corner Dentistry located at 102 Lusk Drive in West Union, SC. The 2nd variance is an additional from #VA22-009. This variance is to petition a building setback waiver to allow the construction of a building addition to add seven patient operation rooms, laboratory, and sterilization area to the existing facility. This variance request is being made due to a situation that arose during final building design in which the layout of the floorplan had to be changed to meet ADA accessibility. The additional variance will allow the current dentist office the ability to stay open during construction. It is our determination that this location warrants consideration of a variance to construct a building expansion to the existing facility in the 25-ft. building setback (setback) based on guidelines set forth in Sec. 38-7.1 Variances as provided in the Oconee County Planning Ordinance.

Civil & Environmental Consultants, Inc. was commissioned by the owner's authorized agent to perform a study of the site. The study concluded that the existing facility is currently located in the setback and that the proposed building expansion would also be constructed in the setback. Sec.38-7.1 Variances allows an applicant to petition an appeal to grant variances in individual cases based on four criteria. This analysis was performed based on the parameters set forth in Sec.38-7.1 Variances of the Oconee County code.

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.

Based on our professional opinion this site warrants unnecessary hardship. The front of the building faces Lusk Drive with ADA access to the lobby. The western side of the building immediately faces out to a 68-ft. Duke Power R/W, which houses a three-phase power line that extends power further into the City of West Union and the City of Walhalla. While parking lots are allowable in Duke Power R/W, structures of any kind are completely restricted. Also, the most efficient use of the interior space is to add to the building in a linear manner rather than to the side that would take a considerable amount of interior renovation to the existing building to accomplish. Finally, while the existing building was constructed approximately 5.01 ft. outside the R/W at the southernmost corner of the

building, it is angled to where the proposed building addition would only encroach approximately 6.93 ft. outside the R/W at the northernmost corner, reducing exposure to the highway and setback.

2. These conditions do not generally apply to other property in the vicinity.

The neighboring properties to the southeast; Classic Pool & Patio and Walhalla Lumber Supply, respectively, do not face this condition. The single-family homes on Magnolia Drive to the north do not face this condition, nor do any properties across South Carolina Highway 28 (SC28). The reference property was constructed approximately in the year 1985, before community planning was put online through Oconee County. Prior to construction of the referenced building, SC28 was widened with approximately 1.10 acres of R/W obtained by SCDOT. Subsequently, during the year of 1985 Duke Energy obtained the 68 ft. of R/W and Oconee County Roads obtained prescriptive road R/W as depicted on the referenced ALTA survey. These conditions do not generally apply to other property in the vicinity and based on the buildable area after all site encumbrances were evaluated the proposed building addition is the only viable option.

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.

Because of these previously referenced conditions, the application of this chapter to the property would prohibit and restrict the full utilization of this parcel as well as the adjacent property. As previously noted, the existing building was constructed at an angle approximately 6.93 ft. outside the R/W and the proposed building addition will be placed approximately 5.56 ft. from SCDOT R/W. In addition, per Sec. 38-10.2 - Control free district (CFD) zoning guidelines from the Oconee County Code of Ordinances, the nonresidential use parameters are as follows:

Nonresidential Uses	Minimum Lot Size		Minimum Yard Requirements			Max. Height
	Lot Size	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	Greater than or equal to ½ acre	N/A	25	5	10	65

* These setback requirements shall not apply to subdivision plats that were recorded in the Office of the Oconee County Register of Deeds prior to May 7, 2002.

February 10, 2023

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.

This variance will not be of any detriment to adjacent uses or to the public good, and the character of the district will be improved by the granting of the variance. Through approval, this project will increase current capacity of the dental staff in Oconee County, will create jobs, and will add to the beautification of the SC28 corridor.

Thank you for your time in review and please refer to the attached documents for additional information.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Karuiam Booker, EIT
Project Manager



George Genero, PE
Vice President

Enclosures:

ALTA Survey
ZV-02 Exhibit
A1-Rendering Golden Corner

ALTA SURVEY

LEGEND:

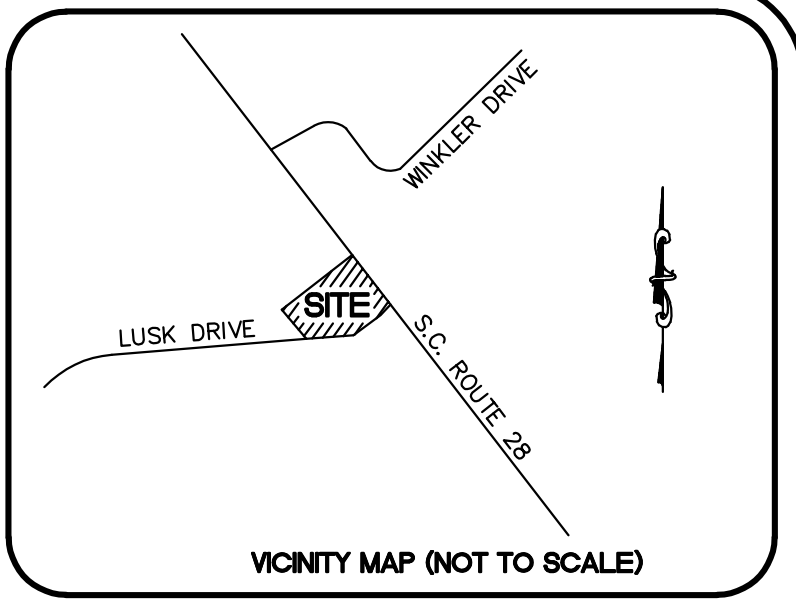
○	IPF	IRON PIN SET (5/8" REBAR)
○	IPF	IRON PIN FOUND
R/W	R/W	RIGHT-OF-WAY
○	PP	POWER POLE
☆	☆	LIGHT POLE
□	EP	ELECTRIC PANEL
□	EM	ELECTRIC METER
□	AC	AIR CONDITIONING UNIT
—	OE	OVERHEAD ELECTRIC LINE
□	T-PED	TELEPHONE PEDESTAL
○	CO	CLEANOUT
●	●	GUARD POST
—	SIGN	SIGN
⊙	WM	WATER METER



TITLE EXCEPTIONS:
 EXCEPTIONS TO SCHEDULE B, SECTION II FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT # 21-377 EFFECTIVE DATE: JUNE 30, 2021

6) ALL MATTERS SHOWN IN PLAT BOOK P-52 AT PAGE 400, RECORDED IN OCONEE COUNTY REGISTER OF DEEDS OFFICE, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 a) RIGHT OF WAY FOR SC ROUTE 28
 b) POWER LINE THROUGH PROPERTY
 *ALL APPLICABLE MATTERS SHOWN HEREON.

TITLE DESCRIPTION:
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF OCONEE, STATE OF SOUTH CAROLINA AND IS DESCRIBED AS FOLLOWS:
 ALL THOSE CERTAIN PIECES, PARCELS OR LOTS OF LAND, SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF OCONEE, CITY LIMITS OF WALHALLA, ON US HIGHWAY 28, WAGENER TOWNSHIP, BEING SHOWN AND DESIGNATED AS TRACT B, TRACT C AND TRACT D AS SHOWN ON THAT CERTAIN PLAT PREPARED BY JAMES G. HAR, RLS, DATED SEPTEMBER 2, 1985 AND RECORDED SEPTEMBER 19, 1985 IN THE REGISTER OF DEEDS OFFICE FOR OCONEE COUNTY IN PLAT BOOK P-52 AT PAGE 400, THE METES AND BOUNDS, COURSED AND DISTANCES AS UPON SAID PLAT APPEAR, BEING INCORPORATED HEREIN BY REFERENCE THERETO AND BEING MADE A PART HEREOF.



SURVEYOR'S NOTES:

1.) I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.

2.) SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR SALE OR LEASE PURPOSES.

3.) ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY: TO BE USED FOR INFORMATIONAL PURPOSES ONLY.

4.) THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

POSSIBLE PROJECTIONS:
 NONE OBSERVED

LAND AREA:
50,331 SQ.FT.
1.155 ACRES
 *INCLUDES ANY AND ALL ROAD & DUKE POWER R/W

FREELAND
 SURVEYORS • ENGINEERS

FREELAND & ASSOCIATES, INC.
 323 WEST STONE AVE.
 GREENVILLE S.C. 29609
 TEL. (864) 271-4924 FAX: (864) 233-0315
 EMAIL: info@freeland-associates.com

DRAWN: BMB PARTY CHIEF: KR CHECKED: JCC

REF. PLAT BOOK: P52-400
 REF. DEED BOOK: 2477-198
 TAX MAP : 176-00-01-155
 DATE OF SURVEY: 7-1-2021
 DATE DRAWN: 7-6-2021
 DRAWING NO: 75269
 DATE OF LAST REVISION:

0' 30' 60' 90'
 SCALE: 1" = 30'

ALTA/NSPS CERTIFICATE:

TO: DMOF, LLC & FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 11, 13 & 14 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 7-1-2021

DATE OF PLAT OR MAP: 7-6-2021
 THE PROPERTY SHOWN HEREON IS THE SAME AS SET FORTH IN TITLE COMMITMENT #21-377

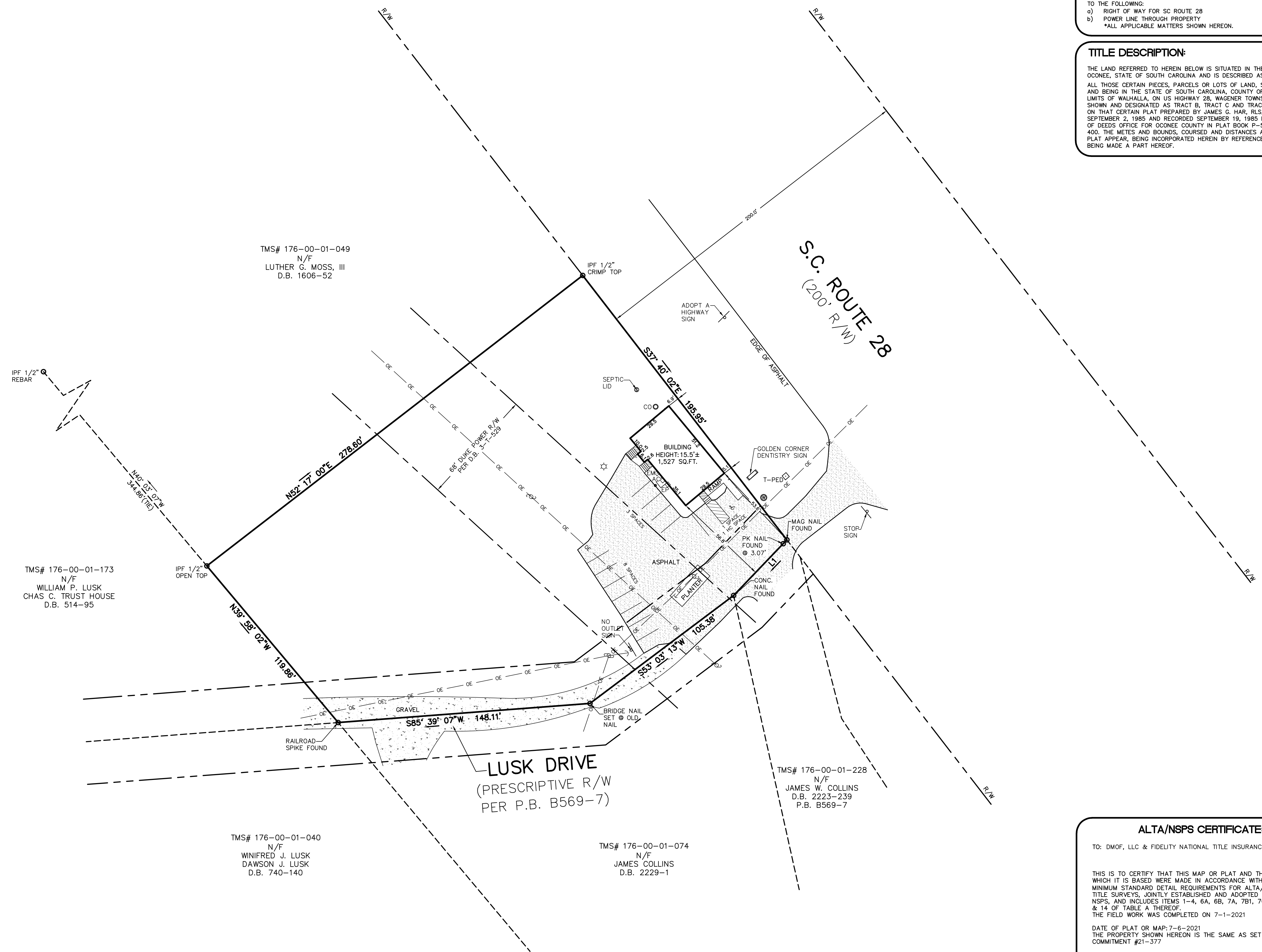
JAMES R. FREELAND, PLS
 REGISTRATION/LICENSE NUMBER: 4781

FOR REVIEW ONLY
 7/8/2021
 PLS: JAMES R. FREELAND
 NO: 4781

STATE OF SOUTH CAROLINA
 OCONEE COUNTY

ALTA/NSPS LAND TITLE SURVEY FOR DMOF, LLC

SITE ADDRESS:
 102 LUSK DRIVE
 WEST UNION, SC 29696



PARKING INFORMATION

12 REGULAR SPACES
 1 HANDICAP SPACES
 13 SPACES TOTAL

ZONING INFORMATION:
 ZONED: CFD (CONTROL FREE ZONE)

SETBACK LINE:
 FRONT: N/A
 SIDE: N/A
 BACK: N/A
 MAXIMUM BUILDING HEIGHT: N/A

FLOOD INFORMATION:
 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"
 (AREAS OF MINIMAL FLOOD HAZARD)

PER NFIP FIRM COMMUNITY PANEL NO. 45073C03100
 EFFECTIVE DATE: 12/21/2017

Line Table		
Line #	Length	Direction
L1	45.16	S43°44'59"W

ZV-02 EXHIBIT



LEGEND

	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING OVERHEAD WIRE
	EXISTING INDEX CONTOUR
	EXISTING EDGE OF PAVEMENT
	EXISTING ASPHALT PAVEMENT
	EXISTING GUIDE RAIL
	EXISTING CONCRETE WALK
	EXISTING EXISTING WOODS TO BE REMOVED
	EXISTING TREE LINE
	PROPOSED LIMD
	PROPOSED ASPHALT PAVEMENT
	PROPOSED OPEN SPACE

REVISION RECORD

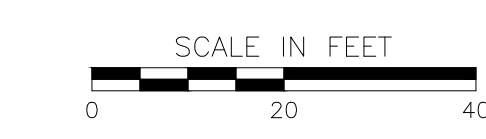
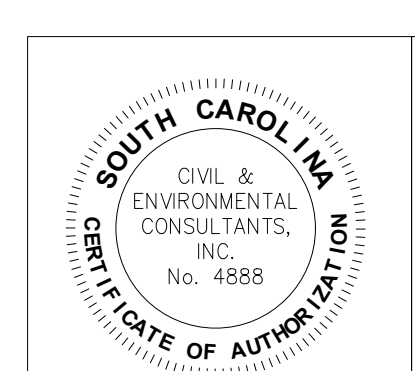
NO.	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
 530 Howell Road - Suite 203 - Greenville, SC 29615
 Ph: 864.626.3140 - 855.574.4331 - Fax: 864.626.3185
 www.cechnc.com

**ROCKWELL SOUTH, LLC
 GOLDEN CORNER
 DENTISTRY EXPANSION
 102 LUSK DRIVE
 WEST UNION, SOUTH CAROLINA**

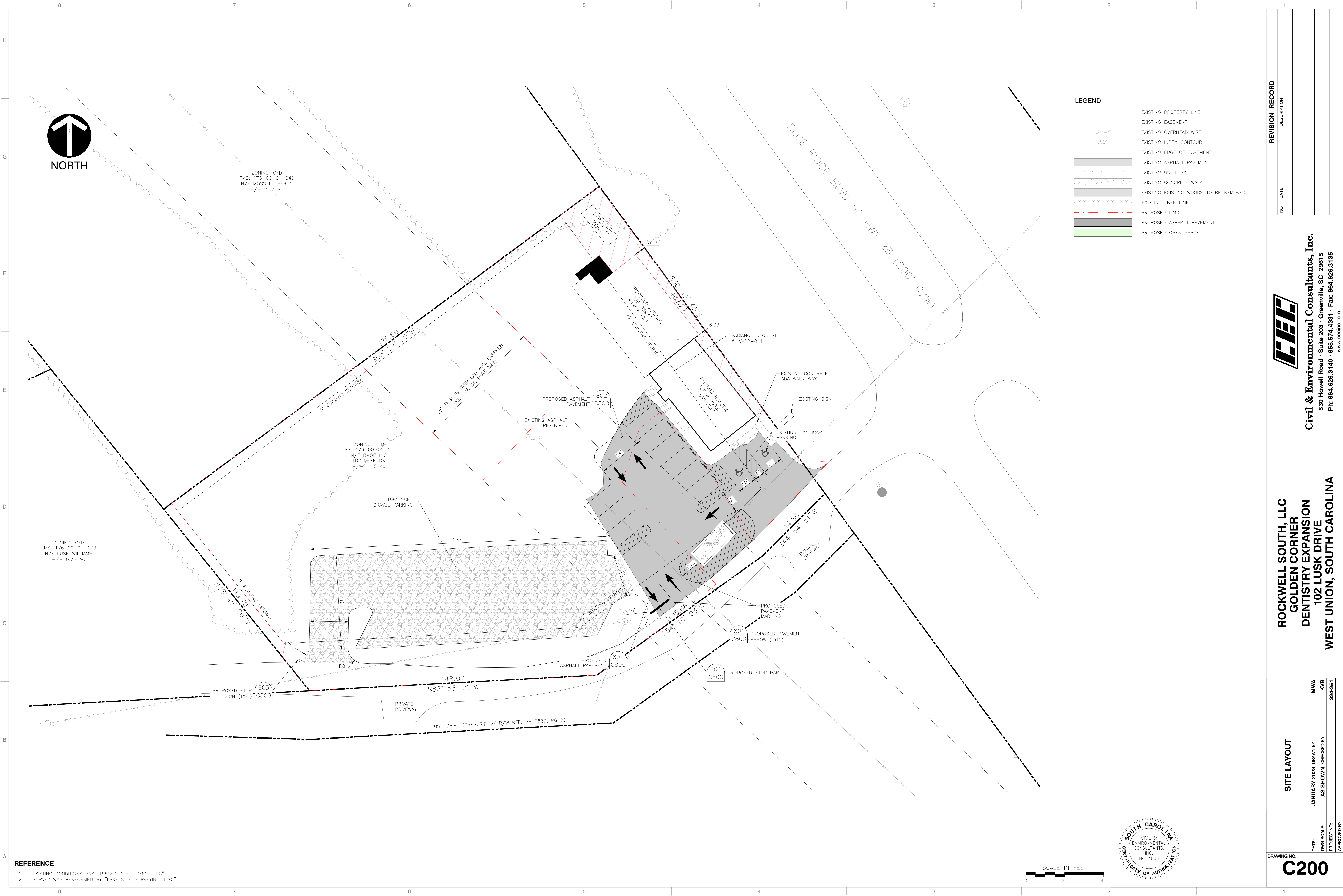
SITE LAYOUT

DATE:	JANUARY 2023	DRAWN BY:	MWA
DWG SCALE:	AS SHOWN	CHECKED BY:	KVB
PROJECT NO.:	324-251	APPROVED BY:	



- REFERENCE**
- EXISTING CONDITIONS BASE PROVIDED BY "DMOF, LLC"
 - SURVEY WAS PERFORMED BY "LAKE SIDE SURVEYING, LLC."

A:\130-200\130-251-C200\Drawings\130-251-C200-25a Layout.dwg (2/2/2023 1:28:54 PM) - LP: 2/2/2023 1:28:54 PM



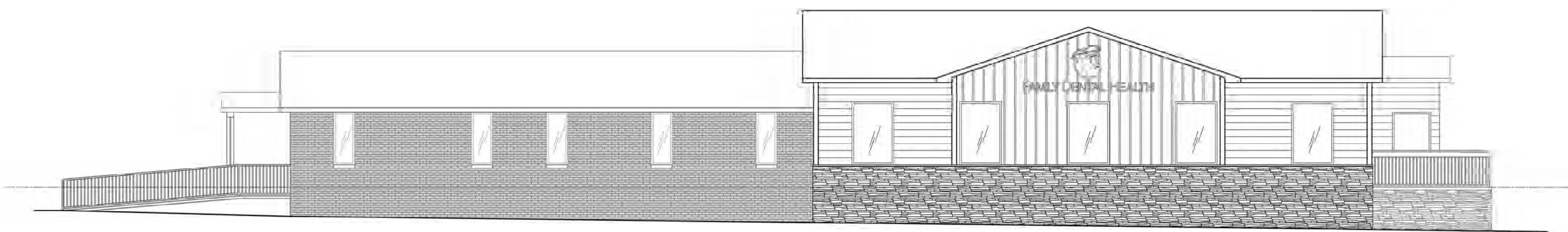
A1-RENDERING GOLDEN CORNER

APPROVAL
 The signature below represents review, clear understanding and approval of these drawings for construction. Any revisions hereafter will accrue additional design fees.

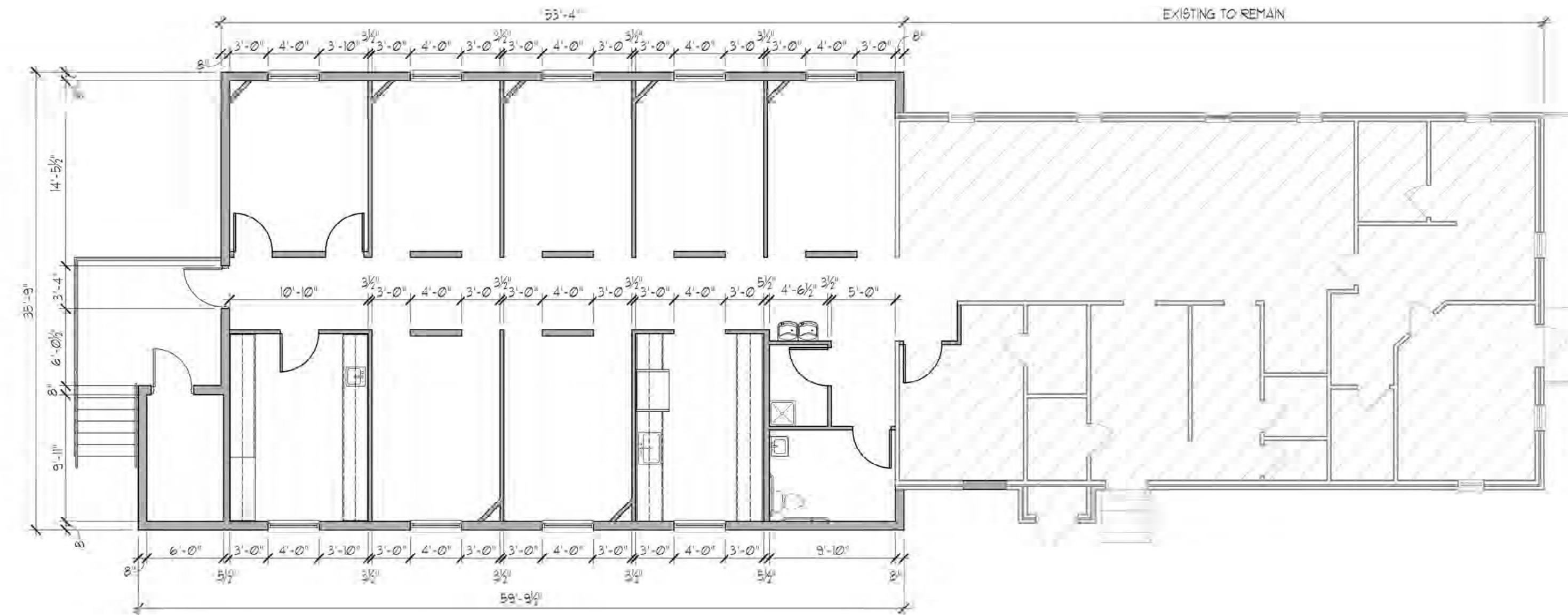
OWNER SIGNATURE _____ DATE _____

GENERAL CONTRACTOR SIGNATURE _____ DATE _____

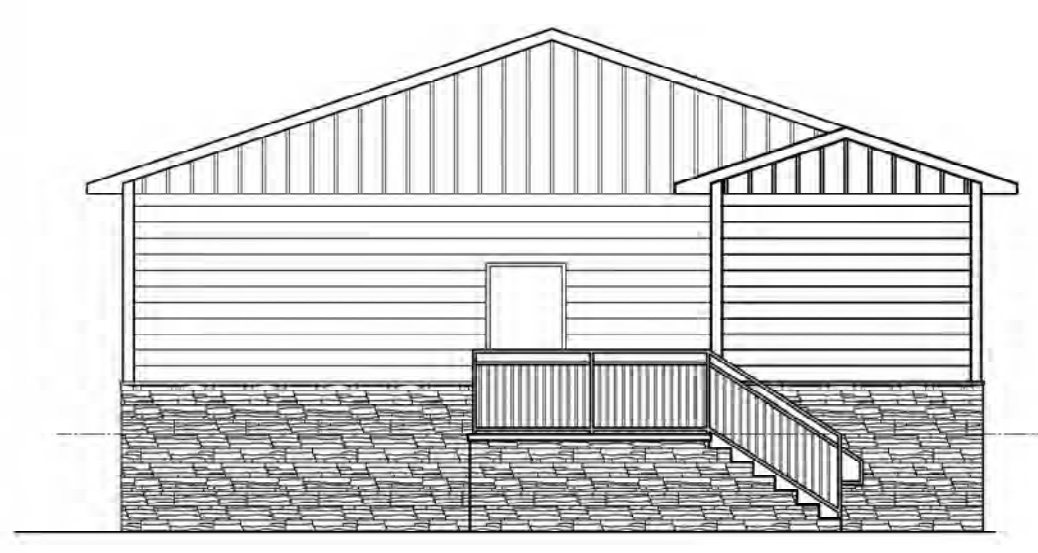
REVISIONS		
No.	Description	Date
A	Meeting Comments	10/25/22
B	Meeting Comments	01/13/23



SIDE ELEVATION Hwy 28 S
 SCALE: 1/8" = 1'-0"



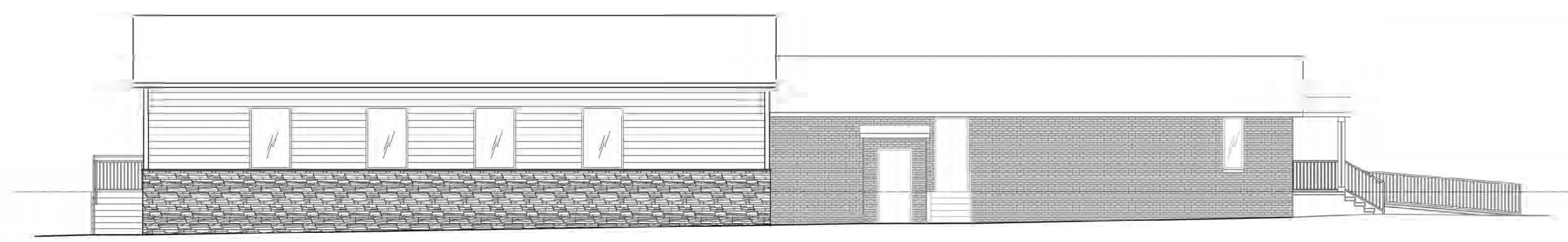
PROPOSED FLOOR PLAN
 SCALE: 1/8" = 1'-0"



REAR ELEVATION
 SCALE: 1/8" = 1'-0"



FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



SIDE ELEVATION (PARKING LOT)
 SCALE: 1/8" = 1'-0"

ROCKWELL SOUTH, LLC
 3360 Highway 101
 Woodruff, SC 29388

FAMILY DENTAL HEALTH
 Family & Cosmetic Dentistry for All Ages
ADDITION FOR GOLDEN CORNER OFFICE
 102 Lusk Dr #2629, West Union, SC 29696

Project No.: 23-001
 Issue Date: 01.03.23

PROPOSED DESIGN

A100

- start new search (1-5 of 73) ▶
- 23-000633 VA23-000007 642 E FAIRPLAY BLVD
 - 23-000434 VA23-000006 256 S PORT BASS DR
 - 23-000363 VA23-000005 210 HONEYSUCKLE DR
 - 23-000360 VA23-000004 102 LUSK DR
 - 23-000343 VA23-000003 289 Jocassee Ridge Way

Permit Project



File #: 23-000363 ***
 210 HONEYSUCKLE DR SENECA SC 29672
 RETAINING WALL

Permits Reviews Inspections Violations Activities Documents Contacts History

EDIT:
File

Edit Permit: VA23-000005



- ADD:
- Activity
 - Address
 - Alert
 - Contact
 - Document
 - Email
 - Inspection
 - Letter
 - Note
 - Payment
 - Permit
 - Route
 - Violation

Permit #: VA23-000005
 Permit Type: Variance Application
 Sub Type: BZA
 Work Description: RETAINING WALL
 Applicant: Jody Smith
 Status: Online Application Received
 Total Amount: \$ 250.00
 Amount Paid: \$ 0.00
 Balance Due: \$ 250.00
 Valuation: 0.00
 Non-Billable:

Application Date: 02/10/2023
 Approval Date:
 Issue Date:
 Expiration Date:
 Close Date:
 Last Inspection:
 Property Owner: BRABHAM OIL CO INC

- REPORTS
- Custom
 - Detail
 - Summary

Code section from which a variance is requested:
 Property Owner:
 Email:
 Permit Fees:

Property Owners:
 Phone #:
 Upload Supporting: Select File

Documentation: 18-016-BRABHAM wall asbuilt draft.pdf
 Here:

Application is:

Application is not:

APPLICANT RESPONSES TO SECTION 38-7.1

Describe the extraordinary and exceptional condition (such as size, shape, and topography) that pertains to the subject property that does not generally apply to other land or structures in the vicinity:

RETAINING WALL IS 9-3/4 " INTO THE VEGITATIVE BUFFER ON ONE CORNER THEN RUNS TO OUTSIDE OF BUFFER AT STAIRWAY. THE WALL ALSO TURNS INTO THE BUFFER AT THE END FOR ANOTHER STAIRWAY

Are the circumstances affecting the subject property the result of actions by the applicant/owner?

WE HAD WALL LAYOUT SURVEYED BASED ON THE SITE PLAN FOR THE FOOTINGS. ONCE FOOTINGS WERE DUG AND POURED THE ACTUAL WALL MATERIAL DETERED FROM SURVEY LAYOUT.

Explain.:

Describe the ways in which application of the requirement(s) of the ordinance effectively prohibit or unreasonably restrict the utilization of the subject property.:

THE WALL IS SLIGHTLY WITHIN THE BUFFER

Will the proposed variance result in an activity that 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. Explain.:

THERE WA A POOL ALREADY IN THI LOCATION THE POOL WA IN BAD HAPE

General [dropdown] [menu]

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 authoirty to waive requirements of this code.

Comments:

[Empty comment box]

OCONEE COUNTYS APPROVAL, PERMITTING, AND/OR INSPECTION(S) OF THIS PROJECT DOES NOT MEAN THAT THE PROJECT IS IN COMPLIANCE WITH ALL APPLICABLE SUBDIVISION AND/OR HOMEOWNERS ASSOCIATION, OR SIMILAR ENTITYS, BUILDING AND LAND USE REQUIREMENTS OR RESTRICTIONS. BY SIGNING BELOW YOU ACKNOWLEDGE THAT COMPLIANCE WITH ANY SUCH STANDARDS IS YOUR RESPONSIBILITY.

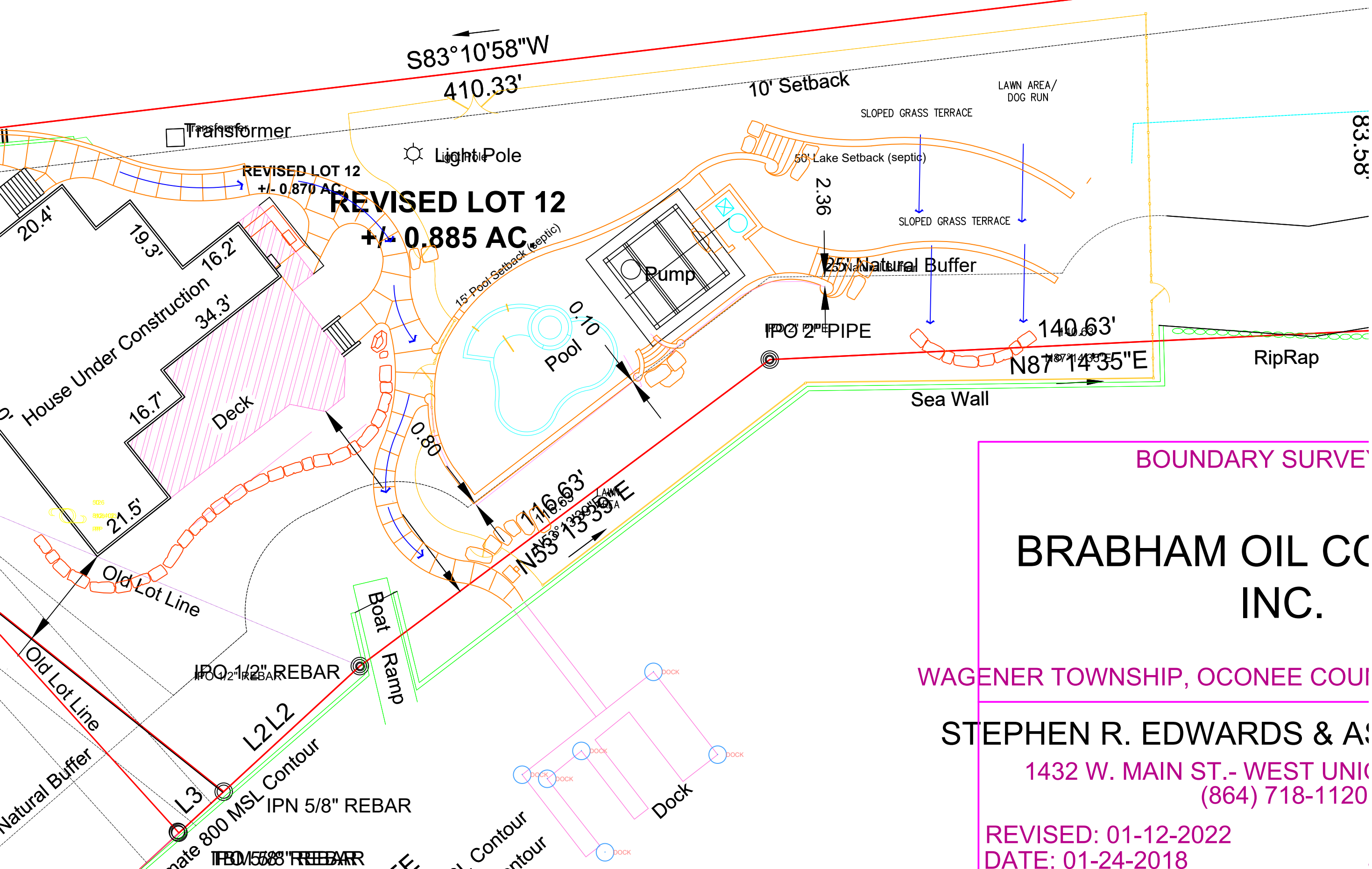
Permit Fees

Quantity	Fee	Description	Amount	Total
	Variance Fee			250.00
			Plan Check Fees:	250.00
			Other Fees:	0.00
			Total Fees:	250.00

Payments

Date	Type	Reference	Note	Receipt #	Received From	Amount
[Redacted]						

CANE CREEK LANDING
DUKE POWER CO.
D.B. 9-Q/17
P.B. W/130

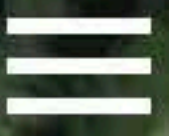


BOUNDARY SURVEY
**BRABHAM OIL CO
INC.**

WAGENER TOWNSHIP, OCONEE COUNTY

STEPHEN R. EDWARDS & ASSOCIATES
1432 W. MAIN ST.- WEST UNION, SC
(864) 718-1120

REVISED: 01-12-2022
DATE: 01-24-2018



210 Honeysuckle Dr

