



Meeting agenda Monday March 25 6:00pm

1. Call to order
2. Approval of minutes: 2.26.24
3. Brief statement about rules and procedures
4. Variance application ##VA24-000004 Cliff Kaiser is requesting relief from the density requirements of the Lake Overlay District. TMS 162-06-01-014 with an address of 355 McAlister Road West Union SC 29696.
5. Variance application #VA24-00005 Dennis Francis is requesting a 9-foot variance to the front setback. TMS 241-04-01-005 with an address of 502 Windy Oaks Lane Seneca SC 29678
6. Variance application #VA24-000006 Amy Koranda is requesting a variance to combine a portion of the Right-Of-Way on Third Mate Ct into their parcel and a front setback variance for a retaining wall. TMS 111-02-03-015, with an address of 5 Third Mate Ct Salem SC 29676
7. Variance application #VA24-000007 George Kelly of Fowler Outdoor Living LLC is requesting a variance to the rear property setback for a retaining wall. TMS 302-00-01-102 with an address of 604 Keswick Point Salem SC 29678
8. 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

James Henderson, District I	Thomas James, District IV
Gwen Fowler, District II	Bill Gilster, District III
John Eagar, 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 – February 26, 2024

Members in Attendance

Gwen Fowler

Thomas James

James Henderson

John Eagar

William Decker

Staff

James Coley

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

ITEM 2 – Motion to approve the minutes from January 22, 2024 – Mr. Eagar made a **motion** to approve the minutes; seconded by Mr. Mays. Mr. Coley called for a vote. The motion passed 6/0 Mr. Decker abstained.

ITEM 3 – Brief statement about rules and procedures – Mr. Eagar 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 4. Variance application #VA23-000028 Sam DuVall of DB&G Inc is requesting relief from the Lake Residential Zoning District minimum lot size requirements. TMS 111-05-01-068 with an address of 53 Mainsail Dr Salem SC 29676

Mr. DuVall (builder) and Ms. Belcher (CARE) presented the home plans for the parcel, and that the owner did not understand the lot size requirements as they relate to the setback. CARE has approved the plans. The builder plans to not include a retaining wall in the right-of-way, and instead will use a natural planted wall.

Staff comments:

Mr. Coley confirmed the request is for the relief from the minimum lot size, and the setbacks would be met when measured from the edge of right-of-way. Mr. Coley did confirm that there are multiple examples of other parcels that do not meet the minimum lot size. Mr. Coley also addressed questions regarding non-conforming structures

Public comment:

NA

Applicant rebuttal:

NA.

Board Questions/ Discussion: NA

Consideration of VA23-000028:

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

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

In-favor	Opposed
5	0

Mr. Eagar noted that the criterion passed.

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

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

In-favor	Opposed
5	0

Mr. Eagar 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.

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

In-favor	Opposed
5	0

Mr. Eagar 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. Henderson made a motion in the affirmative, seconded by Mr. James. A brief discussion.
 - b. Vote

In-favor	Opposed
5	0

Mr. Eagar noted that the criterion passed.

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

In-favor	Opposed
5	0

Mr. Eagar noted that variance request was approved.

ITEM 5- Variance application # VA24-000001 Ronald and Doretta Martin are requesting a variance to the minimum lot size requirement of the Agricultural Zoning District and a variance of 3' to the rear setback requirement. TMS 326-00-01-005 with an address of 440 Dairy Farm Road Westminster SC 29693

Mr. Martin explained his request to make a parcel to give to the family that had been renting and working for him. He showed the unique shape of the parcel and explained the history of the last survey over 100 years ago.

Staff comments:

Mr. Coley detailed the requirements of the agricultural zoning district and what limited the parcel and the setback for the existing mobile home.

Public comment:

NA

Applicant rebuttal:

NA.

Board Questions: NA

Board discussion: NA

Consideration of VA24-000001

1. There **are** extraordinary and exceptional conditions pertaining to the particular piece of property:
 - a. Motion – Mr. Decker made a motion in the affirmative, seconded by Mr. Henderson. A brief discussion followed.
 - b. Vote

In-favor	Opposed
5	0

Mr. Eagar noted that the criterion passed.

2. These conditions **do not** generally apply to other property in the vicinity:
 - a. Motion – Mr. Henderson made a motion in the affirmative, seconded by Mr. Decker. A brief discussion followed.
 - b. Vote

In-favor	Opposed
5	0

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

In-favor	Opposed
5	0

Mr. Eagar 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. Decker made a motion in the affirmative, seconded by Mr. Henderson. A brief discussion.

b. Vote

In-favor	Opposed
5	0

Mr. Eagar noted that the criterion passed.

5. Mr. Eagar asked – Based on the evidence presented to the Board, do I hear a motion that the proposed variance be **Approved**.

a. Motion – Mr. Henderson made a motion; seconded by Mr. James. No Discussion.

b. Vote

In-favor	Opposed
5	0

Mr. Eagar noted that variance request was approved.

ITEM 6- Variance application VA24-000002 Zachary Paul Newkirk is requesting a 6' variance to the front setback requirement. TMS 162-05-01-003, with an address of 912 Watercrest Rd West Union SC 29696

Mr. Bass presented on behalf of the Newkirk's. Mr. Bass purchased the property for his family to build on. Mr. Bass noted the topography and increased cost of trying to conform with the setback. He stated they did not understand the setback requirements and how setback was measured with right-of-way.

Staff comments:

Public comment:

NA

Applicant rebuttal:

NA.

Board Questions/ Discussion: The Board asked about the sighting, and if the pool could be moved closer to the house, and if the variance included decking, fencing, and other features required with the pool. Mr. Decker questioned how they got so far without checking requirements with the County.

Consideration of VA24-000002:

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

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

In-favor	Opposed
5	0

Mr. Eagar noted that the criterion passed.

- 2. These conditions **do not** generally apply to other property in the vicinity:
 - a. Motion – Mr. Decker made a motion in the affirmative, seconded by Mr. Henderson. A brief discussion followed.
 - b. Vote

In-favor	Opposed
5	0

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

In-favor	Opposed
5	0

Mr. Eagar 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. Henderson made a motion in the affirmative, seconded by Mr. Decker. A brief discussion.
 - b. Vote

In-favor	Opposed
5	0

Mr. Eagar noted that the criterion passed.

- 5. Mr. Eagar asked – Based on the evidence presented to the Board, do I hear a motion that the proposed variance be **Approved**.

- a. Motion – Mr. James made a motion; seconded by Mr. Decker. No Discussion.
- b. Vote

In-favor	Opposed
5	0

Mr. Eagar noted that variance requests were approved.

ITEM 7- Variance application VA24-000003 Bryan and Toni Sanders are requesting relief from the vegetative mitigation requirements of the Lake Overlay District. TMS 066-03-01-033 with an address of 711 Barberry Ct, Salem SC 29676

Ms. Sanders explained that they wanted to install 2.5” trees instead of 4” trees. They are unable to move the larger trees without a barge and believe the smaller diameter trees will thrive better. Ms. Sanders worked with a landscaper to come up with the design, and it is the landscaper who recommended the reduction in size. Ms. Sanders confirmed Duke and HOA have approved the change.

Staff comments:

Mr. Coley discussed the mitigation requirements of the lake overlay and the ability of the board to modify the requirements, including making the requirements more or less restrictive.

Public comment:

Applicant rebuttal:

NA.

Board Questions/ Discussion:

Board discussed the purpose of the overlay and if additional trees should be required to make up for the request to reduce the size

Consideration of VA24-000003:

- 1. There **are** extraordinary and exceptional conditions pertaining to the particular piece of property:
 - a. Motion – Mr. James made a motion in the affirmative, seconded by Mr. Henderson. A brief discussion followed.
 - b. Vote

In-favor	Opposed
5	0

Mr. Eagar noted that the criterion passed.

2. These conditions **do not** generally apply to other property in the vicinity:
 - a. Motion – Mr. James made a motion in the affirmative, seconded by Mr. Henderson. A brief discussion followed.
 - b. Vote

In-favor	Opposed
5	0

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

In-favor	Opposed
5	0

Mr. Eagar 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. Henderson made a motion in the affirmative, seconded by Mr. James. A brief discussion.
 - b. Vote

In-favor	Opposed
5	0

Mr. Eagar noted that the criterion passed.

5. Mr. Eagar asked – Based on the evidence presented to the Board, do I hear a motion that the proposed variance be **Approved with the following stipulation- Sanders shall provide written approval from both Duke Energy and The Cliffs accepting the substituting 2.5” trees for the originally planned 4” trees.**
 - a. Motion – Mr. Decker made a motion; seconded by Mr. Henderson. No Discussion.
 - b. Vote

In-favor	Opposed
5	0

Mr. Eagar noted that variance requests were approved.

ITEM 8- Adjourn – Mr. James made a motion to adjourn, seconded by Mr. Henderson. Mr. Eagar called for a vote. Motion passed unanimously 5/0.

DRAFT

Freedom of Information Act - Variance Application

Permitting Information

Code section from which a variance is requested Sec. 38-11.1(d)(1)a.1
 Application is

Upload Supporting Documentation Here
 Application is not



Affirmed by Clifford Kaiser

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.:

Our lot is slightly less than one acre in size. We are permitted to build a detached garage but are prohibited from adding living space on the upper level which would qualify as a 2nd dwelling. There are a number of lots in our vicinity which are slightly over one acre in size, and could add, or have added, a 2nd dwelling. The topography of some of those lots is such that they have materially less legitimate building space (steep hills / ravines) than our lot. The topography of our lot is such that we have ample space to easily add a 2nd structure, and the necessary infrastructure to support a dwelling. The point being that our lot has effectively more usable land than many 1+ acre lots in the vicinity.

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

The zoning circumstances are solely a result of the lot size.

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

Zoning allows the construction of the planned detached garage. We would like the opportunity to create living space on the upper level for temporary guest overflow when we have family and friends visiting us. The space will not be used as an ongoing residence.

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.:

No detriment. Adding a living space to the garage will not add materially more activity, noise, nuisance, etc in comparison to a garage with no formal dwelling.

General Contractor

Matt Kanagy Const

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.

Lot size is a completely reasonable criteria for controlling the building and population density in the Lake Overlay District (assuming that is the primary intent of the ordinance). However, not all lots are the same, especially near the lakes. Many lots which meet the one acre criteria for a 2nd dwelling have materially less available building space than does our lot. We respectfully suggest that our build plan and planned use of the structure does not violate the intent of the zoning ordinance.

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.

Workflow Reviews Information

Type	Creation Date	Due Date	Completion Date	Status	Description
Application Check	01/26/2024	01/27/2024	01/30/2024	Approved	

Wooded Lot

McAlister Rd

359

355

351

Proposed
Garage +
Living
Space

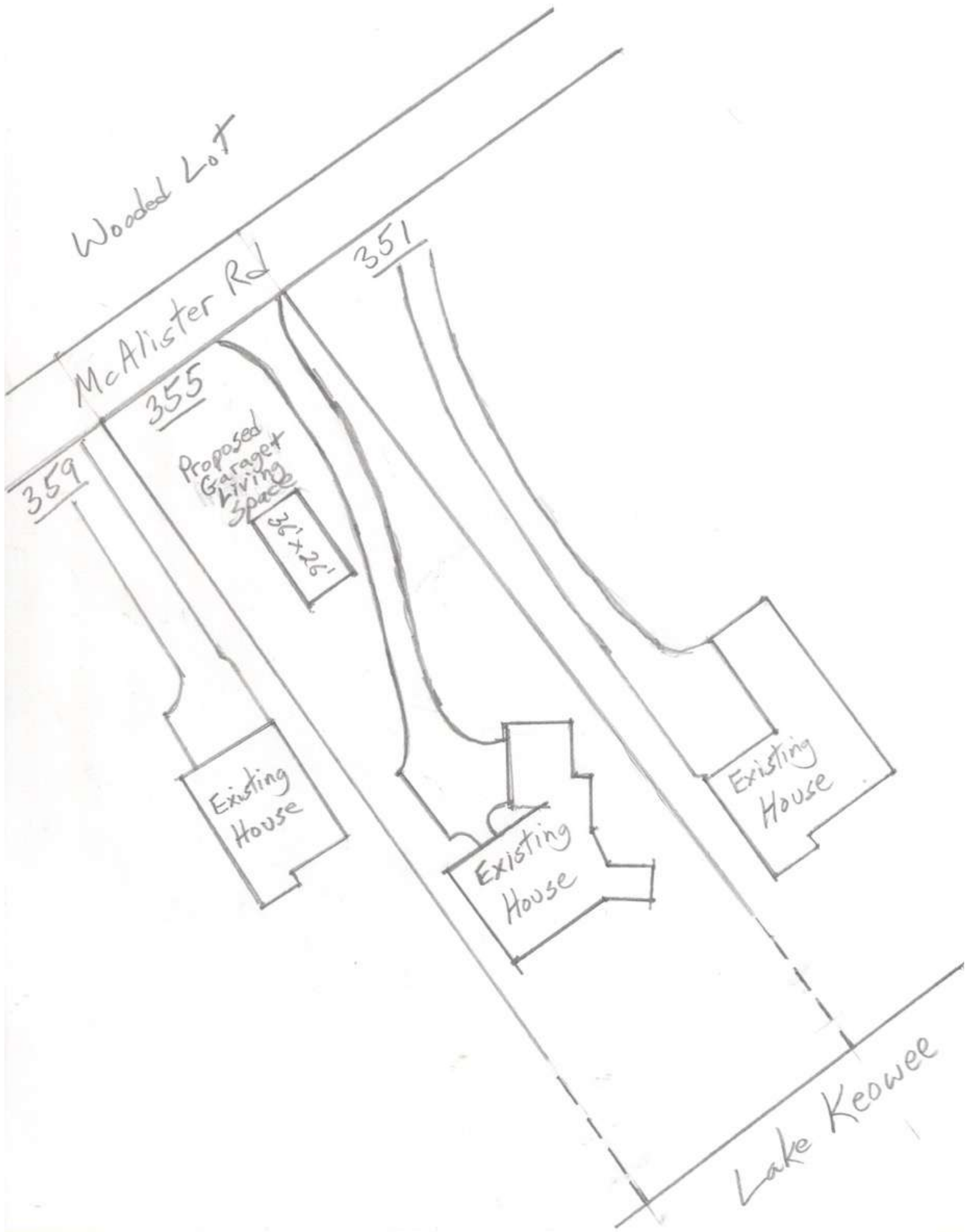
36' x 26'

Existing
House

Existing
House

Existing
House

Lake Keowee



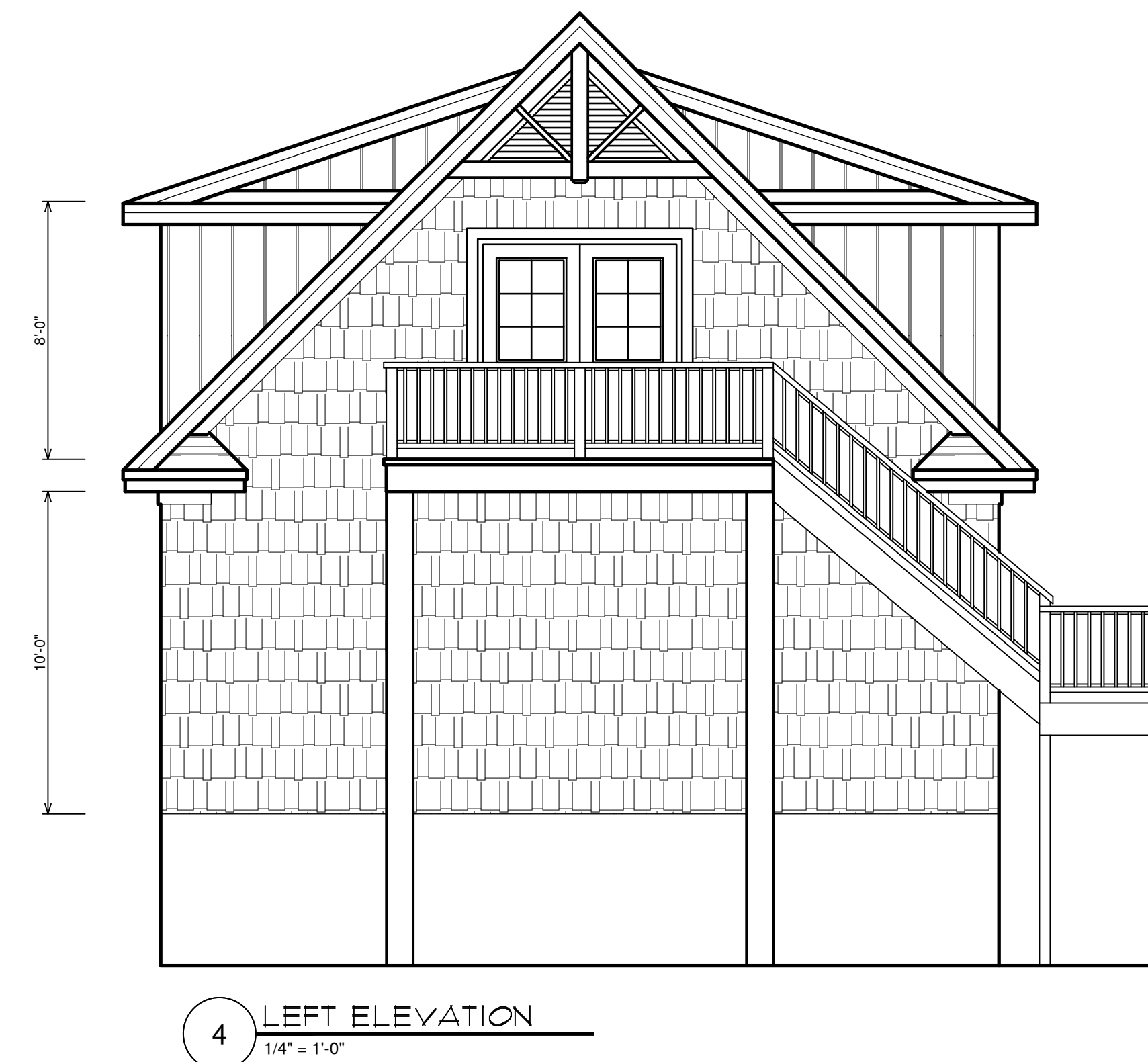
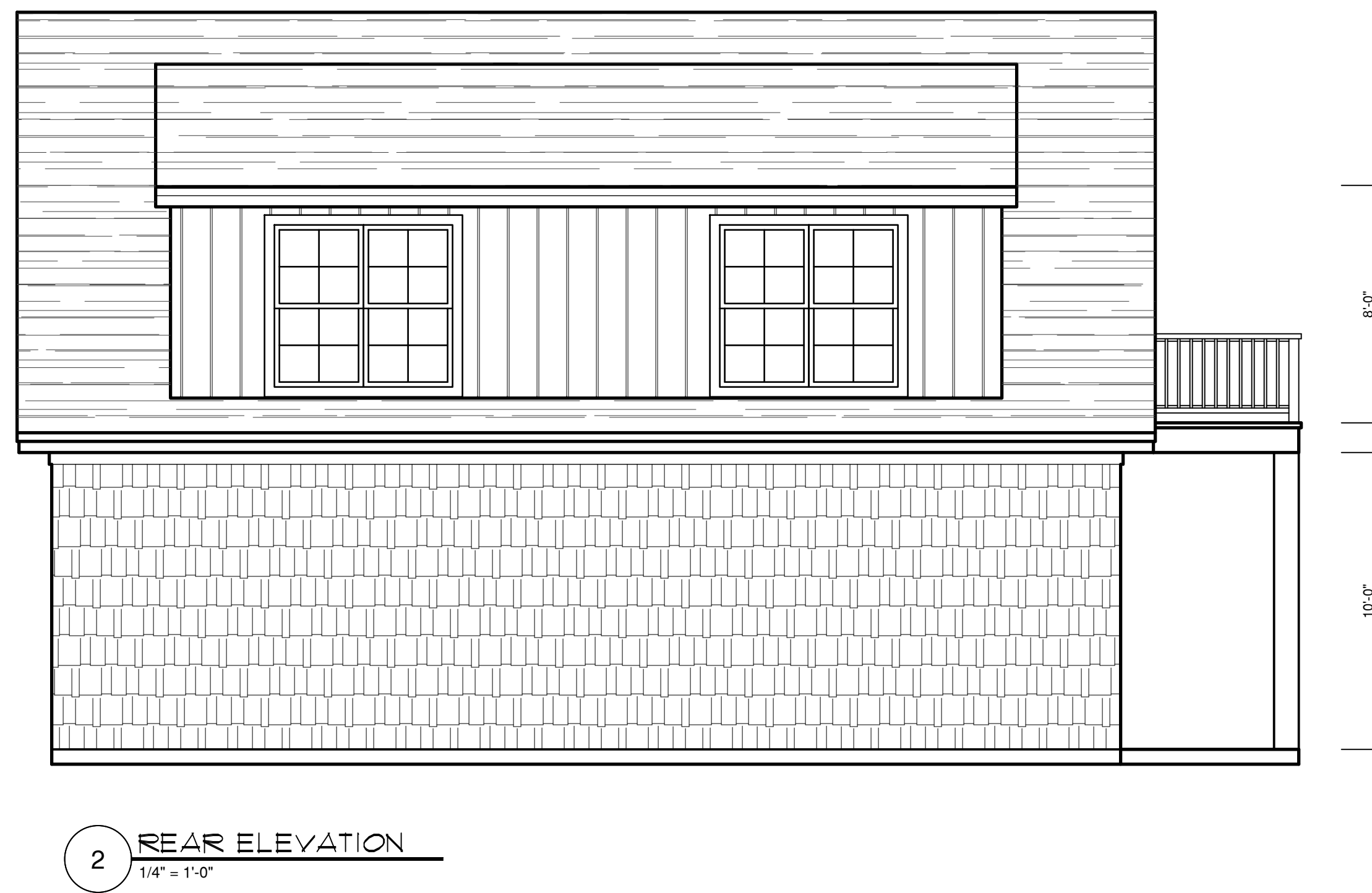
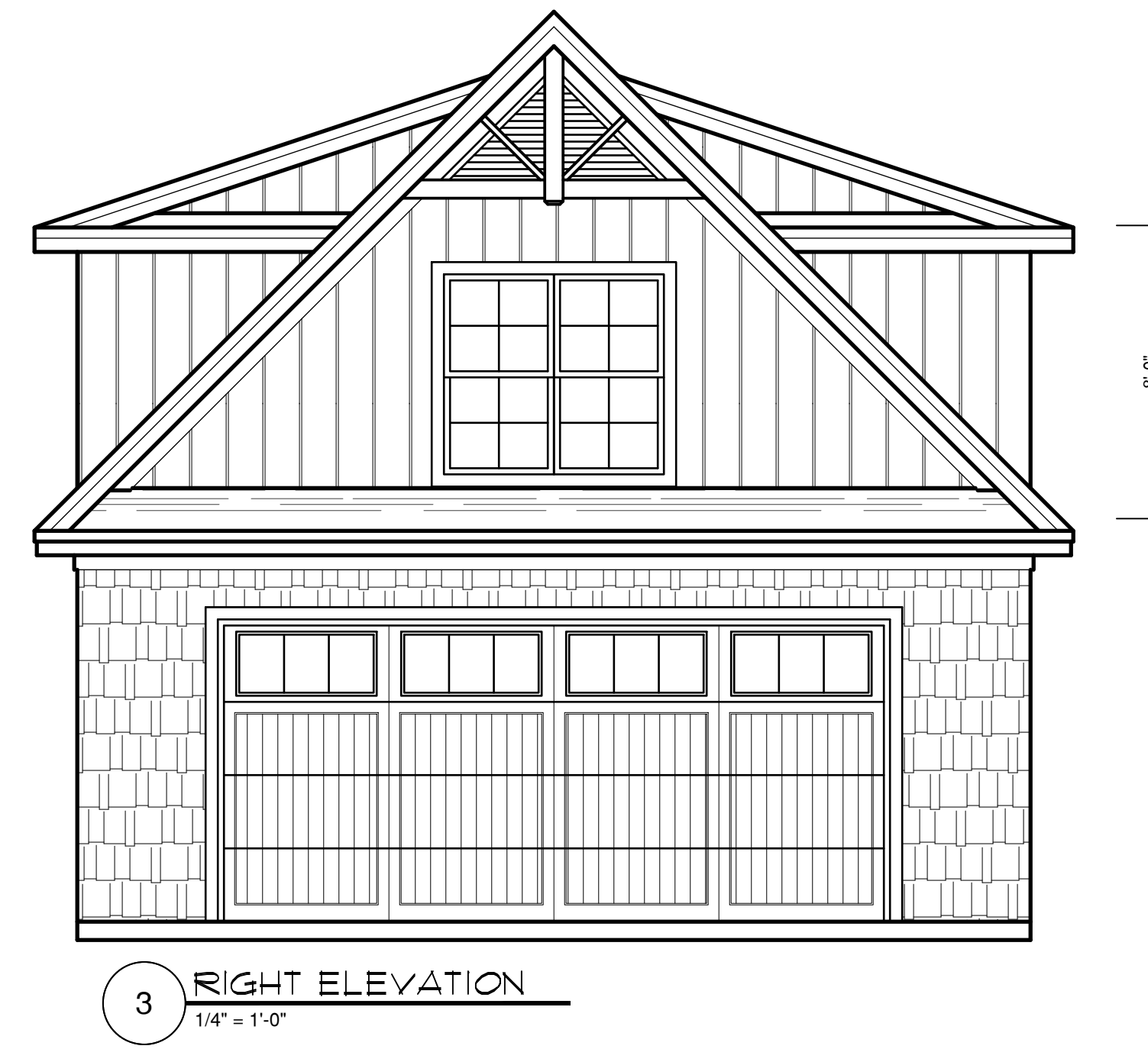
March 20, 2024

Oconee County

Committee Hearing for density use of 355 McAlister Rd, West Union, South Carolina 29696

The Peninsula Pointe POA has no objections to the density uses proposed by the owners of Lot 14, 355 McAlister Rd. for the improvements proposed. The Peninsula Pointe Board has made observation and agreement of this improvement at a PPN executive meeting June 2023.

Tina Bataska
President, Peninsula Pointe POA



James Coley

From: Jim Codner [REDACTED]
Sent: Saturday, March 23, 2024 12:04 AM
To: James Coley
Subject: Variance request ##VA24-000004

Mr. Coley - Please provide this input to the Board at their meeting on 3/25/24. Unfortunately I am out of town and cannot attend in person. This note reflects my views only as a private citizen and not those of any organization or group I may be associated with. Thank you.

To: The Oconee County Board of Zoning Appeals

The subject variance request is to allow a second residential building on applicant's lot of 0.80 acres. At 2.5 residences/acre, this would put it in serious violation of the Lake Overlay's maximum density restriction of 2/acre. I strongly urge the Board to not allow this request.

As Mr. Kaiser states in his application, density is the overlay's key provision to control the impact of development on the lake. Without this restriction, water quality would suffer, boat traffic would increase, and overall loading on the lake would significantly impede the ability of all lake users to enjoy this precious resource. While he states that the second residence would only be for occasional use by family and friends, it could also be readily available to vacation rental sites. Users of this type are well known for disruptive behavior at peak usage times.

The fact that Mr. Kaiser bought a lot that is too small to support a second residence is unfortunate but not an extraordinary and exceptional circumstance that justifies a variance. Indeed, while there are lots in Peninsula Pointe that are over an acre, most are less than an acre. His lot at 0.8 acres is 20% under the one acre threshold. The fact that the topography of his lot is well suited for such construction is immaterial.

This variance application clearly violates the letter and intent of the Lake Overlay. I respectfully request that you not allow this deviation from its well founded provisions.

Thank you for your attention.

Jim Codner

Seneca

Freedom of Information Act - Variance Application

Permitting Information

Code section from which a variance is requested

Upload Supporting Documentation Here



Application is

Application is not

restricted by Sunset Hills Covenants

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.:

The lot is adjacent to three roads, one above, one next to and one below. The lot is significantly down sloped from south to north.

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

The appellant believes that the construction of a home on a slopping hillside does result in the disturbance of the of the natural water flow and the stability of the soil in the area of construction. One of the methods to resolve to such disturbance is erect a retaining wall which is why the variance is being requested.

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 front yard of the lot faces the road running above the lot. The road rises from approximately three feet above the lot to approximately 10 feet above the front yard. The soil eroding from the road above has raised the level of the front yard of the lot and changed it's relatively level area into a significant slope. In addition, when significant rains fall, the water collects in the front yard of the lot rather than flowing away to the rear of the lot.

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 variance corrects significant issues for the appellant's lot but presents no adverse effect to adjacent properties and does not restrict the utilization by the adjacent owners of their property.

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

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.

Workflow Reviews Information

Type	Creation Date	Due Date	Completion Date	Status	Description
Application Check	02/07/2024	02/08/2024	02/08/2024	Approved	
Planning and Zoning Review	02/07/2024	03/26/2024	01/01/1900	Pending	
Review Complete	02/07/2024	01/01/1900	01/01/1900	Pending	

Inspection Information

Variance Request – Retaining Wall

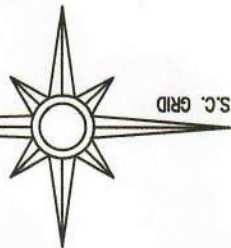
Appellant is requesting a variance to the front yard setback in order to erect a retaining wall.

The requested intrusion into the setback will not exceed 9 feet at it's deepest point.

The retaining wall will be approximately 80 feet in length and no higher than 4 feet, including base. The wall will start at the southwest corner of the driveway apron and continue on a broad arc until it reaches a point approximately 25 feet directly south of the southwest corner of the house.

BASIS OF BEARINGS:
 BEARINGS BASED ON OPUS SOLUTION
 # 1706533011334
 AS OF 1/17/2024

NORTH



S.C. GRID

LINE	BEARING
L1	N 37°56'34"
L2	S 37°20'54"
L3	S 77°25'04"
L4	S 77°25'04"
L5	N 70°14'51"

U.S. GOVERNMENT
 LAKE HARTWELL

HICKORY LANE (S-37-361)
 66' R/W (S.C.D.O.T DOCKET 37.450 SHEET 6)

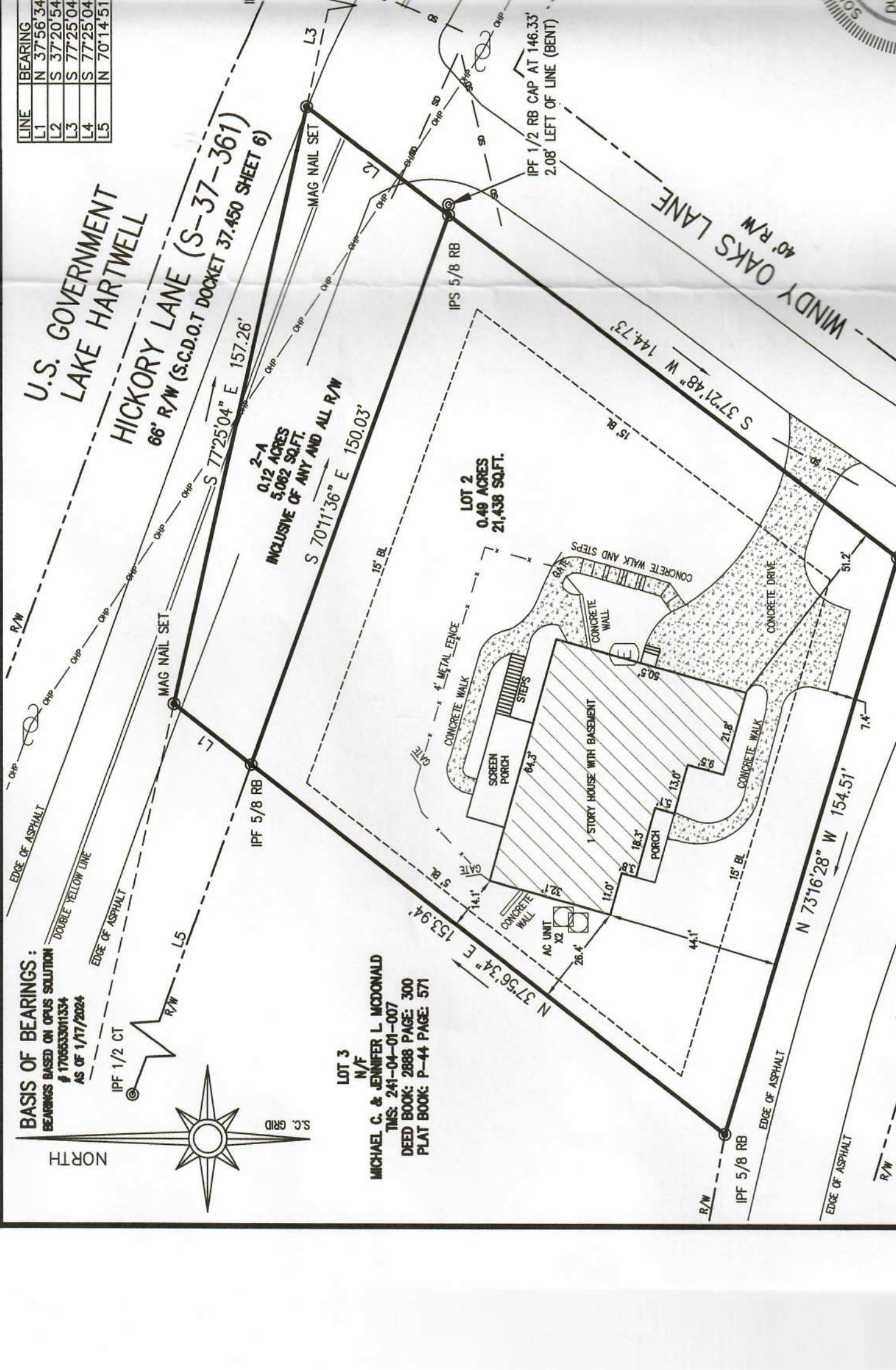
WINDY OAKS LANE
 40' R/W

2-A
 0.12 ACRES
 5,082 SQ.FT.
 INCLUSIVE OF ANY AND ALL R/W

LOT 2
 0.49 ACRES
 21,438 SQ.FT.

LOT 3
 N/F

MICHAEL C. & JENNIFER L. McDONALD
 TMS: 241-04-01-007
 DEED BOOK: 2888 PAGE: 300
 PLAT BOOK: P-44 PAGE: 571



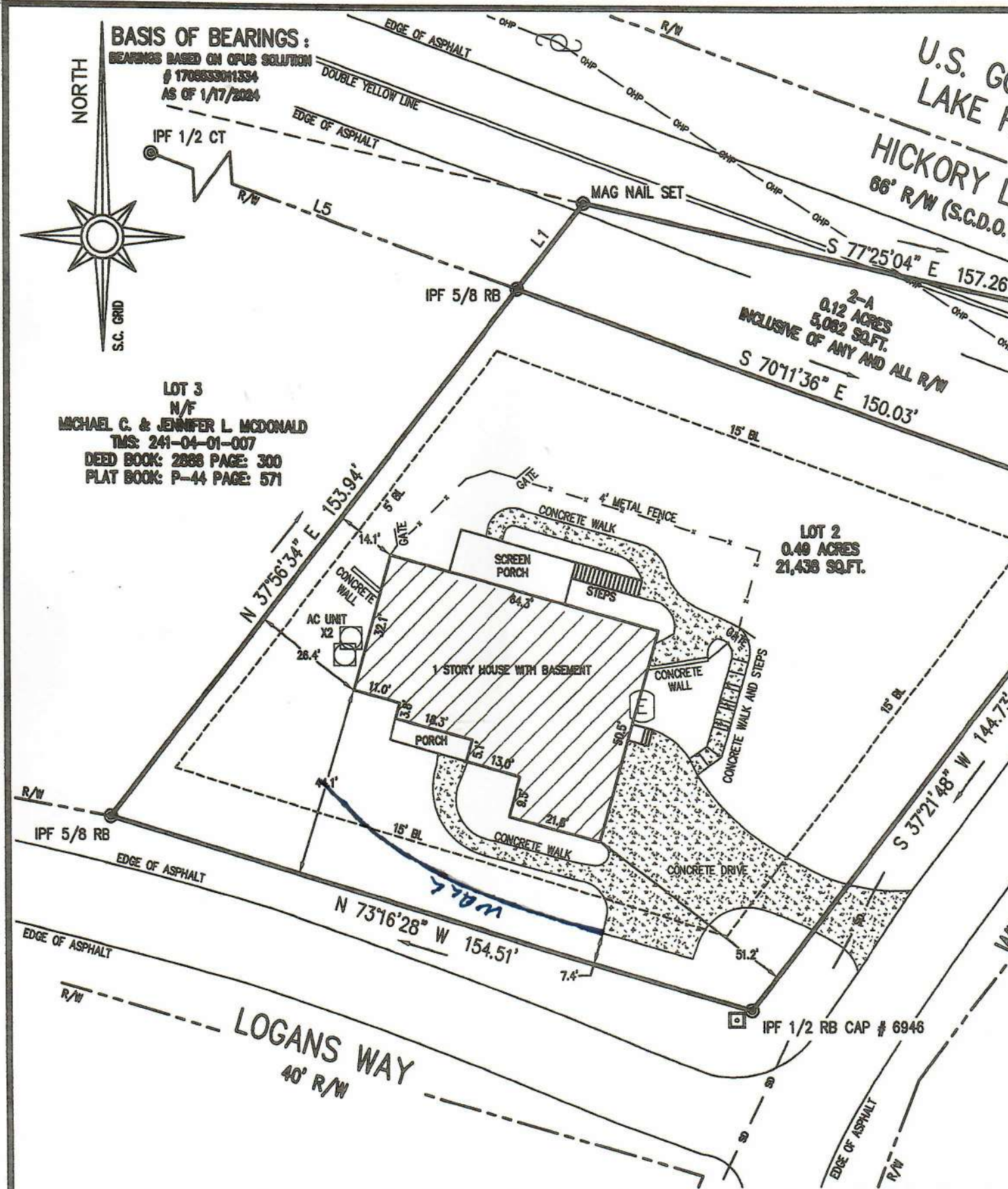


BASIS OF BEARINGS:
 BEARINGS BASED ON OPUS SOLUTION
 # 1706633011334
 AS OF 1/17/2024

U.S. GOVERNMENT
 LAKE HICKORY
 66° R/W (S.C.D.O.)

LOT 3
 N/F
 MICHAEL C. & JENNIFER L. McDONALD
 TMS: 241-04-01-007
 DEED BOOK: 2888 PAGE: 300
 PLAT BOOK: P-44 PAGE: 571

LOT 2
 0.49 ACRES
 21,438 SQ.FT.



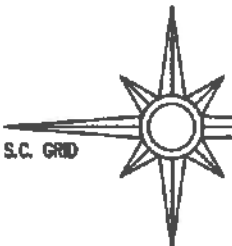
NOTE: THIS SURVEY, AND ALL COPIES THEREOF, ARE INVALID WITHOUT THE ORIGINAL SIGNATURE, DATE, AND EMBOSSED SEAL OF KURT D. AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RES LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. - ANY FLOOD PLAIN D FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES -SUBJECT PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA. -SEE PLAT RECORDED AT PLAT BOOK B511 PAGE 2 FOR





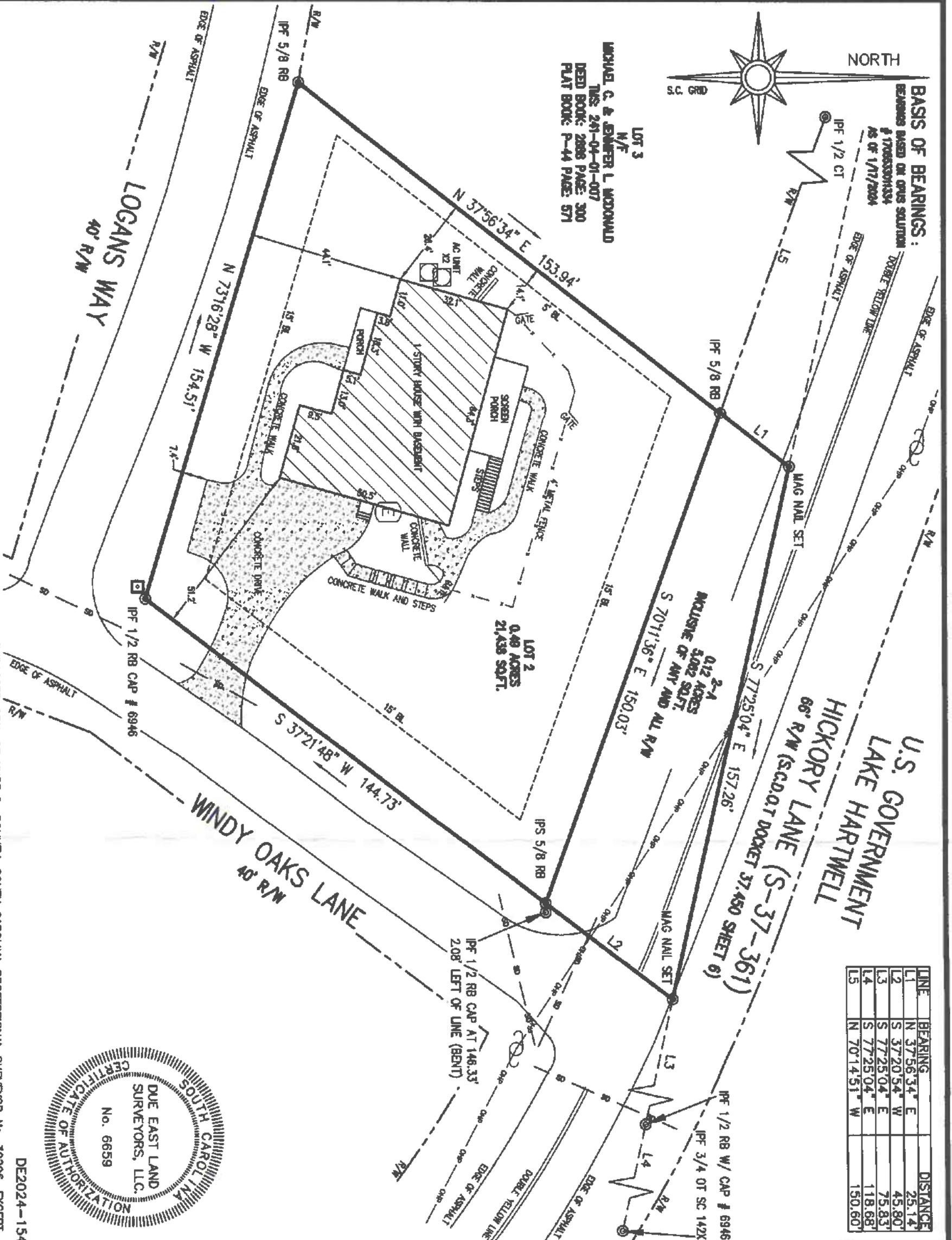


NORTH

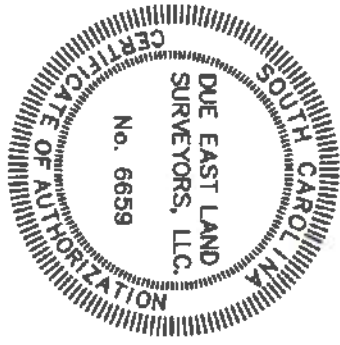


BASIS OF BEARINGS:
 BEARINGS BASED ON CURS SOUTHWEST
 # 17063331334
 AS OF 1/17/2024

LOT 3
 M/F
 MICHAEL C. & JENNIFER L. MCDONALD
 TRS 241-04-01-007
 DEED BOOK: 2088 PAGE: 300
 PLAT BOOK: P-44 PAGE: 571



LINE	BEARING	DISTANCE
L1	N 37°56'34" E	25.14'
L2	S 37°20'54" W	45.80'
L3	S 77°25'04" E	75.83'
L4	S 77°25'04" E	118.68'
L5	N 70°14'51" W	150.60'



NOTE: THIS SURVEY, AND ALL COPIES THEREOF, ARE INVALID WITHOUT THE ORIGINAL SIGNATURE, DATE, AND EMBOSSED SEAL OF KURT D. ROWKEY, SOUTH CAROLINA PROFESSIONAL SURVEYOR No. 30296. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION, ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. - ANY FLOOD PLAN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR. - THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANT OR GUARANTEE, EXPRESSED OR IMPLIED. -SUBJECT PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA. -SEE PLAT RECORDED AT PLAT BOOK B511 PAGE 2 FOR ADDITIONAL NOTES. -SUBJECT PROPERTY IS ZONED AS "CPD".

DE2024-154



Due East
 Land Surveyors, LLC
 208 Ann Street
 Pickens, SC 29671

www.DueEastLandSurveyors.com 864-887-5677

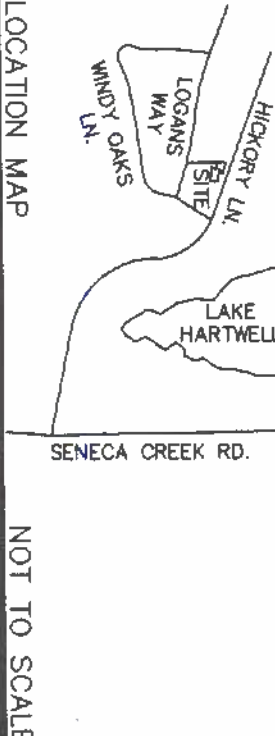
SURVEY FOR
DENNIS J. & CHONG P. FRANCIS
 OCONEE COUNTY, SOUTH CAROLINA

PROPERTY ADDRESS
 502 WINDY OAKS LANE, SENECA S.C. 29678

TAX PIN	241-04-01-005	REFERENCE DEED	2112 PAGE 158 & 161
DATE	1/17/2024	FIELD CREW	KR
		DRAWN BY	KR

LEGEND

IPF IRON PIN FOUND	BL BUILDING LINE	CB CATCH BASIN
IPF IRON PIN SET	DR DRAINAGE EASEMENT	DI DROP INLET
RB REBAR	SEE SS EASEMENT	ET ELEC TRANS
CT CRIMP TOP	R/W RIGHT OF WAY	GM GAS METER
OT OPEN TOP	SD SD MANHOLE	GV GAS VALVE
N&C NAIL & CAP	SMH SS MANHOLE	WM WATER METER
SD STORM DRAIN	CO CLEAN OUT	EM ELECTRIC METER
SS SANITARY SEWER	WV WATER VALVE	EP ELECTRIC PEDestal
X FENCE LINE	LP LIGHT POLE	OH OVERHEAD POWER
W WATER LINE	PP POWER POLE	PH FIRE HYDRANT
GAS GAS LINE	TMH TELEPHONE MANHOLE	




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 "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO KNOWN VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

KURT D. ROWKEY
 S.C. REG. NO. 30296
 DATE 1/18/24

Freedom of Information Act - Variance Application

Permitting Information

Code section from which a variance is requested	Retaining Wall and Reduction of Road Right-of-Way	Upload Supporting Documentation 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.:

Although the county map suggests a circular court, the original developer never graded or completed the court and the actual configuration is of a dead end street with the property in question having a substantial hill occupying the space where a 2-car garage must be constructed to avoid a very steep lot that would be prohibitively expensive to build. A retaining wall will be necessary to prevent excessive grading that could impact the neighbor above. This home was originally built prior to the setback rules and the current configuration is of a temporary/summer cottage that does not meet the needs or the desire of the current owners for a year-round permanent home.

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

To the best of our knowledge, this home was originally constructed in the mid to late 70's. As built and currently constructed it was within the boundaries of the lot lines, but very close to the street. The existing parking is partially on the property and partially off as the curved line representing the front of the property cuts through the existing parking area. The remodeled home and the recent purchase of the additional .025 acres will correct that problem. It is our desire to correct these problems and improve the look of the home to current Keowee Key standards.

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 current configuration of the road will not allow for the ideal circular court that is shown on the county's map. Given that this is on private land (Keowee Key) and that the county is not responsible for any maintenance, and that Keowee Key has no interest in changing the configuration of the existing street, it makes no sense to enforce a set back requirement and/or right-of-way that restricts the owners ability to establish a full-time residence. We should note that the entire community voted in the affirmative to allow the sale of .025 acres that represents the hill side in question.

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 proposed remodel, addition of a 2-car garage, and reconfigured driveway will improve the lot and the immediate area so that parking will occur on the owners lot and not infringe on the neighbors. In addition, it will help keep cars off the roadway thus improving access for other owners and emergency/service vehicles. It will also enhance the area with a home in keeping with Keowee Key current standards and further their goal of encouraging substantial upgrades to keep the community current.

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

As previously noted, the sale of the .025 acres was approved by a vote of the full community and supported by the Keowee Key Board. We are unaware of any objection to this sale, nor any safety issue that might be caused by the purchase and subsequent development of the driveway and retaining wall. In fact, these modifications will enhance the general appearance and functionality of the court. Per

Keowee Key rules, immediate neighbors were advised of these changes and provided with copies of the site plan as part of the voting package.

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.

Workflow Reviews Information

Type	Creation Date	Due Date	Completion Date	Status	Description
Application Check	02/08/2024	02/09/2024	02/12/2024	Approved	
Planning and Zoning Review	02/08/2024	03/26/2024	01/01/1900	Pending	
Review Complete	02/08/2024	01/01/1900	01/01/1900	Pending	

Inspection Information

Activities Information

Type	Creation Date	Due Date	Completion Date	Status	Description
Online Payment Received	02/09/2024	02/16/2024	02/09/2024	Complete	
Online Payment Received	02/09/2024	02/16/2024	02/09/2024	Complete	

Documents Information

Creation Date	File Name	Source
02/08/2024	Koranda Site Variance Dimensions.pdf	Upload Supporting Documentation Here
02/08/2024	Your application has been received.htm	System Email Notification
02/09/2024	Your citizenserve payment has been received.htm	System Email Notification
02/09/2024	Receipt.htm	Merge document
02/09/2024	Permit Email.htm	Email
02/13/2024	Permit Review.htm	Email
03/14/2024	Permit Review.htm	Email

History

Creation Date	Note Type	Note
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James Coley

From: Donald Koranda [REDACTED]
Sent: Monday, March 11, 2024 6:48 PM
To: James Coley
Cc: Mary Belcher; Don Chapman; Brittany Smyth
Subject: Fwd: Variance Request - 5 Third Mate Court



This message needs your attention

- This is a personal email address.

Report or Mark as Safe

Powered by Mimecast

Dear Mr. Coley,

With her permission, I am forwarding an email from our immediate neighbor, Adrienne Brandecker, regarding the proposed variance request and home modifications to 5 Third Mate Ct., in Salem. Please add this to our file for the upcoming Variance meeting with Oconee County.

Also, please be advised that there will be two representatives from the Architect/Builder (Chapman Design Group/Icon Construction) and Mary Belcher from Keowee Key's CARE committee attending the March 25th Meeting.

Thanks,

Don Koranda

Begin forwarded message:

From: Amy Koranda [REDACTED] >
Subject: Fwd: Variance Request - 5 Third Mate Court
Date: March 11, 2024 at 10:08:56 AM PDT
To: Don Koranda [REDACTED]

Here's Adrienne's email support of our renovation.

----- Forwarded message -----

From: Adrienne Brandecker [REDACTED]
Date: Wed, Feb 21, 2024 at 12:37 PM
Subject: Variance Request - 5 Third Mate Court
To: <care@kkpoa.com>

Dear Phil and CARE committee members,

I live next door to the property at 5 Third Mate Court seeking a variance from KK.

The Korandas have been wonderful neighbors for many years, have kept me abreast of their renovation plans and I have no doubt they will add a positive impact to the neighborhood. When I expressed concern about drainage, they made every effort to understand my concern and execute a proposed plan which I am satisfied will adequately address the drainage.

They have also made every effort to let their contractors be aware during the building process to minimize, as much as possible, the impact to the neighbors in the cul de sac.

I will not be available to attend the hearing.

Thank you,

Adrienne Brandecker

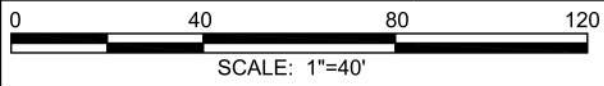
[Redacted signature line]

[Redacted address line 1]

[Redacted address line 2]

BOUNDARY SURVEY FOR
DONALD J. & AMY B. KORANDA
REVOCABLE TRUSTS

OCONEE COUNTY, S.C.



STEPHEN R. EDWARDS & ASSOCIATES, INC.
 330 South Hwy 11- West Union, S.C. - 29696
 (864) 718-1120

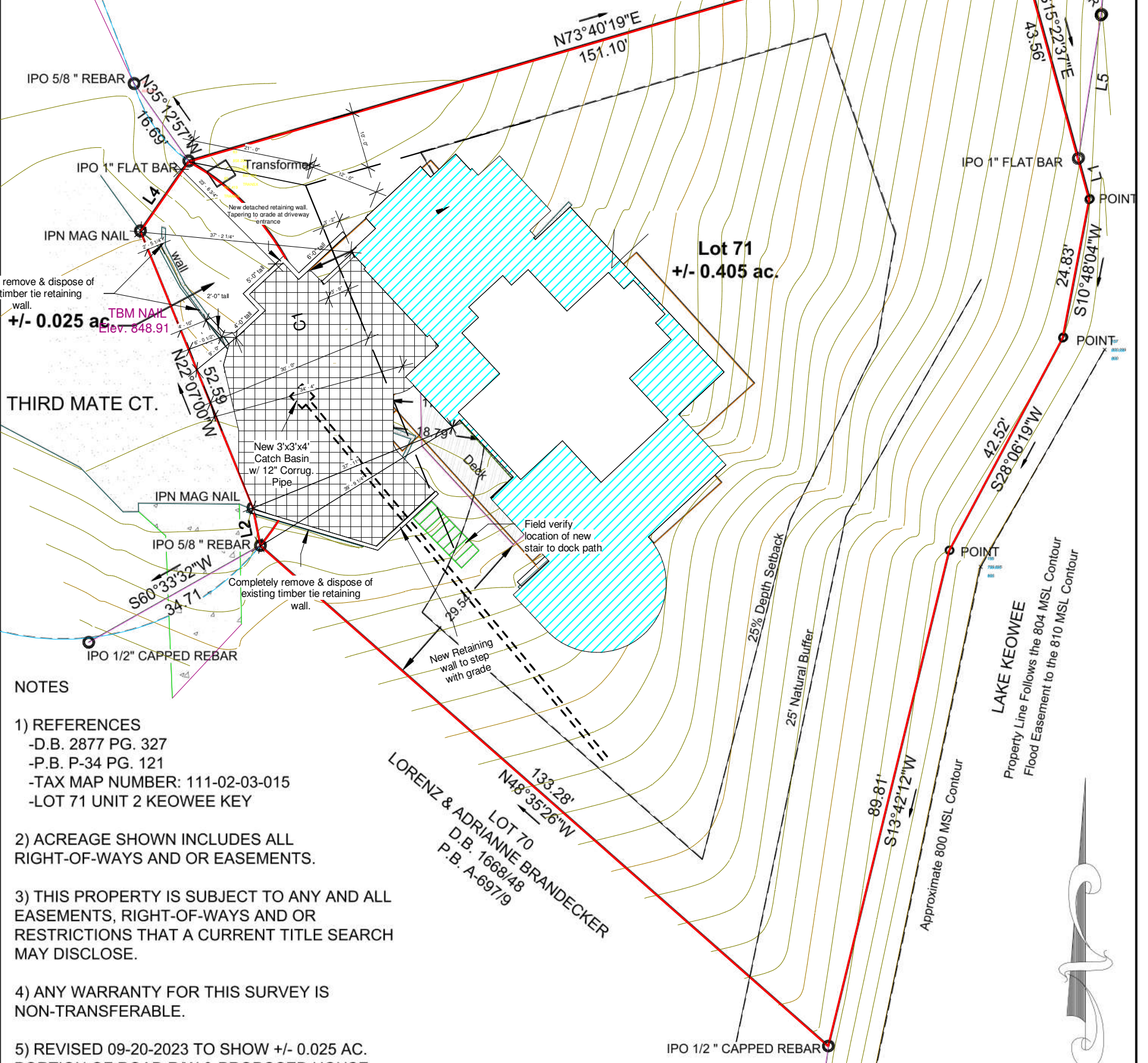
DATE: 12-20-2019
 REVISED: 09-20-2023 JOB NUMBER: 23-392

Parcel Line Table		
Line #	Length	Direction
L1	7.45	S15°22'37"E
L2	6.80	N11°15'10"W
L4	14.97	N34°40'03"E
L5	25.62	N9°00'38"E

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C1	78.43	45.00	N10°33'01"W	68.87

LOT 72
 LOWELL R. & RITA H. WEANER
 D.B. 1903/77
 P.B. P-34/121

Lot 71
 +/- 0.405 ac.

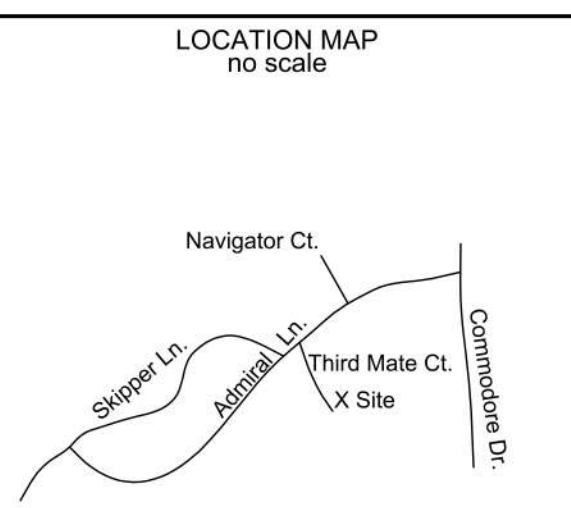


- NOTES**
- 1) REFERENCES
 -D.B. 2877 PG. 327
 -P.B. P-34 PG. 121
 -TAX MAP NUMBER: 111-02-03-015
 -LOT 71 UNIT 2 KEOWEE KEY
 - 2) ACREAGE SHOWN INCLUDES ALL RIGHT-OF-WAYS AND OR EASEMENTS.
 - 3) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS AND OR RESTRICTIONS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
 - 4) ANY WARRANTY FOR THIS SURVEY IS NON-TRANSFERABLE.
 - 5) REVISED 09-20-2023 TO SHOW +/- 0.025 AC. PORTION OF ROAD R/W & PROPOSED HOUSE.

STEPHEN R. EDWARDS
 No. 19881
 PROFESSIONAL LAND SURVEYOR
 SOUTH CAROLINA

STEPHEN R. EDWARDS & ASSOC. INC.
 NO. C02104
 CERTIFICATE OF AUTHORIZATION
 SOUTH CAROLINA

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 OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.



NEW DRIVEWAY

EXISTING HOME

PROPOSED NEW ADDITIONS
(INSIDE PREVIOUSLY APPROVED VARIANCE)

SC GRID

LAKE KEOWEE
 Property Line Follows the 804 MSL Contour
 Flood Easement to the 810 MSL Contour

Approximate 800 MSL Contour

25% Depth Setback
 25' Natural Buffer

IPO 1/2" CAPPED REBAR

IPO 5/8" REBAR

IPO 5/8" REBAR

IPO 1" FLAT BAR

POINT

POINT

POINT

IPO 1/2" CAPPED REBAR

IPO 1/2" CAPPED REBAR

LOT 70
 LORENZ & ADRIANNE BRANDECKER
 D.B. 1668/48
 P.B. A-697/9





Office of the Fire Chief
115 Maintenance Road Salem, South Carolina 29676

February 7, 2024

To whom it may concern,

On the morning of Wednesday, February 7, 2024 at 9:30am I met with representatives from KKPOA, Oconee County Roads & Bridges, Oconee County Planning, and Oconee County Emergency Services in regard to the proposed alteration of the cul-de-sac at the end of Third Mate Court and the accompanying construction of a garage at 5 Third Mate Court.

Based on the information I was presented with, including the drawing of the proposed cul-de-sac alteration and a visual demonstration in person by the KKPOA representative pointing out the new proposed boundary on site, it is my opinion that if completed as proposed, this project would not impede the ability of our fire apparatus to operate and maneuver in this area nor present any problem with performing fire suppression duties. I see no reason for this project not to continue as planned from a fire protection stand point.

Committed to serving with excellence,

Kris Childress

Kris Childress
Fire Chief
Keowee Fire District

Freedom of Information Act - Variance Application

Permitting Information

Code section from which a variance is requested
Application is

Upload Supporting Documentation Here
Application is not



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.:

There is 18 feet of elevation change from the back of the house to the property line. We are wanting to install a retaining wall at property line to level the backyard.

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

No

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

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.:

General Contractor

Fowler Outdoor Living, LLC

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.

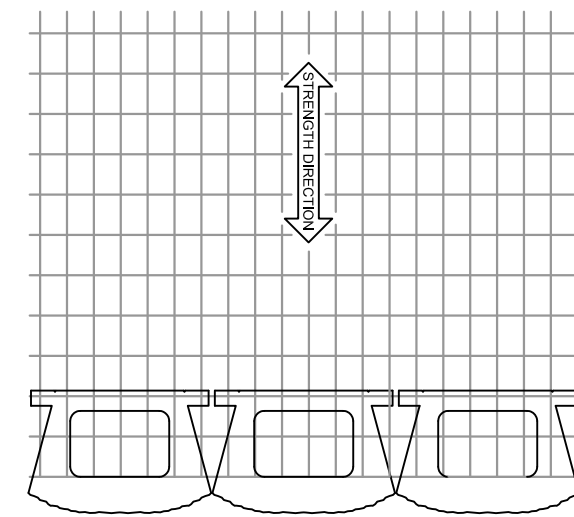
Workflow Reviews Information

Type	Creation Date	Due Date	Completion Date	Status	Description
Application Check	02/12/2024	02/13/2024	02/12/2024	Approved	
Planning and Zoning Review	02/12/2024	03/26/2024	01/01/1900	Pending	
Review Complete	02/12/2024	01/01/1900	01/01/1900	Pending	

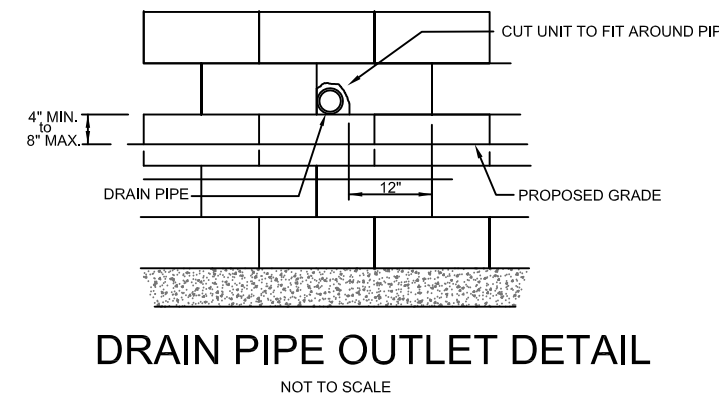
Inspection Information

Activities Information

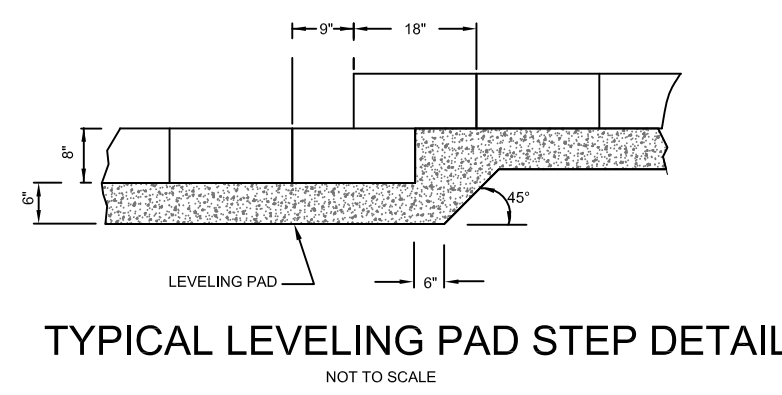
Type	Creation Date	Due Date	Completion Date	Status	Description
Online Payment Received	03/19/2024	03/26/2024	03/19/2024	Complete	



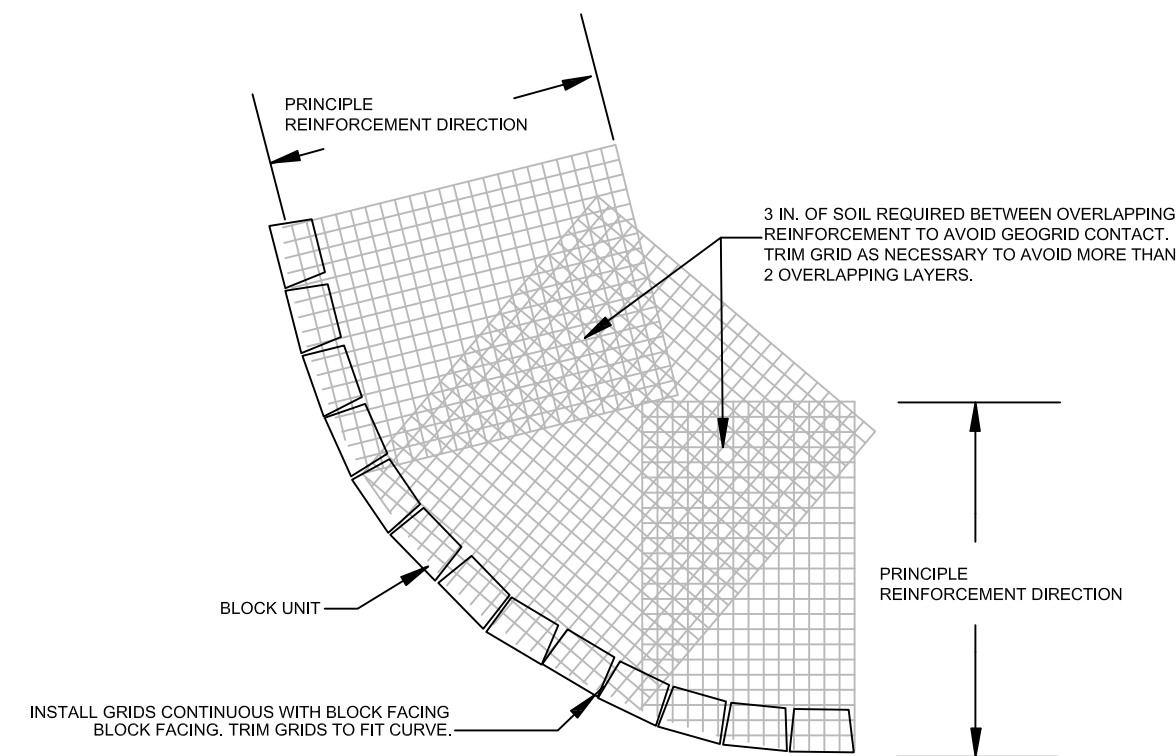
GEOGRID CONNECTION DETAIL
NOT TO SCALE



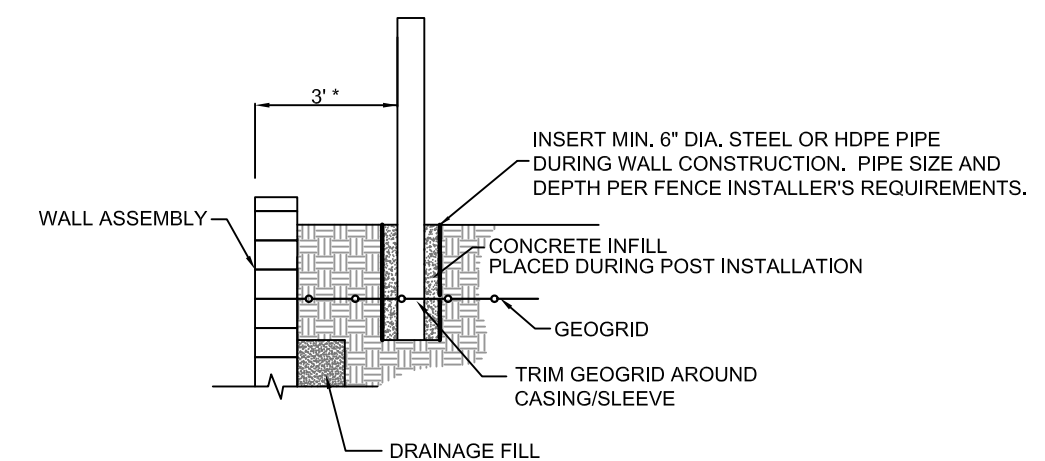
DRAIN PIPE OUTLET DETAIL
NOT TO SCALE



TYPICAL LEVELING PAD STEP DETAIL
NOT TO SCALE



CURVED / ANGLED FACE DETAIL - OUTSIDE CURVES
NOT TO SCALE



FENCE/RAILING POST ANCHOR DETAIL (TYPICAL)
NOT TO SCALE

NOTES:
1. FENCE/RAILING INSTALLATION AND DESIGN (IF REQUIRED) TO BE PROVIDED BY OTHERS.
2. THE SLEEVE-IT SYSTEM, INSTALLED DIRECTLY BEHIND THE WALL BLOCKS, IS AN ACCEPTABLE ALTERNATIVE TO THIS DETAIL. GRIDS SHALL BE TRIMMED AROUND SLEEVE-IT AS SHOWN ABOVE.

* INSTALL POST RECEPTACLE MIN. 3" FROM WALL FACE. CLOSER SPACING MAY BE CONSIDERED, BUT IT MIGHT AFFECT POST STABILITY OR RESULT IN WALL DAMAGE UPON VEHICLE/EQUIPMENT IMPACT.

GENERAL WALL NOTES

GENERAL INFORMATION AND BASIS FOR DESIGN

UNLESS OTHERWISE INDICATED, THE WALLS REFERENCED ON THESE PLANS REFER TO GEOGRID REINFORCED, MORTARLESS SEGMENTAL BLOCKS (SEGMENTAL OR MECHANICALLY STABILIZED EARTH (MSE) WALLS), OTHER WALL TYPES, SUCH AS STEM WALLS AND BASEMENT WALLS, SHALL BE DESIGNED BY OTHERS AS REQUIRED.

THE DESIGN WAS PERFORMED FOR THE EXCLUSIVE USE OF FOWLER OUTDOOR LIVING (THE CLIENT). USE BY OTHERS IS STRICTLY PROHIBITED UNLESS PERMISSION IS GRANTED BY GEOTRACK AND THE CLIENT.

DURING WALL CONSTRUCTION, THE FOLLOWING PLANS AND DOCUMENTS SHALL BE FOLLOWED, LISTED IN ORDER OF PRECEDENCE:

- THE ELEVATION VIEWS
- THE TYPICAL SECTIONS
- THE SEGMENTAL WALL NOTES
- THE SEGMENTAL WALL DETAILS

SIGNIFICANT DISCREPANCIES SHALL BE BROUGHT TO THE WALL DESIGNER'S ATTENTION, FOR PROPER RESOLUTION.

MATERIALS

THE WALL FACE SHALL BE VERSALOK SQUARE FOOT BLOCKS AND CAPS. STYLE AND COLOR AS SELECTED. NOMINAL WALL BATTER SHALL BE 7.1 DEGREES (AS MANUFACTURED). OTHER BLOCK SYSTEMS MAY BE USED UPON DESIGNER APPROVAL.

THE GEOGRID (GRID TYPE 1) SHALL BE STRATAGRID SGU60 OR MIRAGRID 3XT, AS SHOWN ON THE ELEVATION. OTHER GRID TYPES SHALL BE APPROVED BY THE DESIGNER.

THE FILTER FABRIC, IF APPLICABLE, SHALL BE MIRAFI 160N, OR SIMILAR.

THE LEVELING COURSE SHALL BE COMPACTED DRAINAGE AGGREGATE. LEAN UNREINFORCED CONCRETE, OR COMPACTED CRUSHER-RUN MAY BE SUBSTITUTED, IF DESIRED.

THE DRAINAGE ZONE SHALL BE OPEN-GRADED AGGREGATE WITH MORE THAN 90 PERCENT PASSING THE 1 INCH SIEVE, MORE THAN 50 PERCENT RETAINED ON THE NUMBER 4 SIEVE, AND LESS THAN 5 PERCENT PASSING THE NO. 100 SIEVE. AASHTO NO. 5, 57, OR 67 ARE SATISFACTORY MATERIALS.

UNLESS OTHERWISE NOTED, DRAINAGE AGGREGATE SHALL BE USED TO FILL THE BLOCK SPACES (CELL FILL).

THE DRAINAGE ZONE SHALL INCLUDE MINIMUM 4 INCH DIAMETER FLEXIBLE, PERFORATED PLASTIC PIPE. THE FOUNDATION DRAIN SHALL BE PLACED ALONG THE ENTIRE WALL LENGTH AND DISCHARGE FROM BEHIND THE WALL BY GRAVITY FLOW. DRAIN DISCHARGES MAY PENETRATE THE WALL FACE ABOVE FINAL GRADES AS SHOWN HEREIN, OR MAY DRAIN TO A NEARBY STORM DRAIN STRUCTURE.

EXCEPT WHERE NOTED, THE REINFORCED ZONE (GRID ZONE) SHALL HAVE THE FOLLOWING MATERIAL PROPERTIES:

- A MAXIMUM OF 45 PERCENT PASSING THE NO. 200 SIEVE
- LESS THAN 5 PERCENT ORGANICS
- A MAXIMUM LIQUID LIMIT OF 50 AND A MAXIMUM PLASTICITY INDEX OF 15.
- LESS THAN 5 PERCENT ROCK FRAGMENTS OR OTHER COARSE PARTICLES EXCEEDING ONE INCH IN GREATEST DIMENSION
- A STANDARD PROCTOR MAXIMUM DRY DENSITY OF AT LEAST 90 POUNDS PER CUBIC FOOT.

ALL FILL ASSOCIATED WITH WALL SYSTEMS (INCLUDING WALL BACKFILL, FILL TO ACHIEVE FOUNDATION GRADES, AND UTILITY/CONFINED EXCAVATION BACKFILL BELOW OR BEHIND THE WALL) SHALL BE COMPACTED TO AT LEAST 98% OF THE SOIL'S STANDARD PROCTOR MAXIMUM DRY DENSITY. THE MOISTURE CONTENT OF THE FILL, AT THE TIME OF PLACEMENT, SHALL GENERALLY BE WITHIN PLUS OR MINUS 3 PERCENT OF THE OPTIMUM MOISTURE CONTENT. BACKFILL OVER STORM DRAINS AND OTHER PIPES UNDER THE WALLS SHALL BE COMPACTED AND TESTED, OR THE BACKFILL SHOULD BE COARSE CRUSHED STONE.

DESIGN

THE WALL DESIGN CONFORMS TO THE COMMON STANDARDS OF ENGINEERING PRACTICE FOR SIMILAR STRUCTURES IN THE SITE AREA, FOR SIMILAR PROJECTS, AND AT THE TIME OF THE DESIGN. DESIGN PROCEDURES AND MATERIAL SPECIFICATIONS MAY VARY IN OTHER AREAS.

THE RETAINING WALL CALCULATIONS WERE PERFORMED IN ACCORDANCE WITH THE NCMA METHOD. APPLICABLE NCMA DOCUMENTS WERE ALSO USED AS GENERAL GUIDANCE FOR OTHER ASPECTS OF THE DESIGN.

SOIL STRENGTHS USED IN THE DESIGN ARE SUMMARIZED BELOW, ALONG WITH REFERENCED INFORMATION SOURCES:
REINFORCED ZONE: ANGLE OF INTERNAL FRICTION $(\phi) = 28^\circ$; COHESION $= 0$; MOIST UNIT WEIGHT $= 120$ POUNDS PER CUBIC FOOT (PCF) - ASSUMED
RETAINED ZONE: ANGLE OF INTERNAL FRICTION $(\phi) = 28^\circ$; COHESION $= 0$; MOIST UNIT WEIGHT $= 120$ POUNDS PER CUBIC FOOT (PCF) - ASSUMED
FOUNDATION SOILS: ANGLE OF INTERNAL FRICTION $(\phi) = 28^\circ$; COHESION $= 0$; MOIST UNIT WEIGHT $= 120$ POUNDS PER CUBIC FOOT (PCF) - ASSUMED.

THE WALL DESIGN CONSIDERED GENTLE SLOPES ABOVE THE WALL AND SLOPES AS STEEP AS APPROXIMATELY 3H:1V BELOW THE WALL, BASED ON SITE OBSERVATIONS AND MEASUREMENTS.

THE WALL DESIGN INCLUDED SURCHARGE PRESSURES BEHIND THE WALL TO ACCOUNT FOR RESIDENTIAL, LANDSCAPING, AND MAINTENANCE LOADINGS. THE DESIGN INCLUDED SURCHARGES ASSOCIATED WITH THE PROPOSED POOL STRUCTURE ABOVE THE WALL, BASED ON EXPERIENCE WITH SIMILAR STRUCTURES.

THE WALL DESIGN COMPUTATIONS RESULTED IN THE FOLLOWING APPROXIMATE MINIMUM FACTORS OF SAFETY:

BEARING CAPACITY:	2.0
BASE SLIDING:	1.5
OVERTURNING:	1.5
INTERNAL SLIDING:	1.5
GRID TENSILE OVERSTRESS:	1.5
GRID PULLOUT:	1.5
CONNECTION STRENGTH:	1.5
INTERNAL COMPOUND STABILITY:	1.3

THE WALL STABILITY ANALYSIS RESULTED IN THE MAXIMUM APPLIED BEARING PRESSURES (ALLOWABLE BEARING CAPACITIES) SHOWN IN THE ELEVATION VIEWS, IN POUNDS PER SQUARE FOOT (PSF).

THE ACTUAL FOUNDATIONS SHALL BE EVALUATED DURING CONSTRUCTION AND CORRECTED AS NEEDED.

DETAILED FENCE OR GUARD RAIL DESIGN IS NOT INCLUDED AS PART OF THIS WALL DESIGN. THE ANCHOR POST DETAIL SHOWN HEREIN ADDRESSES GRID PENETRATIONS. THE RAILING SYSTEM SHOULD BE DESIGNED AND INSTALLED BY OTHERS.

MORTARLESS WALL SYSTEMS MAY NOT BE COMPATIBLE WITH OTHER FOUNDATIONS OR STRUCTURES IN THE BACKFILL ZONES, INCLUDING BUILDINGS, GUARD RAILS, LIGHT POLES, SIGN POSTS, ETC. IF INSTALLED IN CLOSE PROXIMITY TO THE WALLS, THE CAPACITY OF BOTH THE WALLS AND THE STRUCTURES MAY BE ADVERSELY AFFECTED. ALL SUCH INSTALLATIONS SHALL BE LOCATED OUTSIDE THE WALL BACKFILL AREAS, OR SPECIFICALLY DESIGNED TO APPLY NO EXTERIOR LOADS TO THE WALL BLOCKS, EXCEPT AS ADDRESSED ABOVE.

INSTALLATION

THE LOCATIONS, DIMENSIONS, AND ELEVATIONS OF ALL CRITICAL WALL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS. CRITICAL COMPONENTS INCLUDE, BUT MAY NOT BE LIMITED TO: THE WALL BASE EMBEDMENT, THE OVERALL WALL SECTION HEIGHTS, LEVELING COURSES, BLOCK FACES, REINFORCING GEOGRIDS, AND DRAINAGE SYSTEMS. ANY FIELD CONDITIONS PREVENTING THOSE INSTALLATIONS SHALL BE BROUGHT TO THE DESIGNER'S ATTENTION.

THE GEOGRIDS SHALL BE CONNECTED TO THE BLOCK UNITS PER THE MANUFACTURER'S INSTRUCTIONS AND DETAILS. THE STRONG AXIS OF THE GEOGRID SHALL BE PERPENDICULAR TO THE BLOCK FACE.

THE GEOGRIDS SHALL BE CONTINUOUS (NO GAPS) ALONG THE BLOCK COURSE. GEOGRIDS SHALL BE LAID FLAT AND PULLED TAUT BEFORE BACKFILLING. THE GRIDS MAY OCCASIONALLY BE INCLINED SLIGHTLY TO ACCOMMODATE OTHER INSTALLATIONS SUCH AS CURBS, PAVEMENT, SLABS, AND PIPING. SEE THE DETAILS FOR GRID PLACEMENT AROUND CERTAIN OBSTRUCTIONS SUCH AS MANHOLES AND DRAINAGE STRUCTURES.

THE CAP BLOCKS SHALL BE AFFIXED TO THE WALLS USING APPROPRIATE ADHESIVE AT ALL CAP LOCATIONS.

CONSTRUCTION EQUIPMENT SHALL NOT OPERATE DIRECTLY ON THE GRIDS. AT LEAST 6 INCHES OF SOIL SHALL SEPARATE TRACKED EQUIPMENT FROM THE GRIDS.

HEAVY CONSTRUCTION EQUIPMENT SHALL NOT BE OPERATED WITHIN 4 FEET OF THE WALL FACE. ONLY HAND OPERATED COMPACTION EQUIPMENT AND TRENCH COMPACTORS MAY BE OPERATED WITHIN 4 FEET OF THE WALL FACE.

THE INSTALLATION OF ALL BACKFILL OBSTRUCTIONS SHALL BE COORDINATED WITH WALL INSTALLATION. SUCH OBSTRUCTIONS SHALL INCLUDE (BUT NOT NECESSARILY BE LIMITED TO) FOUNDATIONS, CONCRETE SLABS, CATCH BASINS AND MANHOLES, PIPELINES AND CONDUITS, CURBS AND PAVEMENT STRUCTURES, LIGHT STRUCTURES AND RELATED WIRING, ETC. DURING WALL INSTALLATION, THE GENERAL CONTRACTOR SHALL MAKE PROVISIONS FOR FUTURE INSTALLATIONS SUCH AS CONCRETE SLABS, DRAINAGE STRUCTURES, WIRING, ETC. THE GEOGRIDS SHALL NOT BE CUT OR DISTURBED AFTER INSTALLATION EXCEPT TO INSTALL FENCE/GUARDRAIL POSTS.

THE AREAS ABOVE THE WALLS SHALL NOT BE USED FOR CONSTRUCTION STAGING, MATERIAL STORAGE, OR STOCKPILES WITHIN A DISTANCE ANY CLOSER THAN 1 TIMES THE WALL HEIGHT FROM THE TOP.

THE AREAS ABOVE THE WALLS SHALL NOT BE USED FOR TEMPORARY STORMWATER STORAGE OR EROSION CONTROL. DURING ALL PHASES OF CONSTRUCTION, TEMPORARY DRAINAGE SHALL BE DIRECTED AWAY FROM THE WALL TOP.

THE DRAINAGE MATERIAL BEHIND THE BLOCKS AND DRAIN PIPE WILL NOT NOR ARE INTENDED TO HAVE SUFFICIENT CAPACITY TO HANDLE THE RUNOFF FROM THE SITE. THE WALL DRAINAGE SYSTEMS SHOULD BE PROTECTED FROM RUNOFF DURING CONSTRUCTION, AND THE DRAINAGE SYSTEM SHOULD NOT BE USED TO RECEIVE SURFACE RUNOFF, OR DISCHARGES FROM GUTTER DRAINS, FRENCH DRAINS, ETC.

MONITORING AND QUALITY CONTROL TESTING FOR DESIGNER CERTIFICATION; SPECIAL INSPECTIONS

UNLESS OTHERWISE NOTED, THE DESIGN SCOPE OF SERVICES DOES NOT INCLUDE CONSTRUCTION MONITORING OR WALL INSTALLATION CERTIFICATION (INCLUDING SPECIAL INSPECTIONS), IF DESIGNER CERTIFICATION IS REQUIRED. GEOTRACK SHALL BE SEPARATELY RETAINED BEFORE CONSTRUCTION BEGINS.

ALL FIELD AND LABORATORY TESTING SHALL BE PERFORMED BY CURRENT VERSIONS OF APPLICABLE STANDARDS, INCLUDING ASTM, AASHTO, FHWA, SCDOT, ETC.

UNLESS OTHERWISE NOTED, THE TESTING FREQUENCY SHALL BE ESTABLISHED BY THE MONITORING OR CERTIFYING AGENCY.

MATERIAL ACCEPTANCE TESTING:

VISUAL SOIL CLASSIFICATION OR TESTING FOR PERCENT PASSING THE NO. 200 SIEVE, AND ATTERBERG LIMITS, ORGANIC CONTENT AND ROCK FRAGMENTS. STANDARD PROCTOR COMPACTION TESTING - ONE TEST PER MATERIAL USED. SOIL STRENGTH ESTIMATES OR TESTING - EACH MATERIAL TYPE USED.

FOUNDATION EVALUATIONS:

VISUAL EVALUATIONS AND FOUNDATION SOIL PROBING - CONTINUOUS ALONG WALL BASE. FOUNDATION BEARING CHECKS USING HAND AUGER BORINGS WITH DYNAMIC CONE PENETRATION TESTING, OR AN ACCEPTABLE SUBSTITUTE, ONE BORING FOR EACH 50 LINEAR FEET OF WALL ALIGNMENT.

REINFORCED SOIL EVALUATION AND TESTING:

FILL MONITORING AND DENSITY TESTING. TEST LOCATIONS SHALL BE SELECTED BASED ON FIELD CONDITIONS - ONE TEST PER 100 LINEAR FEET BETWEEN EACH GRID ELEVATION. OTHER AREAS OF FILL PLACEMENT (UNDERCUT AREAS, PIPELINE AND UTILITY BACKFILL, CORRECTED AREAS, ETC.) SHALL BE TESTED AT LOCATIONS AND FREQUENCIES APPROPRIATE FOR THE SITUATION.

RETAINED SOIL EVALUATION AND TESTING: AS REQUIRED BY THE PROJECT GEOTECHNICAL ENGINEER, PROJECT SPECIFICATIONS, ETC.

WALL COMPONENT DOCUMENTATION:

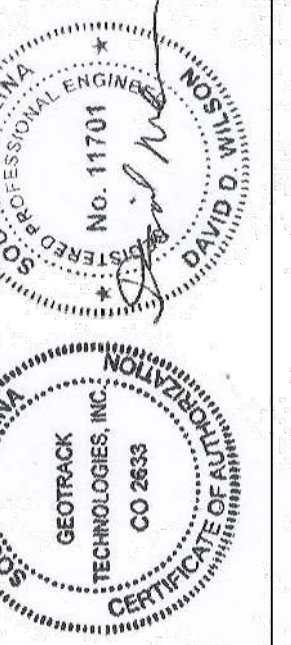
VERIFY BLOCK PLACEMENT, ALIGNMENT, AND INTER-BLOCK CONNECTIONS PER MANUFACTURER'S GUIDELINES. VERIFY PLACEMENT AND DIMENSIONS OF WALL DRAINAGE SYSTEM. VERIFY GRID TYPES, LENGTHS, BLOCK CONNECTIONS, AND PLACEMENT. VERIFY FINAL GRADES, SURFACE DRAINAGE PATTERNS, CAP PLACEMENT, ETC - PERIODIC, UPON WALL COMPLETION.

OPERATION AND MAINTENANCE

AFTER INSTALLATION IS COMPLETE, THE WALLS SHALL BE PROTECTED FROM OTHER CONSTRUCTION AND MAINTENANCE ACTIVITIES. ANY INADVERTENT DAMAGE SHALL BE PROMPTLY CORRECTED USING METHODS ACCEPTABLE TO THE DESIGNER.

MAINTENANCE AND PERIODIC REPAIRS WILL BE NEEDED DURING THE WALL SERVICE LIFE. THE DESIGNER SHALL BE CONTACTED TO PROPERLY EVALUATE AND MODIFY THE WALL DESIGN IF CHANGES IN THE SITE USAGE ALTER GRADES NEAR THE WALL OR THE WALL SURCHARGE LOADING.

THE WALL DESIGN DID NOT CONSIDER THE EFFECTS OF EROSION AND SEGMENTAL WALLS ARE VULNERABLE TO EROSION DAMAGE. EROSION CONTROL SYSTEMS (RIP-RAP, ETC.) SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY OTHERS WHERE FLOWING WATER WILL OCCUR NEAR THE WALLS.



GEOTRACK
Technologies, Inc.
3620 PELHAM ROAD, PMB # 292
GREENVILLE, SC 29615-5044
864-329-0013

GEOTRACK PROJ. NO. 23-7379
NOVEMBER 22, 2023

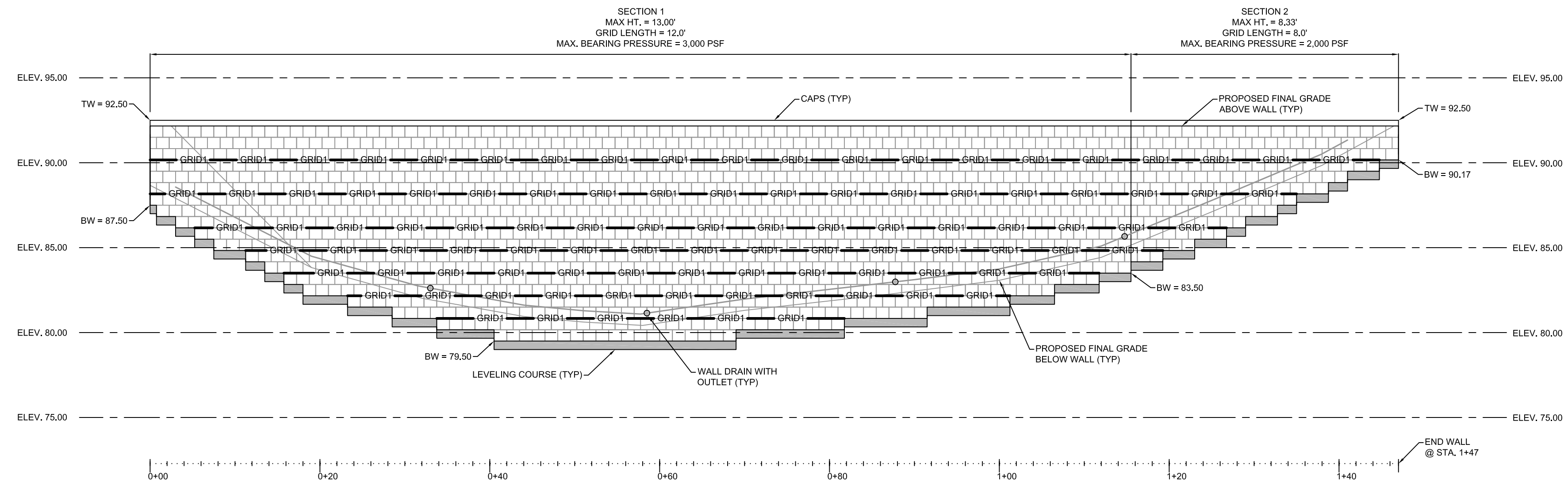
SEGMENTAL WALL PLANS

SCHLAPMAN RESIDENCE
604 KESWICK POINT
OCONEE COUNTY, SC

SW-2
WALL NOTES AND DETAILS

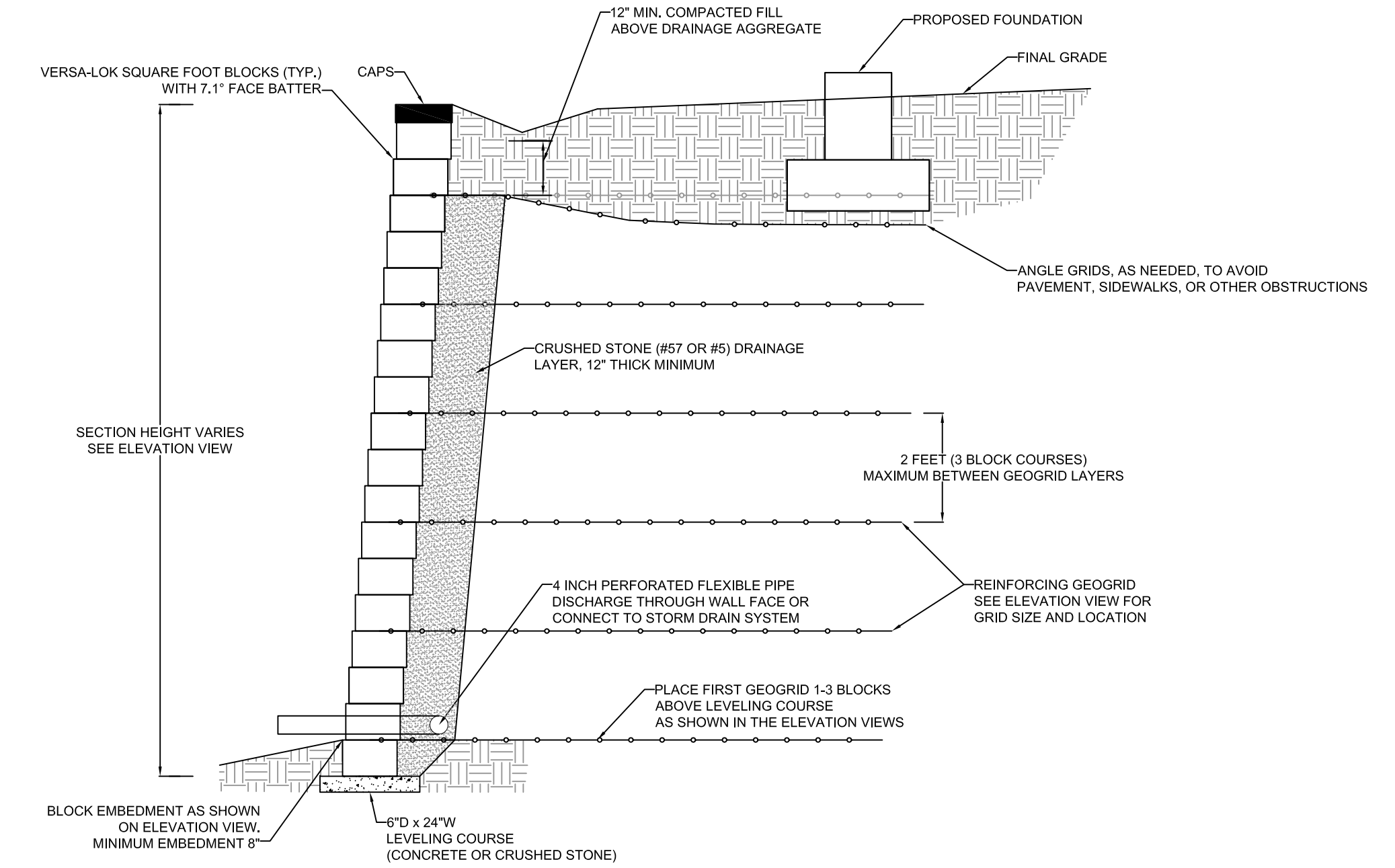
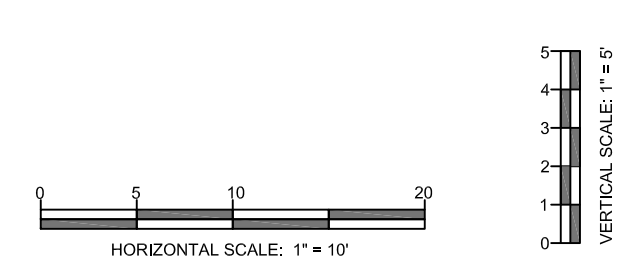
SHEET

ELEVATION VIEW - WALL 1
WALL AT CORPS LINE

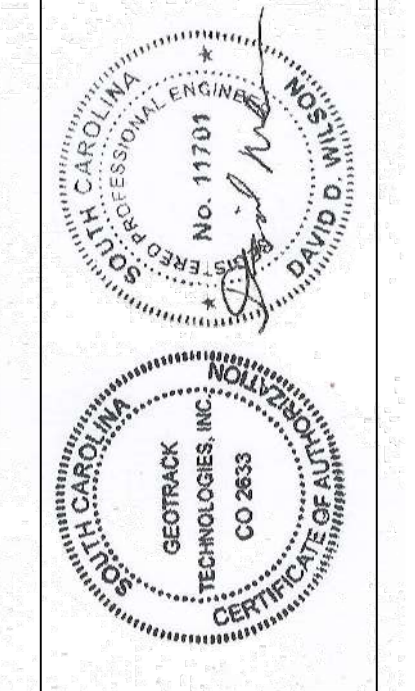


ELEVATION NOTES:
 ELEVATION VIEW IS BASED ON DISCUSSIONS WITH CONSTRUCTION PERSONNEL AND SITE MEASUREMENTS ON OCTOBER 26, 2023.
 THE ELEVATIONS ARE ARBITRARY AND BASED ON 100.00 BEING THE FLOOR ELEVATION IN THE HOUSE BASEMENT.
 THE WALL LOCATION ON THE SITE IS SHOWN IN A PLAN VIEW PREPARED BY THE WALL INSTALLER.
 TW ELEVATIONS DEPICT TOP OF CAPS.
 BW ELEVATIONS DEPICT TOP OF LEVELING COURSE (BOTTOM OF BASE BLOCKS).
 ELEVATION VIEW IS AS VIEWED FROM THE FRONT OF THE WALL, AND STATIONING BEGINS AT 0+00 AT FAR LEFT END OF THE WALL.
 GRID LENGTHS ARE AS MEASURED FROM THE BLOCK FACES.
 LOCATIONS ARE APPROXIMATE. ACTUAL LOCATIONS, WALL STEPS, AND WALL HEIGHT MAY VARY SLIGHTLY WITH FIELD CONDITIONS.
 GRID TYPES (SEE GENERAL NOTES):

SGU60, 3XT GRID1 GRID1 GRID1



TYPICAL SECTION
NOT TO SCALE



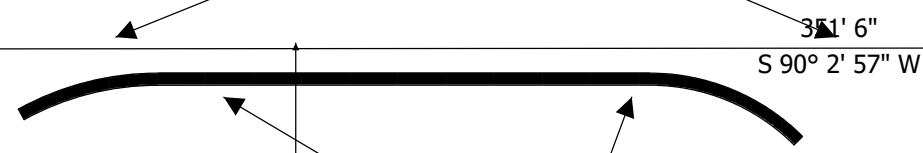
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SEGMENTAL WALL PLANS
SCHLAPMAN RESIDENCE
604 KESWICK POINT
OCONEE COUNTY, SC

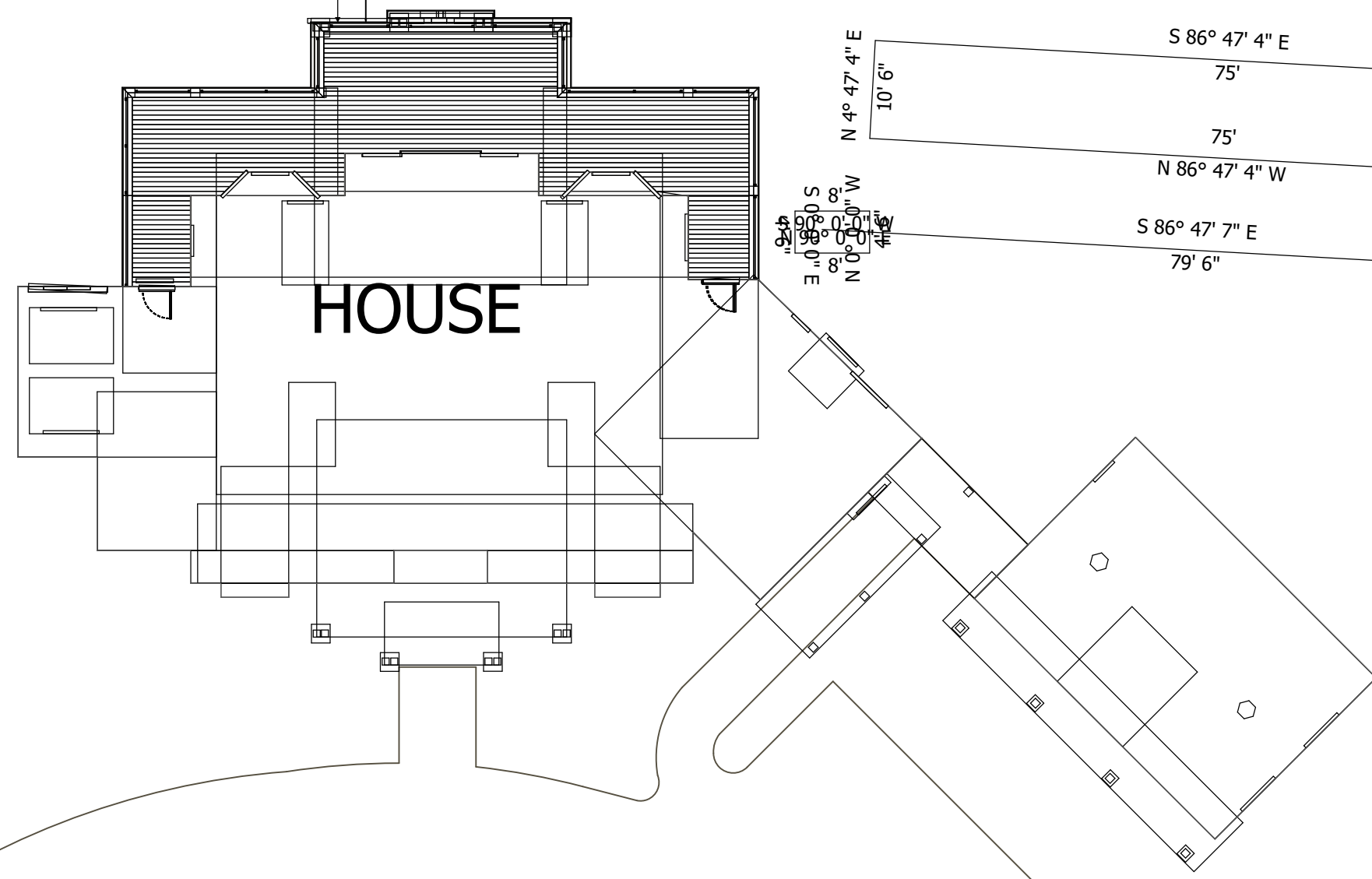
SHEET
SW-1
ELEVATION VIEW AND
TYPICAL SECTION

Property and Core Line

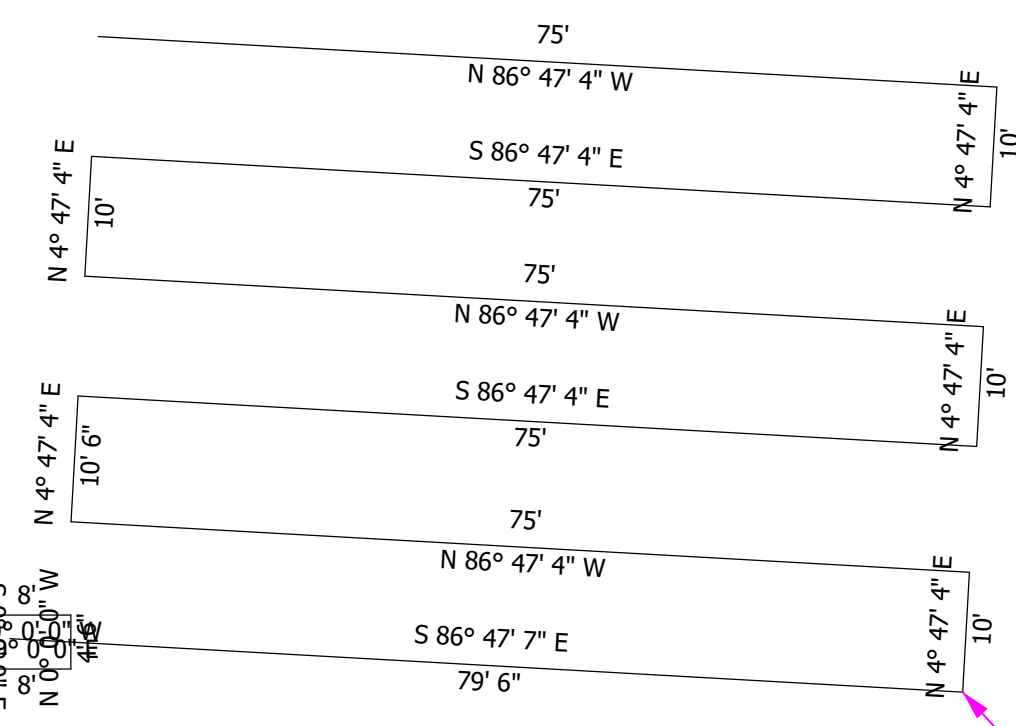


Proposed New Retaining Wall

50'



HOUSE



Sewer Lines

Property Line

S 10° 2' 24" E
308' 8"

Date: 6/18/2023
Client: Stephen Schlapman
Address: 605 Keswick Point
xxxxx
B&B Pool - Contractor
Gunite In Ground Pool
xxx Sq.' Concrete
xxx Sq.' Pool Surface
xxx Sq.' Total

N 90° 0' 7" E
310' 1"

James Coley

From: Jim Catoe <jim.catoe@comcast.net>
Sent: Thursday, March 14, 2024 10:07 AM
To: LGibbons@oconeesc.com; Planninginfo@oconeesc.com
Subject: VA-000007

Dear Planning Board,

I am writing in support of Variance VA-000007, the proposed changes improve, in my opinion, the value to the homeowner without compromising the community standards. Adapting to residents' needs is crucial, and this variance aligns with our vision to allow reasonable architectural and landscaping design. Please approve Variance VA-000007.

Thank you,
Jim & Jenny Catoe
602 Keswick Point
Seneca, SC
(678)818-7072

James Coley

From: CYNTHIA WHITE [REDACTED]
Sent: Friday, March 22, 2024 1:04 PM
To: Planning Info
Cc: Logan Gibbons
Subject: VA-000007 Retaining Wall Variance



This message needs your attention

- No employee in your company has ever replied to this person.
- This is a personal email address.

Report or Mark as Safe

Powered by Mimecast

LGibbons@oconeesc.com
Planninginfo@oconeesc.com

Subject: VA-000007

Dear Planning Board,

I am writing in support of Variance VA-000007, the proposed changes improve, in my opinion, the value to the homeowner without compromising the community standards. Adapting to residents' needs is crucial, and this variance aligns with our vision to allow reasonable architectural and landscaping design. Please approve Variance VA-000007.

Thank you,
Charles Waldo
Cynthia S. White
337 Grand Overlook Dr.
Seneca, SC

Sent from my iPhone