

OCONEE COUNTY

BOARD OF ZONING APPEALS

415 S. Pine St. Walhalla, SC 29691 864.638.4218 OconeeSC.com planninginfo@oconeesc.com

BOARD MEMBERS

John Eagar, Chairman, At-Large Gwen Fowler, District 2 Jason Cox, District 4 Wayne McCall, At-Large Jim Henderson, District 1 Bill Gilster, District 3 Tim Mays, District 5

AGENDA

Monday, October 27, 2025 – 6:00 PM Oconee County Council Chambers

- 1. Call to Order
- 2. Approval of Minutes: August 25, 2025 meeting
- 3. Brief statement about rules and procedures
- Variance application VA25-000014 Will Watson seeks relief from Sec. 32-521(4) regarding the minimum side setback from existing billboard. TMS 222-00-02-034, with an address of 1637 Sandifer Blvd.
- 5. Variance application VA25-000015 William Mockabee requests 10 ft Variance to Front setback for an addition. TMS 111-12-01-012; Address: 9 Links Landing Salem, SC 29676.
- 6. Variance Application VA25-000016 Dan Hartman requests relief from the 80' width requirement in Sec. 38-9-3(2)e to be reduced to 70' for new construction. TMS 164-05-01-024; Address: Lot 24 Bimini Dr. Seneca, SC 29672.
- 7. 2026 BZA calendar
- 8. Adjourn

OCONEE COUNTY BOARD OF ZONING APPEALS

415 South Pine Street - Walhalla, SC



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

Minutes

6:00 PM - August 25, 2025

Members in Attendance

John Eagar Jim Henderson Wayne McCall Gwen Fowler Bill Gilster

Staff

Ed Halbig, Elise Dunaway

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

ITEM 2– Motion to approve the minutes from May 29, 2025 – Mr. McCall made a **motion** to approve the minutes; seconded by Mr. Henderson Mr. Eagar called for a vote. The motion passed 5-0.

ITEM 3 – Brief statement about rules and procedures – Mr. Eagar outlined the proceedings of the meeting going forward.

ITEM 4. Variance application VA25-000007 Arthur Covert requests a variance to Sec. 38-10.2 (side setback) of 4 ft. for a bedroom and bathroom addition. TMS 334-01-05-030 with an address of 165 Ricks Rd, Fair Play, SC 29643

Applicant Comments: Stated Name: Arthur Covert. Mr. Covert outlined the request and the need for a variance to build an addition to the house.

Staff comments: There being none.

Public comment: NA

Applicant rebuttal: NA

Board Questions/ Discussion: Ms. Fowler asked about the increase to the septic due to the increase in bedrooms. Mr. Covert responded.

Discussion ensued on septic sizes and inspections; the role of DHEC (SCDES); lake protection; access to the rear of the property; liability to the county with ACOE; lot dimensions and topography.

Consideration of VA25-000007:

- 1. There *are* extraordinary and exceptional conditions pertaining to the particular piece of property:
 - Motion Mr. Henderson made a motion in the affirmative, seconded by Mr. Gilster. No discussion
 - b. Vote

In-favor	Opposed
5	0

- Mr. Eagar noted that the criterion **did pass**.
- 2. These conditions **do not** generally apply to other property in the vicinity:
 - Motion Mr. Henderson made a motion in the affirmative, seconded by Mr. Gilster. No Discussion
 - b. Vote

In-favor	Opposed
5	0

- Mr. Eagar noted that the criterion did pass.
- 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 Ms. Fowler. Mr. Gilster asked about the condition on unreasonably restricting the utilization of the property when it is being utilized as a residence currently. Mr. Eager stated that the request to make the changes requested necessitate the need for a variance.
 - b. Vote

In-favor	Opposed
5	0

- Mr. Eagar noted that the criterion **did pass**.
- 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. Gilster. No Discussion
 - b. Vote

In-favor	Opposed

4	1
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Mr. Eagar noted that the criterion **did pass**.

- 5. Mr. Eagar called for a motion that the proposed variance be Approved.
 - a. Motion Mr. Henderson made a motion; seconded by Mr. Gilster.
 - b. Vote

In-favor	Opposed
3	2

Item 5 - Notice of ACOG Continuing Education in Ethics for Planning Officials on Sept. 30 at 6 P.M. at O.C. Chambers – Mr. Eagar, Mr. Gilster, Mr. Henderson and Mr. McCall indicated that they would attend.

Item 6- Adjourn- Motion by Mr. McCall. Seconded by Mr. Henderson. Approved 5-0



LOGIN

Navigate to...



WATER PERMIT

Home / Services / Development Project / View Permit

Permit #: VA25-000014 Project #: 25-002526 Status: Under Review

Address: 1637 SANDIFER BLVD ♥

Description: Commercial Development



Permit

Reviews

Documents

Inspections

Permit #:

VA25-000014

Permit Type:

Variance Application

Sub Type:

BZA

Issue Date:

Expiration Date:

Variance and Special Exception applicants should informally meet with property owners potentially impacted by the request to explain the request and answer any questions. This is not mandatory.

Code section from which a variance is requested:

Property Owner:

Property Owner Email:

Property Owners Phone #:

864-710-2013

You must attach a scaled drawing of the property that reflects, at a minimum, the following:

(a) property lines, existing buildings, and other relevant site improvements; (b) the nature (and dimensions) of the requested variance; (c) existing buildings and other relevant improvements on adjacent properties; and, (d) topographic, natural features, etc. relevant to the requested variance.

Upload Supporting Documentation Here:

25-037 1637 Sanifer Blvd.-24x36 2025-07-08.pdf

The applicant and/or property owner affirms that the applicant or someone acting on the applicants behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the Community Development office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or at to have the restriction terminated or waived, then the Community Development office will indicate in its report to the Board of Zoning Appeals that granting the requested change would not likely result in the benefit the applicant seeks.

To that end, the applicant hereby affirms that the tract or parcel of land which is subject of the attached application is (see below) is not (see below) restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

Application is:

Variance Request

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.:

We respectfully request a variance from Section 32-521 regarding the minimum 10-foot setback requirement. We propose that the property line remain as depicted on the attached survey and that the billboard be permitted to overhang onto our property. Both the Thrifts and I are in mutual agreement on this arrangement.

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

If we were to move the property boundary to accomadate this 10ft setback it will negatively impact our ability to access the property and prevent us from developing the property as intended.

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, the variance will in no way negatively impact

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:

You must read and agree to our electronic signature policy Electronic Signature Policy (.../Documents/153/sigpolicy.pdf) I have read and agree to the terms of the Electronic Signature Policy:

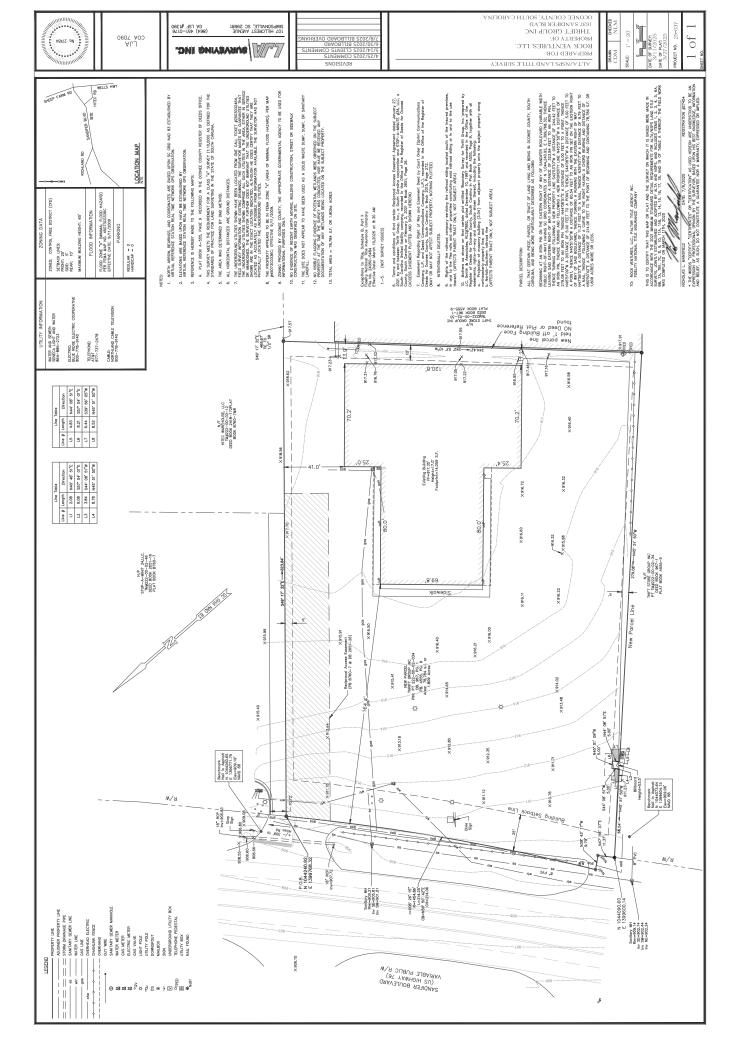
Yes

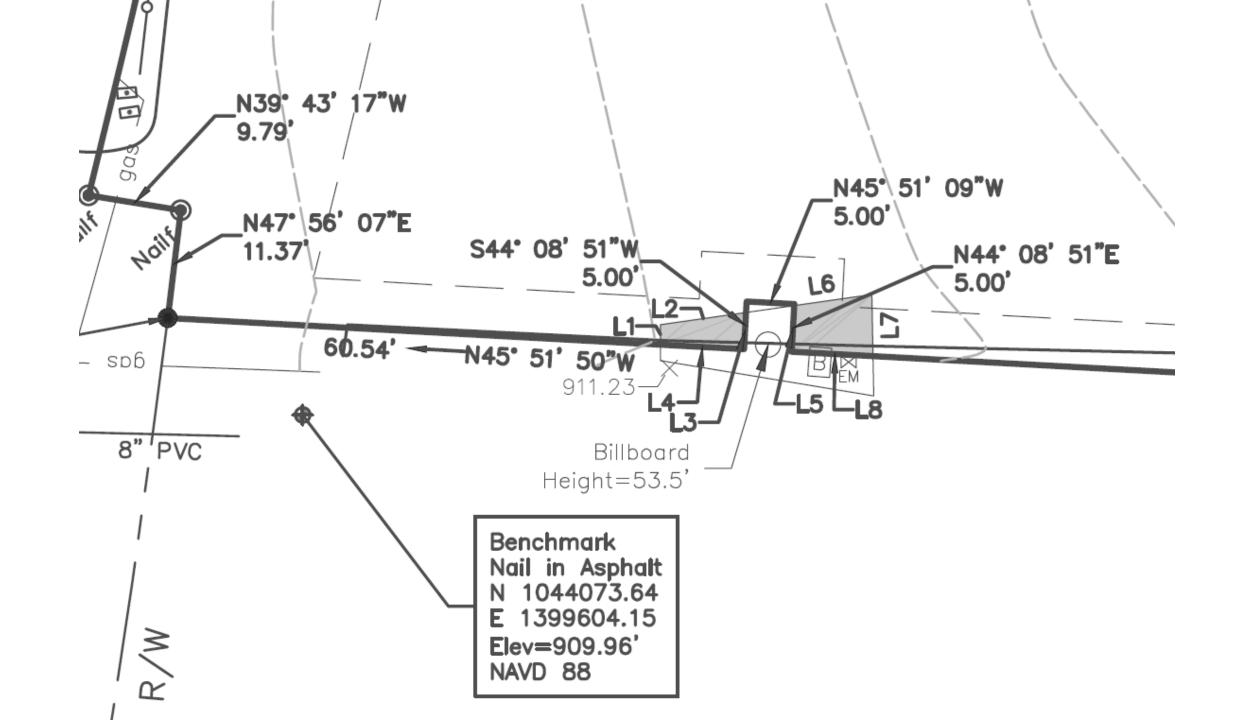
OCONEE COUNTYS APPROVAL, PERMITTING, AND/OR INSPECTION(S) OF THIS PROJECT DOES NOT MEAN THAT THE PROJECT IS IN COMPLIANCE WITH ALL APPLICABLE SUBDIVISION AND/OR HOMEOWNERS ASSOCIATION, OR SIMILAR ENTITYS, BUILDING AND LAND USE REQUIREMENTS OR RESTRICTIONS. BY SIGNING BELOW YOU ACKNOWLEDGE THAT COMPLIANCE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

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BILLBOARD OVERHANG DESCRIPTION:

ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND LYING AND BEING IN OCONEE COUNTY, SOUTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHEASTERN RIGHT-OF-WAY OF SANDIFER BOULEVARD (U.S. HIGHWAY 76) (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) HAVING SC GRID COORDINATES OF N 1,044,090.60, E 1,399,600.14, THENCE LEAVING SAID RIGHT-OF-WAY ALONG A TIE LINE S45°51'50"E A DISTANCE OF 51.76 FEET TO A POINT AND BEING THE POINT OF BEGINNING; THENCE N40°48'51"E A DISTANCE OF 2.08 FEET TO A POINT, THENCE S57°04'01"E A DISTANCE OF 9.08 FEET TO A POINT, THENCE S44°08'51"W A DISTANCE OF 3.84 FEET TO A POINT, THENCE N45°51'50"W A DISTANCE OF 8.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 26 S.F. OR 0.001 ACRES MORE OR LESS.

TOGETHER WITH ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND LYING AND BEING IN OCONEE COUNTY, SOUTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHEASTERN RIGHT-OF-WAY OF SANDIFER BOULEVARD (U.S. HIGHWAY 76) (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) HAVING SC GRID COORDINATES OF N 1,044,090.60, E 1,399,600.14, THENCE LEAVING SAID RIGHT-OF-WAY ALONG A TIE LINE S45°51'50"E A DISTANCE OF 65.54 FEET TO A POINT AND BEING THE POINT OF BEGINNING; THENCE N44°08'51"E A DISTANCE OF 4.83 FEET TO A POINT, THENCE S57°04'01"E A DISTANCE OF 8.21 FEET TO A POINT, THENCE S39°56'05"W A DISTANCE OF 6.44 FEET TO A POINT, THENCE N45°51'50"W A DISTANCE OF 8.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 47 S.F. OR 0.001 ACRES MORE OR LESS.

Prepared by and Return To:

Sharon B. Abner, Esquire Maynard Nexsen PC 200 East New England Avenue Suite 110 Winter Park, Florida 32789

License Agreement

This License Agreement ("Agreement") is made this	day of
 , , , , ,	sert Rock entity
holding title) having an office at 145 Lincoln Avenue, Suite B, Winter Park	, Florida 32789
("Rock" or "Licensor"), Thrift Group, Inc., a South Carolina ("Thri	i ft ") having an
office at 180 Bountyland Road, Seneca, South Carolina 29672 and	The Lamar
Companies ("Lamar") having an office at 5321 Corporate Boulevard,	Baton Rouge,
Louisiana 70808 (Thrift and Lamar are sometimes hereinafter referr	ed to as the
"Licensee").	

WITNESSETH:

WHEREAS, the Licensor is the fee owner of a certain parcel of real property more particularly described in **Exhibit "A"** attached hereto and incorporated herein by this reference (the "**Licensor Property**").

WHEREAS, Thrift is the fee owner of certain real property more particularly described in **Exhibit "B"** attached hereto and incorporated herein by this reference (the "**Thrift Property**"), which is located South of and adjacent to the Licensor Property.

WHEREAS, Lamar is the lessee and Thrift is the lessor under that certain Sign Location Lease dated April 30, 2019 (the "**Sign Lease**").

WHEREAS, pursuant to said Sign Lease, Lamar was allowed to construct an outdoor advertising structure (the "**Billboard**"), within the Thrift Property.

particularly described in **Exhibit "C"** attached hereto and incorporated herein by this reference (the "**Encroachment Area**").

WHEREAS, the Licensee acknowledges that it can access the Billboard without entering the Licensor Property.

WHEREAS, Licensor has agreed to allow the Encroachment to remain, subject to the terms of this Agreement.

NOW, THEREFORE, in consideration of the terms and conditions contained herein, the parties hereto agree as follows:

- 1. The Licensor for and in consideration of the premises and other good and valuable considerations gives the Licensee an irrevocable license to continue the Encroachment so long as the Sign Lease is in effect, and provided the Billboard is not relocated, altered, remodeled, improved, or physically changed in any manner. Notwithstanding anything contained herein to the contrary, in the event Lamar: (1) removes the Billboard, voluntarily or involuntarily, or (2) violates the conditions set forth herein or in the Sign Lease, then this Agreement will automatically terminate without any other document being recorded in the public records.
- 2. Licensor shall be allowed to use the Encroachment Area so long as it does not block the Billboard's line-of-site to the highway.
- 3. The Licensee certifies, represents, and declares that they: (1) have no title in and to the Licensor Property nor to any portion thereof; and (2) have not, does not, and will not claim any such title nor any easement over the Licensor Property.
- 4. This Agreement may be terminated by written agreement between the parties, but in no event later than the automatic terminations set forth in Paragraph 1 above.
- 5. The Licensee agrees to defend, indemnify, save and hold Licensor harmless from and against any and all loss, damage, liability, suit, claim, costs or expense (including reasonable attorney fees) arising out of the Licensee's, its agents, representatives, contractors and nominees exercise of the rights granted in this Agreement.
- 6. This Agreement may be executed in any number of counterparts, including facsimile, DocuSign, Adobe Sign, and electronic mail signatures, each of which will be deemed an original and all of which, taken together, will constitute one instrument. The parties may execute different counterparts of this Agreement, and, if they do so, the signature pages from the different counterparts may be combined to provide one integrated document.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

Witnesses:				RO	CK		
Print Name:		<u></u>					
Print Name:							
STATE OF FLORIDA)) cc .					
COUNTY OF)) SS.:					
The foregoing in physical presence or	0[]	<u>nline no</u>	<u>tarizatio</u>	on, this _	day of		
		 					_ 0 n behal
of the OPTION corporator [] has produidentification.	tion OP	TION cor	mpany. I	He/She [_] is pers	onally knov	vn to me
INOTADIAL CEALL			Notary F Print Na My Com	me:	xpires:		
[NOTARIAL SEAL]							

Witnesses:	THRIFT
	THRIFT GROUP, INC., a South Carolina corporation
Print Name:	By: Gary V. Thrift Its: President
Print Name:	_ _
STATE OF SOUTH CAROLINA COUNTY OF)) SS.:)
The foregoing instrument physical presence or [] onl 2025, by Gary V. Thrift, as Preside behalf of the corporation. He [_	ine notarization, this day of, ent of Thrift Group, Inc., a South Carolina corporation on] is personally known to me or [] has produced e of identification) as identification.
[NOTARIAL SEAL]	Notary Public Print Name: My Commission Expires:

Witnesses:	LAMAR			
	THE LAMAR COMPANIES, a			
Print Name:	By: Print Name: Its:			
Print Name:				
STATE OF) SS.:				
COUNTY OF)				
physical presence or [] online	as acknowledged before me by means of $\lceil \sqrt{\rceil}$ notarization, this day of,			
2025, by	, as of			
of the OPTION corporation OPTION or [] has producedidentification.	, a on behalf company. He/She [] is personally known to me (type of identification) as			
	Notary Public Print Name:			
[NOTARIAL SEAL]	My Commission Expires:			

H:\Zuckerman\Rock Ventures p-f Thrift Group, Inc. File No 828849.00058\Closing Documents\License Agreement redlined August 6, 2025.doc



LOGIN

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WATER PERMIT

Home / Services / Development Project / View Permit

Permit #: VA25-000015

Project #: 25-002823

Status: Payment Required

Balance Due: \$300.00

Address: 9 LINKS LDG ♥

Description: Garage addition to existing home

Permit

Reviews

Documents

Inspections

Permit #:

VA25-000015

Permit Type:

Variance Application

Sub Type:

BZA

Issue Date:

Expiration Date:

Variance and Special Exception applicants should informally meet with property owners potentially impacted by the request to explain the request and answer any questions. This is not mandatory.

Code section from which a variance is requested:

Property Owner:

MOCKABEE WILLIAM J II & JUDITH E

Property Owner Email: bmock777@hotmail.com Property Owners Phone #:

7274037815

You must attach a scaled drawing of the property that reflects, at a minimum, the following:

(a) property lines, existing buildings, and other relevant site improvements; (b) the nature (and dimensions) of the requested variance; (c) existing buildings and other relevant improvements on adjacent properties; and, (d) topographic, natural features, etc. relevant to the requested variance.

Upload Supporting Documentation Here:

9 Links Lndg Plat.pdf

The applicant and/or property owner affirms that the applicant or someone acting on the applicants behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the Community Development office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or at to have the restriction terminated or waived, then the Community Development office will indicate in its report to the Board of Zoning Appeals that granting the requested change would not likely result in the benefit the applicant seeks.

To that end, the applicant hereby affirms that the tract or parcel of land which is subject of the attached application is (see below) is not (see below) restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

Application is:

Affirmed

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.:

Topography: Existing driveway is at such a steep angle, entry to current garage is impossible without damage to any vehicle entering garage.

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

No, circumstances of the subject were pre-existing at purchase.

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

Currently, due to the severe incline of the existing driveway, typical cars and standard SUVs are unable to enter or exit garage with sustaining damage to the vehicle. This makes utilizing the garage for the intended purpose of storing a vehicle impossible.

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, granting this variance will allow the garage to be extended and converted to a side entry garage and the new driveway would have a significantly less of an incline. It will not change the adjacent uses, public good, or the character of the neighborhood or surrounding areas

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:

You must read and agree to our electronic signature policy Electronic Signature Policy (.../Documents/153/sigpolicy.pdf) I have read and agree to the terms of the Electronic Signature Policy:

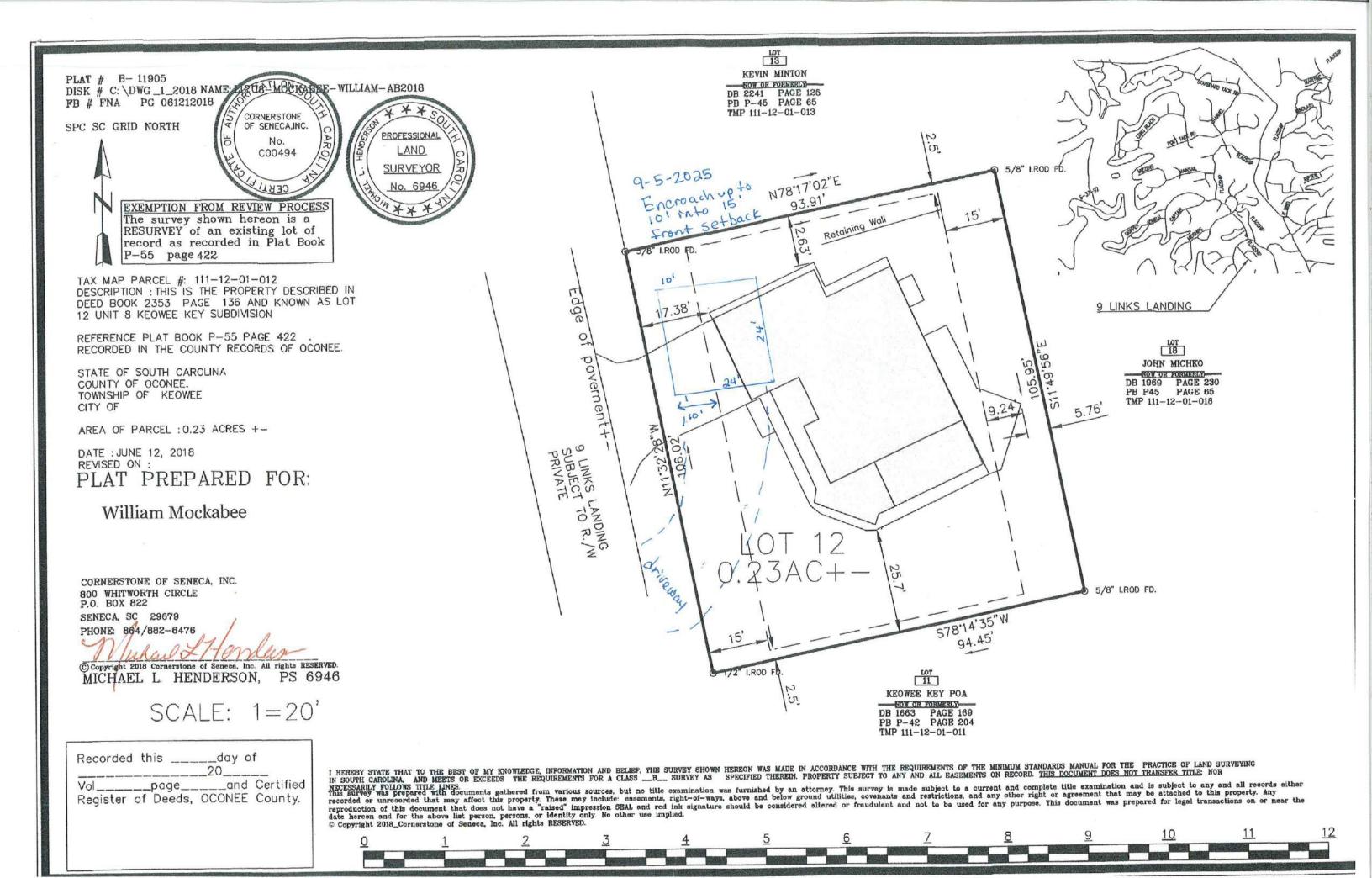
Yes

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.

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WAY VIEW PERMIT

Home / Services / Development Project / View Permit

Permit #: VA25-000016 Project #: 25-002855 Status: Under Review

Address: ♥

Description: New home construction and septic

Permit

Reviews

Documents

Inspections

Permit #:

VA25-000016

Permit Type:

Variance Application

Sub Type:

BZA

Issue Date:

Expiration Date:

Variance and Special Exception applicants should informally meet with property owners potentially impacted by the request to explain the request and answer any questions. This is not mandatory.

Code section from which a variance is requested:

38-9.3

Property Owner:

HARTMAN DANIEL & STACY

Property Owner Email:

dhartniu@comcast.net

Property Owners Phone #:

317-460-3623

You must attach a scaled drawing of the property that reflects, at a minimum, the following:

(a) property lines, existing buildings, and other relevant site improvements; (b) the nature (and dimensions) of the requested variance; (c) existing buildings and other relevant improvements on adjacent properties; and, (d) topographic, natural features, etc. relevant to the requested variance.

Upload Supporting Documentation Here:

HARTMAN - BIMINI DR 3 BED SYSTEM OPTIONS 70' variance sketch.pdf

The applicant and/or property owner affirms that the applicant or someone acting on the applicants behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the Community Development office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or at to have the restriction terminated or waived, then the Community Development office will indicate in its report to the Board of Zoning Appeals that granting the requested change would not likely result in the benefit the applicant seeks.

To that end, the applicant hereby affirms that the tract or parcel of land which is subject of the attached application is (see below) is not (see below) restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

Application is:

Application is not:

restricted by any recorded covenant

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 a flag lot with a 210' long x 20' wide section from the street before it opens up into a triangle shape that follows the curve of the waters edge. Clearwater HOA setback of 10' from side lot lines and 50' from the 804 line greatly reduces the buildable footprint. Only location where a septic system can go is in the rear of the property, there is not enough space in front for drain field and driveway. This was confirmed with Chuck Odell at DHEC and he also determined that a conventional system will not fit, we must go with an engineered septic. We have contracted Onsite Septic to design engineered system options. Onsite determined that the space available will not allow for the original 4-bedroom home we wanted so we have reduced the home design to a 3-bedroom. Even with a 3-bedroom septic design this requires pushing the home towards the street and over the 80' width requirement.

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

No, circumstances affecting the buildable footprint are not the result of us, the property owner. Buildable footprint is a result of the 10' side lot line and 50' 804 line setback requirements from the Clearwater HOA. Due to the shape of the lot the HOA setback restrictions greatly reduce the available space to build upon. HOA has granted us a variance to allow the right rear corner of the house to go over their 50' 804 line setback by 5'. House is currently placed on the 10' side lot setback and is only 50' wide. This is depicted on the attached layout drawing from Onsite Septic.

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

Due to the unique shape of our lot, HOA setbacks and only location possible for the septic, house needs to be positioned more towards the street than desired. Due to the HOA 50' setback from 804 line, home footprint needs to be long and narrow. Chuck Odell confirmed for us that since the lot was developed in 2004 that it is grandfathered in to the 50' septic

setback requirement. Even with this additional allowed space for septic, there is not enough space available for the desired 4-bedroom design so we have already reduced the home to a 3-bedroom design. Even with a 3-bedroom engineered septic design, front side wall of garage would be over the 80' width requirement. If we can go to 70' wide width there would be enough space available for a home and septic.

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.:

Proposed variance of 70' width vs the 80' width will have no effect whatsoever on neighboring homes or the character of the Clearwater neighborhood. Allowing us to build the size and type of home we desire will only improve the character of the neighborhood. If the front wall of garage can be placed where the lot becomes 70' wide it will still be approximately 300' from the street. HOA Board is already aware of this variance request and will be discussing it during their next Board meeting on 9/15. I can provide feedback from HOA Board and neighboring lot owners if necessary.

General Contractor:

Matt Kanagy Const - Matt Kanagy

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:

You must read and agree to our electronic signature policy Electronic Signature Policy (.../Documents/153/sigpolicy.pdf) I have read and agree to the terms of the Electronic Signature Policy:

Yes

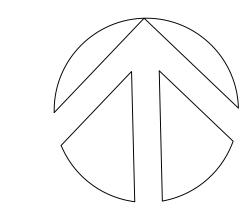
OCONEE COUNTYS APPROVAL, PERMITTING, AND/OR INSPECTION(S) OF THIS PROJECT DOES NOT MEAN THAT THE PROJECT IS IN COMPLIANCE WITH ALL APPLICABLE SUBDIVISION AND/OR HOMEOWNERS ASSOCIATION, OR SIMILAR ENTITYS, BUILDING AND LAND USE REQUIREMENTS OR RESTRICTIONS. BY SIGNING BELOW YOU ACKNOWLEDGE THAT COMPLIANCE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

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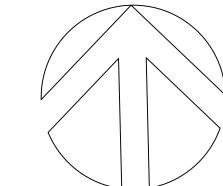
DWG. NO.

SHEET

80' width-- APPROX. CONTOUR LINES PROPOSED 3 BEDROOM -HOUSE EDGE OF LAKE -VERTICAL T&J PANELS SCALE 1"=30'

INSTALLER MUST BE LICENSED TIER 3 SEPTIC INSTALLER AND CONTACT ONSITE SEPTIC ENGINEERING 5 DAYS PRIOR TO INSTALLATION TO SCHEDULE PRE—CONSTRUCTION MEETING AND CONSTRUCTION OBSERVATIONS PRIOR TO INSTALLATION





- APPROX. CONTOUR LINES EDGE OF LAKE

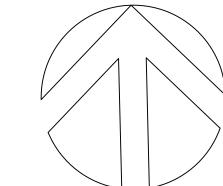
INSTALLER MUST BE LICENSED TIER 3 SEPTIC INSTALLER AND CONTACT ONSITE SEPTIC ENGINEERING 5 DAYS PRIOR TO INSTALLATION TO SCHEDULE PRE—CONSTRUCTION MEETING AND CONSTRUCTION OBSERVATIONS PRIOR TO INSTALLATION

SCALE 1"=30'

VERTICAL T&J PANELS

DWG. NO.





- APPROX. CONTOUR LINES EDGE OF LAKE TREATMENT

DWG. NO.

INSTALLER MUST BE LICENSED TIER 3 SEPTIC INSTALLER AND CONTACT ONSITE SEPTIC ENGINEERING 5 DAYS PRIOR TO INSTALLATION TO SCHEDULE PRE—CONSTRUCTION MEETING AND CONSTRUCTION OBSERVATIONS PRIOR TO INSTALLATION

SCALE 1"=30'



Oconee County Planning

LAND-USE SITE-PLAN REVIEW

CODE ENFORCEMENT

Date: 10/16/2025

To: Board of Zoning Appeals From Ed Halbig, Interim Director

Re: 2026 proposed public meeting dates

January 1/26/2026

February 2/23/2026

March 3/23/2026

April 4/27/2026

May Fourth week conflicts with Memorial Day holiday and other County meetings; 5/21 is an

alternative.

June 6/22/2026

July 7/27/2026

August 8/24/2026

September 9/28/2026

October 10/26/2026

November 11/23/2026

December 12/21/2026