



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

**AGENDA**

Monday, November 24, 2025 – 6:00 PM  
Oconee County Council Chambers

1. Call to Order
2. Approval of Minutes: October 27, 2025 meeting
3. 2026 Meeting Calendar Revision
4. Brief statement about rules and procedures
5. Special Exception application SE25-000002 - Russell Armstrong requests a roof-mounted sign per section 32-521(5). TMS 054-00-02-061; Address: 13447 N Hwy 11 Salem, SC 29676.
6. Variance application VA25-000019 - David Irvine requests relief from Sec. 38-10-2 Rear Setback for addition. TMS 052-03-06-010; Address: 331 Time Out Pl. Tamassee, SC 29686.
7. Adjourn

*The meeting will be broadcasted live on the County's YouTube channel, which can be found on the County's website at [www.oconeesc.com](http://www.oconeesc.com).*

Rev. 07/2025



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**BOARD MEMBERS**

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

**STAFF**

Elise Dunaway

**MINUTES**

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

1. **Call to Order** – Mr. Eagar called the meeting to order at 6:00 PM.
2. Mr. McCall made a motion to amend the agenda to include the appointment of a new secretary, seconded by Mr. Gilster. Approved unanimously.
3. Mr. Mays made a motion to appoint Elise Dunaway as secretary. Seconded by Mr. Gilster. Approved Unanimously.
4. **Motion to approve the minutes from August 25, 2025** – Mr. McCall made a **motion** to approve the minutes; seconded by Mr. Gilster. Mr. Eagar called for a vote. The motion passed 6-0.
5. **Brief statement about rules and procedures**
  - **The applicant will provide a presentation regarding the needs for the variance for 5-minutes with the Board having the ability to grant more time if needed.**
  - **The Board will ask questions after each presenter**
  - **The staff will address any additional issues**
  - **Citizen comments will be allowed for period of 3-minutes each with the Board’s request that the speakers not repeat what others are saying, but rather concur or state other facts not previously presented**
  - **There will be an applicant rebuttal period if necessary**
  - **The Board will ask any further questions before deliberations**
  - **Once the Board begins its deliberations, there will be no further input from the floor. and the Board will begin it’s voting on four questions, and a negative vote on any one of the four questions will require a denial of the variance or special exception.**

*The meeting will be broadcasted live on the County’s YouTube channel, which can be found on the County’s website at [www.oconeesc.com](http://www.oconeesc.com).*



**6. 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. Seneca, SC 29678.**

**Applicant Comments:**

Stated Name: Greg Zuckerman with Rock Ventures and Rush Thrift, Vice President of Thrift Group

Mr. Zuckerman offered a signed authorization to allow Rush Thrift to speak on behalf of Will Watson. Mr. Thrift outlined the request. Mr. Thrift described the unique conditions of the parcel. Mr. Thrift explained a new survey to cut out a 1-acre tract of land goes through a billboard. Mr. Thrift states the Thrift Group and Rock Ventures want the billboard to remain where it is at and will establish a permanent easement and a permanent license agreement which goes along with the deed of the property.

**Staff comments:** None

**Public comment:** NA

**Applicant rebuttal:** NA

**Board Questions/ Discussion:** NA

**Consideration of VA25-000014:**

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

In-favor	Opposed
6	0

- II. These conditions **do not** generally apply to other property in the vicinity:
  - a. Motion – Mr. Cox made a motion in the affirmative, seconded by Mr. McCall. No Discussion
  - b. Vote

In-favor	Opposed



6	0
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Mr. Eagar noted that the criterion **did not pass**.

III. 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. Cox made a motion in the affirmative, seconded by Mr. McCall. No discussion.
- b. Vote

In-favor	Opposed
6	0

IV. 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. Cox made a motion in the affirmative, seconded by Mr. McCall. No Discussion
- b. Vote

In-favor	Opposed
6	0

V. 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. Mays made a motion; seconded by Mr. Gilster.
- b. Discussion regarding conditions attached to the approval: NA
- c. Vote

In-favor	Opposed
6	0

Mr. Eagar noted that the variance request was **Approved**.



**7. 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.**

**Applicant Comments:**

Stated Name: Bill Mockabee

Mr. Mockabee presented his request sharing the unique conditions of the parcel. Mr. Mockabee explains how the steep incline entering and exiting the driveway causes scraping and damage to vehicles.

**Staff comments:** NA

**Public comment:** NA

**Applicant rebuttal:** NA

**Board Questions/ Discussion:**

Ms. Fowler asked if the variance has been approved by Keowee Key. Mr. Mockabee provided a letter of agreement signed by the Keowee Key Board agreeing with the variance to the board.

**Consideration of VA25-000015:**

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

In-favor	Opposed
6	0

- II. These conditions **do not** generally apply to other property in the vicinity:
  - a. Motion – Mr. McCall made a motion in the affirmative, seconded by Mr. Cox. No Discussion.
  - b. Vote

In-favor	Opposed
6	0



III. 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. Mays made a motion in the affirmative, seconded by Mr. Gilster. No discussion.

b. Vote

In-favor	Opposed
6	0

IV. 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. Cox made a motion in the affirmative, seconded by Mr. Mays. No Discussion

b. Vote

In-favor	Opposed
6	0

V. 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. McCall made a motion; seconded by Mr. Cox.

b. Discussion regarding conditions attached to the approval: NA

c. Vote

In-favor	Opposed
6	0

Mr. Eagar noted that the variance request was **approved**.



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**8. 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.**

**Applicant Comments:**

Stated Name: Dan Hartman

Mr. Hartman presented his request sharing the unique conditions of the parcel, and because the lot is a flag lot. Mr. Hartman states due to the shape of the lot the septic system must go in the back requiring the house to encroach into the 80ft width requirement. Mr. Hartman stated the size of the house has been reduced to fit the lot to fit the required engineered septic system.

**Staff comments:** NA

**Public comment:** NA

**Applicant rebuttal:** NA

**Board Questions/ Discussion:**

**Consideration of VA25-000016:**

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

In-favor	Opposed
6	0

Mr. Coley noted that the criterion **did pass**.

- II. These conditions **do not** generally apply to other property in the vicinity:
  - a. Motion – Mr. Cox made a motion in the affirmative, seconded by Mr. Mays. No Discussion
  - b. Vote

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In-favor	Opposed
6	0

III. 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. McCall made a motion in the affirmative, seconded by Mr. Cox. No discussion.

b. Vote

In-favor	Opposed
6	0

IV. 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. Cox made a motion in the affirmative, seconded by Mr. McCall. No Discussion

b. Vote

In-favor	Opposed
6	0

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

d. Motion – Mr. Cox made a motion; seconded by Mr. Mays.

e. Discussion regarding conditions attached to the approval: NA

f. Vote

In-favor	Opposed
6	0

Mr. Eagar noted that the variance request was **approved**.

**9. 2026 BZA Calendar** – Mr. Eagar made a motion to accept the 2026 meeting calendar. Seconded by Mr. Cox. Approved unanimously.

**10. Adjourn- Motion by Mr. McCall. Seconded by Mr. Mays approved 6-0**

BZA	
Date	Makeup
1/26/2026	
2/23/2026	
3/23/2026	
4/27/2026	
5/25/2026	5/28/2026
6/22/2026	
7/27/2026	
8/24/2026	
9/28/2026	
10/26/2026	10/29/2026
11/23/2026	
12/21/2026	
1/25/2027	

Early voting 5/25-6/5

OCONEE COUNTY BOARD OF ZONING APPEALS

415 South Pine Street –Walhalla, SC

Tel: (864)638-4218 FAX (864) 638-4168



APPLICATION FOR SPECIAL EXCEPTION

OCONEE COUNTY, SC

APPLICANT: Russell S. Armstrong Signs Unlimited, Inc.  
Name Title/Organization

MAILING ADDRESS:  
(if different from owner)

PHONE (if different from owner): cell: 919-650-9496

email: russell@signsunlimitedusa.com

land line: 919-552-8689

PROPERTY OWNER

MAILING ADDRESS:

PHONE: cell: 828-553-1461 email: mansari@mcneelyco.com

land line: \_\_\_\_\_

PROPERTY INFORMATION

STREET ADDRESS: 13447 N. Hwy 11, Salem, SC 29676

TAX PARCEL # 054-00-02-061 DEED BOOK/PAGE: 1936 / 140

ZONING DESIGNATION: \_\_\_\_\_ ACREAGE: 1.68

REQUEST

CODE SECTION FROM WHICH A SPECIAL EXCEPTION IS REQUESTED: Section 32-521(5)

DESCRIPTION OF REQUEST:

Request a Special Exception to allow for a Roof Mounted Sign. The walls of the building are short in height and have large windows. Due to the architectural design of the building, the roof is the most visible place for the sign to go. The Roof height is more than 50% of the overall height of the building and therefore the best place for the building sign.

**Instructions:**

1. The applicant/owner must respond to the "findings" questions on page 3 of this application (you must answer "why" you believe the application meets the tests for the granting of a Special Exception). See also Section 38-7.2 for additional information. You may attach a separate sheet addressing these questions.
2. 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.
3. Include additional documentation to support the request as necessary.
4. The Zoning Administrator will review the application for sufficiency prior to placing the application on the BZA agenda. If the application does not provide sufficient information, the administrator will contact the applicant to request that the applicant provide the required information. You are encouraged to schedule an application conference with a planner, who will review your application at the time it is submitted to insure the necessary materials is provided.
5. The applicant and/or property owner affirms that the applicant or someone acting on the applicant's 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  is not  restricted by any recorded

covenant that is contrary to, conflicts with, or prohibits the requested activity.

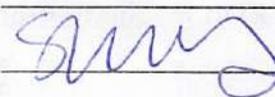
**Russell S. Armstrong**

Digitally signed by Russell S. Armstrong  
DN: cn=Russell S. Armstrong, o=Signs Unlimited, Inc., ou,  
email=russell@signsunlimitedusa.com, c=US  
Date: 2025.10.09 15:48:27 -0400

Applicant Signature

10/09/25

Date



Property Owner Signature

10/09/25

Date

**APPLICANT RESPONSES TO  
SECTION 38-7.2  
(You may attach a separate sheet)**

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

We believe the roof mounted sign we propose looks best with the architectural features of the existing building.

2. The request is in the best interests of the county, the convenience of the community and the public welfare.

Having no sign on the building may confuse customers as to which building the store is located in, where to park, etc.

3. The request is suitable for the property in question, and designed, constructed, operated, and maintained so as to be in harmony with and appropriate in appearance to the existing or intended character of the general vicinity.

We believe the sign layout looks good, and would not be detrimental to the overall area or any neighboring business.

4. The request is suitable in terms of effects on highway traffic, parking and safety with adequate access arrangements to protect streets from undue congestion and hazards.

The roof mounted sign we propose would aid traffic in finding the store.

# McNeely's Store & Rental

13447 South Carolina 11

Salem, SC 29676



# Ground Sign - Double Sided - Illuminated

Quantity:

1

Face:

3/16" White Polycarbonate  
w/ Applied Vinyl

Vinyl Color:

As in drawing

Cabinet Exterior:

Black

Cabinet Interior:

Gloss White

Retainer:

1.50"

Internal Illumination:

White LED's

Mounting:

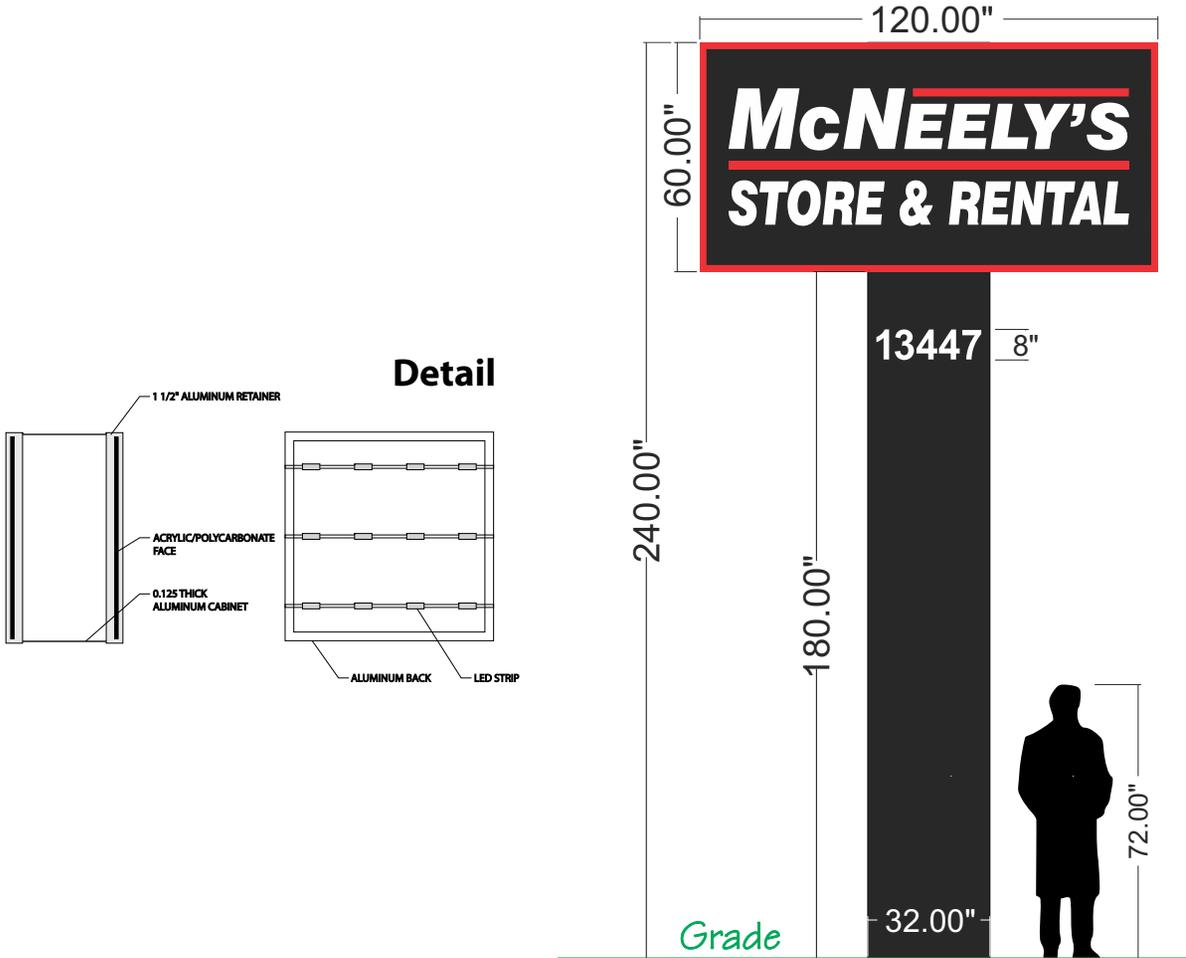
New 6" Steel pole in  
concrete footer

Sq. Ft. Signage:

50.00

Sq. Ft. Allowance:

TBD



Claude Ballbe - BL	claude@signsunlimitedusa.com
919-552-8689	www.signsunlimitedusa.com
DATE: 09/09/25	Underwriters Laboratories Inc. UL File #E225670

Approval Signature:

Notes:

Please check all spelling, quantities, colors, and materials before approving

**SIGNS UNLIMITED**  
communicate your identity

6801 Mount Hermon Church Rd, Building C  
Durham, NC 27705

**McNeely's Store & Rental**

13447 South Carolina 11  
Salem, SC 29676



**Wall Cabinet on Brackets - Illuminated**

**Quantity:**

1

**Face:**

3/16" White Polycarbonate  
w/ Applied Vinyl

**Vinyl Color:**

As in drawing

**Cabinet Exterior:**

Black

**Cabinet Interior:**

Gloss White

**Retainer:**

1.50"

Red

**Internal Illumination:**

White LED's

**Mounting:**

Hanging Bars Flush to Fascia

**Sq. Ft. Signage:**

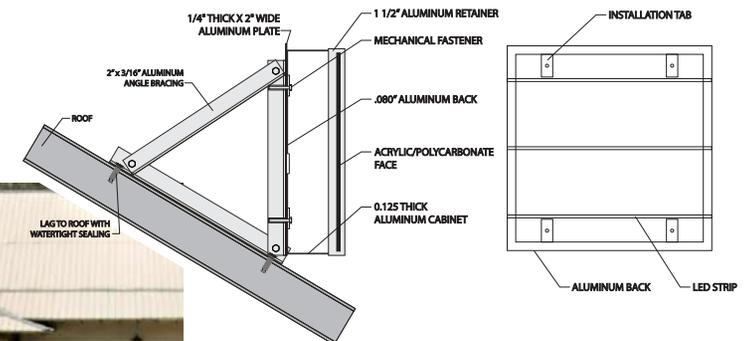
35.11

**Sq. Ft. Allowance:**

TBD



**EXISTING CONDITIONS**



**Detail**

Claude Ballbe - BL	claude@signsunlimitedusa.com
919-552-8689	www.signsunlimitedusa.com
DATE: 09/09/25	Underwriters Laboratories Inc. UL File #E225670

**Approval Signature:**

Notes:

Please check all spelling, quantities, colors, and materials before approving

**SIGNS UNLIMITED**  
communicate your identity  
6801 Mount Hermon Church Rd, Building C  
Durham, NC 27705

**McNeely's Store & Rental**

13447 South Carolina 11  
Salem, SC 29676

**Site Plan**



Claude Ballbe - BL	claude@signsunlimitedusa.com
919-552-8689	www.signsunlimitedusa.com
DATE: 09/09/25	Underwriters Laboratories Inc. UL File #E225670

Approval Signature:

Notes:

Please check all spelling, quantities, colors, and materials before approving

**SIGNS UNLIMITED**  
communicate your identity  
6801 Mount Hermon Church Rd, Building C  
Durham, NC 27705

Navigate to... 

## APPLY FOR A DEVELOPMENT

Home / Services / Development Project / Apply for a Development

| indicates a required field

| Project Type:

Variance Application 

| Sub Type:

BZA 

| Project Description:

Lake Cherokee Cottage- Revision and addition

| Is this application for a new or existing project?:

A new project 



| Address:

331 TIME OUT PL



TAMASSEE

SC

29686

Parcel #:

052-03-06-010

Property Owner:

IRVINE DAVID L

ENTER A DIFFERENT ADDRESS →

Property Information

Gate Code (if applicable):

na

Subdivision:

LAKE CHEROKEE

Lot:

10 and 11

Base Zoning District:

lake Cherokee

Overlay:

NONE

Fire District:

Pickett Post / Camp Oak, 14

Flood:

YES

SC Aeronautics Review:

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:

food, back line variance

Property Owner:

IRVINE DAVID L

Property Owner Email:

fmairvine@msn.com

Property Owners Phone #:

3526342054

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:

Select File

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:

requesting variances by zoning board

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.:

#### Revision and addition to existing lake Cherokee cottage

This is a unique structure. The original portion of the house was built in the late 1960's/early 70's. It is a 24x31 ft. structure built on top of a boat house containing a great room, bath and kitchen area (744 sq. ft). 3/4 of this structure is built on top of the lake with a 4 foot deck encircling the structure. No Hvac and as a summer getaway people slept in the great room.

Sometime later ? late 1970's or early 1980's an addition containing 2 bedrooms and a closet was added on the back of the initial existing structure 12x24 feet (288 sq feet) making a total of 1032 square feet i the existing structure.

Since purchasing the property in the early 1990's a number of improvements have been made: a new kitchen, windows replaced, HVAC-much more livable but it still is still not up to our desired standards. We plan to make it a home and not just a summer cottage yet we wish to maintain the original unique appeal of the " Lake House" We want to maintain the original great room over the water but improve our living quarters which remains a two bedroom but making them larger.

Two variances are requested:

1. House is currently built above a flood plane. We will provide a FEMA flood elevation report which is being done by David Burrell and company who is a licensed surveyor. Despite numerous storms including Helene the lake has never significantly flooded and the house floor which sits 7 feet above mean high water and has never flooded. A number of dam improvements, some of which have been done and planned in the next year has decreased any chance of flood.

2. Screened back porch across the new addition is less than the 10 feet as specified from our back line. Our back line is the lake. The house is already built on top of the lake. I have checked with the architectural committee of Lake Cherokee and they have no issue with my building being close to the back line. I will provide documentation from them. I have talked to each neighbor and they have no issues with my planned project and will provide letters from them.

We are planning to build out towards the road by 4 feet ( East ) and then 32 feet to the North....attached to the north side of existing structure, with a back porch across the west side addition...which is the portion that requiring a line variance against the lake

Building further East is limited by a hill and Septic location and thus the addition to the North.

We wish to keep the original " Greatroom" intact as it originally was built but with improvements and maintain the original "Lake Cottage " appeal and uniqueness.

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

none

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

Limited building space to maintain the original "lake cottage" character

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.:

It will not affect in any way to adjacent properties. It will be an improvement overall to the lake.

General Contractor:

IRVINE DAVID L

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

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.

**SUBMIT**

**SAVE FOR LATER**

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[Privacy Policy \(PrivacyPolicy.pdf\)](#)

November 17, 2025

From: David and Melanie Irvine  
331 Time Out Place  
Tamassee, SC 29686

RE: Zoning Request  
331 Time Out Place  
052-03-06-010  
Lots 10 & 11  
Tamassee, SC 29686

Variance Request (2)

1. Build within 10 feet back line (lake) encroachment but not over.
2. Build over flood plain – less than 3 feet above maximum flood level.

Description of house:

Current structure was built as a single room (great room and bathroom) as a “lake house”. It was built over the water above the boat house. This portion was built in the 1960’s. Later in the 70’s a 2 -bedroom addition was added. Our plan is to add 4 feet (east) on existing structure and 32 feet to the side (north).

Our goal is to maintain the original structure and add on to make the house into our permanent home and a much more livable structure. We wish to make our “lake house” addition handicap accessible.

Variance 1:

The back line of the property is the lake. Of the existing original structure ¾ is built out over the lake along with decks and dock.

I have reviewed our plans with the lake Architectural Committee. They (as stated in attached letter) have no objection to our building plans. The structure that will abut the lake is a screened porch. There are already numerous structures along the lake that abut or are over the lake.

My neighbors have no objections to building plans per their letters.

Variance #2

Allow building floor height to be less than 3 feet above maximum flood plain.

- Existing structure is at 18 inches.
- Current top of floor is 1083 altitude.
- Maximum flood plain is set at 1081 altitude.
- Height of dam is 1081 altitude.

The dam was originally built in 1957. Dam had major improvements in 2005. A new spillway and a larger drain pipe with adjustable valve was added at that time. Dam repair/revision of spillway is scheduled for December/January of this 2025/2026 with further spillway improvement.

- Spillway height is 1075.5
- Normal pool is 1074.
- 100 year recorded high was 1079.6 which occurred prior to 2005 dam revisions.

The house has been built for more than 60 years and has never been flooded. Even with Hurricane Helene when we received a record amount of rain the water did not overrun our seawall.

The lake Architectural Committee along with the Dam Committee see no significant risk of flooding with the current plans.

Thank you for your considerations.



Melanie Dornie

To Zoning Board Oconee County

Concerning zoning variance of  
331 Time Out Place. I, Kendrick Nix,  
next door neighbor, 329 Time Out Place,  
have no issues with David Irvine  
building against back line of property (lake).  
My family have owned the property  
since 1963 and have no knowledge  
of any flooding ever occurring at either  
location.

Kendrick Nix

128 Friendship Rd, Seneca, SC 291678 - Mailing

Kendrick N. Nix

November 10, 2025

From: Sandy Reece  
335 Time Out Place  
Tamassee, SC 29686

RE: Zoning Request  
331 Time Out Place  
Tamassee, SC 29686  
David and Melanie Irvine

To the Zoning Board of Oconee County,

This is in regard to the variance requests:

1. Build against back line of property.
2. Build at existing height above flood line.

I am the immediate neighbor to the north of the above property and have no objections to the above variances. In addition I know of no significant flooding of their property even with the last hurricane Helene.

Sandy Reece



Cherokee Lake Fishing & Boating Club  
P.O. Box 17  
Tamassee, SC 29686

November 14, 2025

To whom it may concern,

The Cherokee Lake Fishing and Boating Club Association in Oconee County has reviewed the plans for the addition and renovation of Dave Irvine's house at 331 Time Out Place. The Association has approved his drawings and has no issue with the fact that the addition will encroach on the 10' setback required at the back of the lot.

Also, concerning the flood elevation requirement, based on the elevation of the dam, there is no significant risk of flooding to this property.

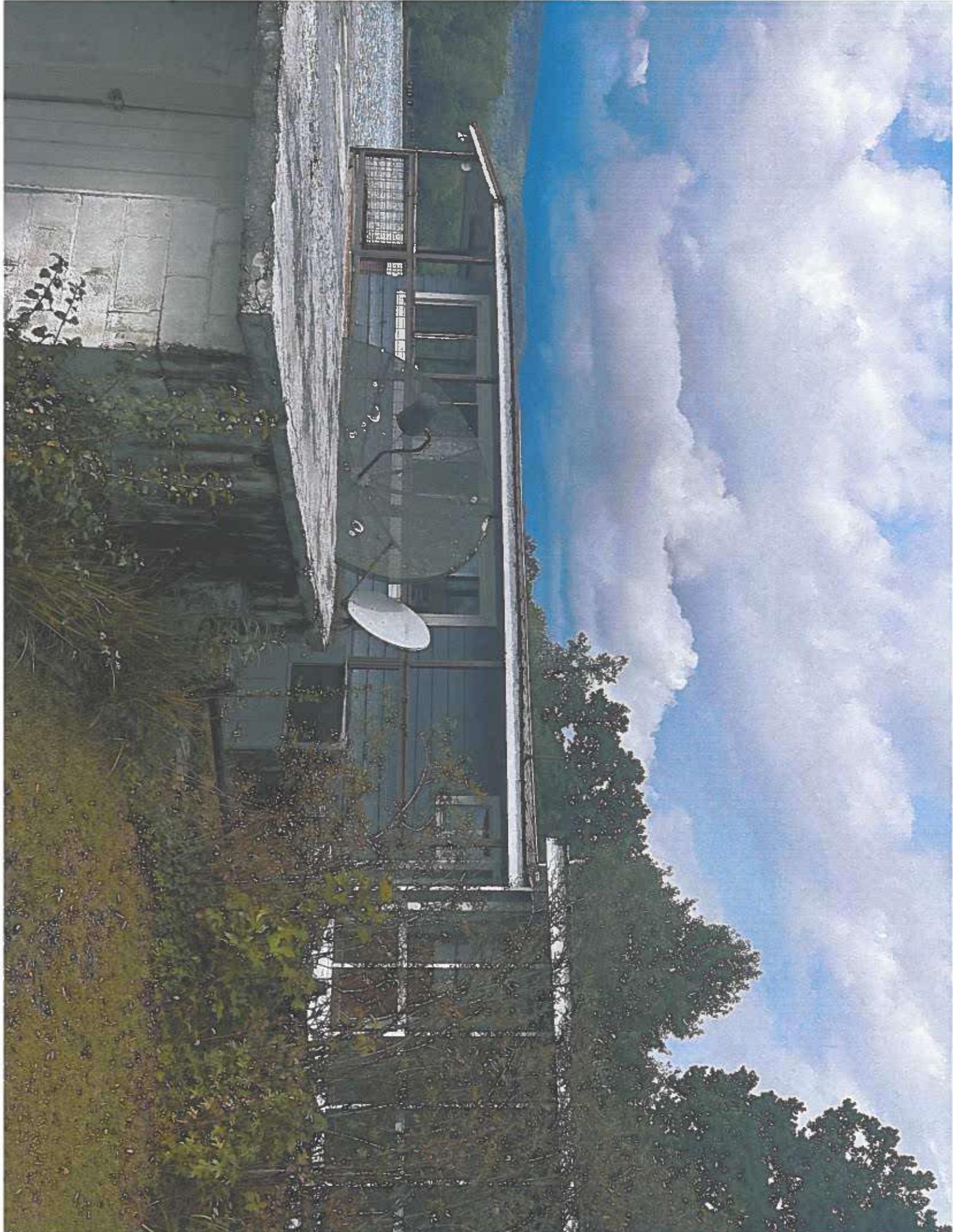
Sincerely,  
Tim Perkins  
Chairman Architectural Control Committee







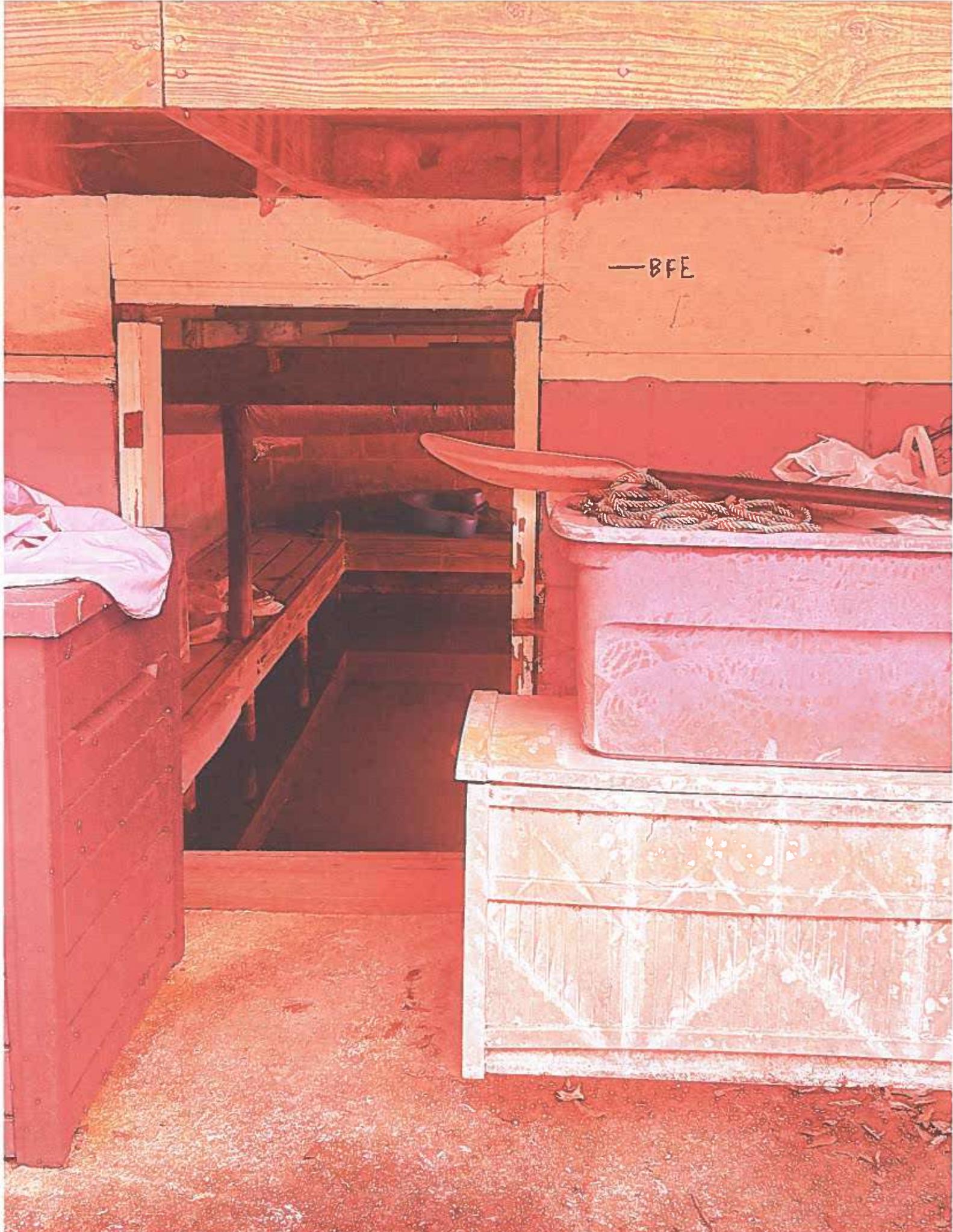








—BFE



# Oconee County, SC

## Parcel Information

Parcel ID 052-03-06-010  
 Neighborhood 2200599 - Lake Cherokee Waterfront  
 Property Address 331 TIMEOUT RD  
 Legal Description LOTS 10 & 11 LAKE CHEROKEE  
 (Note: Not to be used on legal documents.)  
 Acres 0.52  
 Class  
 Tax District PICKETT POST/CAMP OAK (District 14)  
 Exemptions

[View Map](#)

## Owner

IRVINE DAVID L  
 331 TIMEOUT PL  
 TAMASSEE, SC 29686

## Land

Land Use	Acres	Square Footage	Frontage	Depth
O - Other	0.52	22,651	0	0

## Residential Improvement Information

Style 1 Family (Detached)  
 Heated Square Feet 1032  
 Interior Walls Finished  
 Exterior Walls Other  
 Foundation Crawlspace  
 Actual Square Feet 0  
 Basement Square Feet 0  
 Year Built 1974  
 Roof Type Asphalt Shingles  
 Heating Type Cent Ht/AC/Ht Pmp  
 Number Of Bedrooms 2  
 Number Of Full Bathrooms 1  
 Number Of Half Bathrooms 0  
 Value \$68,460  
 Condition Average

## Accessory Information

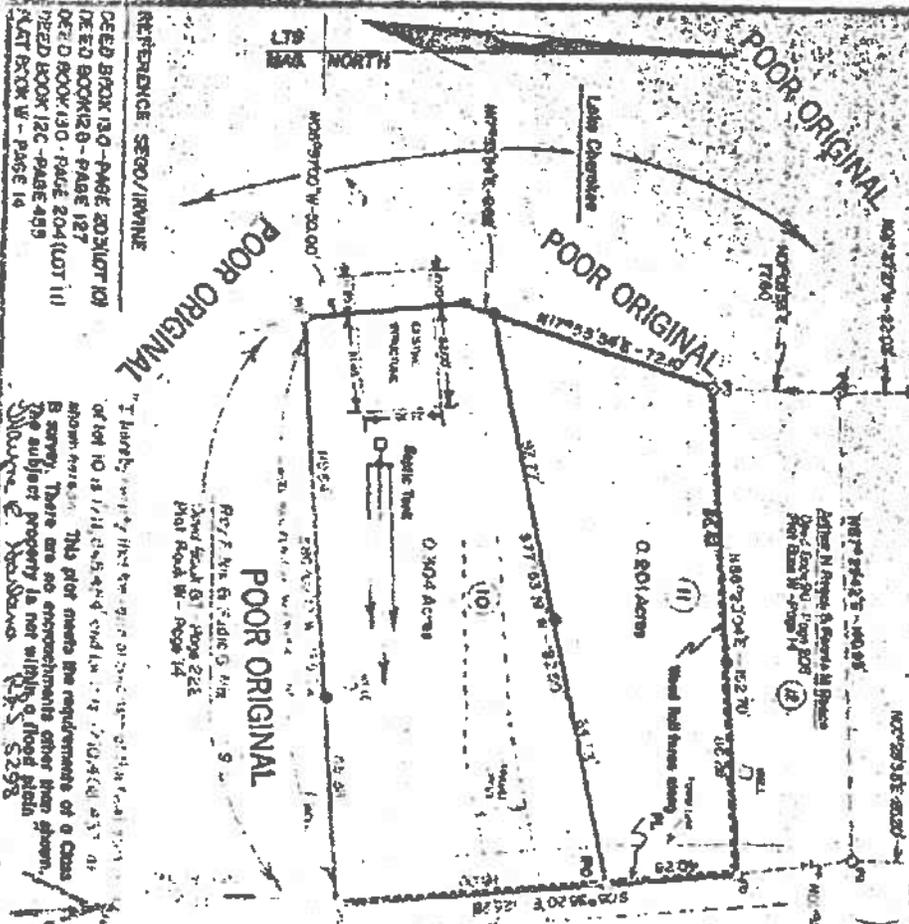
Description	Year Built	Dimensions/Units	Identical Units
Equipment Shed:Steel/No Slab	1980	6x10 / 0	0
Dock: Steel-Boat Slip-3 AV	1974	12x20 / 0	0

## Valuation

Assessed Year	2025
Land Value	\$115,440
Improvement Value	\$68,460
Accessory Value	\$2,510
<b>Total Value (Market)</b>	<b>\$186,410</b>
Land Value	\$110,190
Improvement Value	\$65,490
Accessory Value	\$2,510
<b>Total Value (Capped)</b>	<b>\$178,190</b>

## Sketches

DAVID L. IRVINE POOR ORIGINAL  
LOTS 10 & 11 - LAKE CHEROKEE SUBDIVISION (REVISED)  
TALAMASSEE SCHOOL DISTRICT - CHATTOOGA TOWNSHIP  
COCKE COUNTY - SOUTH CAROLINA



REFERENCE: SE80/IRVINE  
DEED BOOK 130 - PAGE 203 (LOT 10)  
DEED BOOK 128 - PAGE 127  
DEED BOOK 130 - PAGE 204 (LOT 11)  
DEED BOOK 12C - PAGE 499  
DEED BOOK W - PAGE 14

I hereby certify that the title of this plat is correct and that the same is a true and correct copy of the original as shown on the original. There are no encumbrances other than shown. The subject property is not within a flood plain. *Shirley E. Henderson* 5298

26 FEBRUARY 1988  
JOB 88-2400  
SCALE: 1" = 40'

LOCATION MAP - NO SCALE  
NOTE: PLAT UPDATED 2-7-95

RECORDED IN BOOK 1148 R/R 93  
RECORDED IN VOLUME 144  
RECORDED IN VOLUME 144  
RECORDED IN VOLUME 144

REGISTERED  
No. 5298  
RECORDED IN BOOK 1148 R/R 93

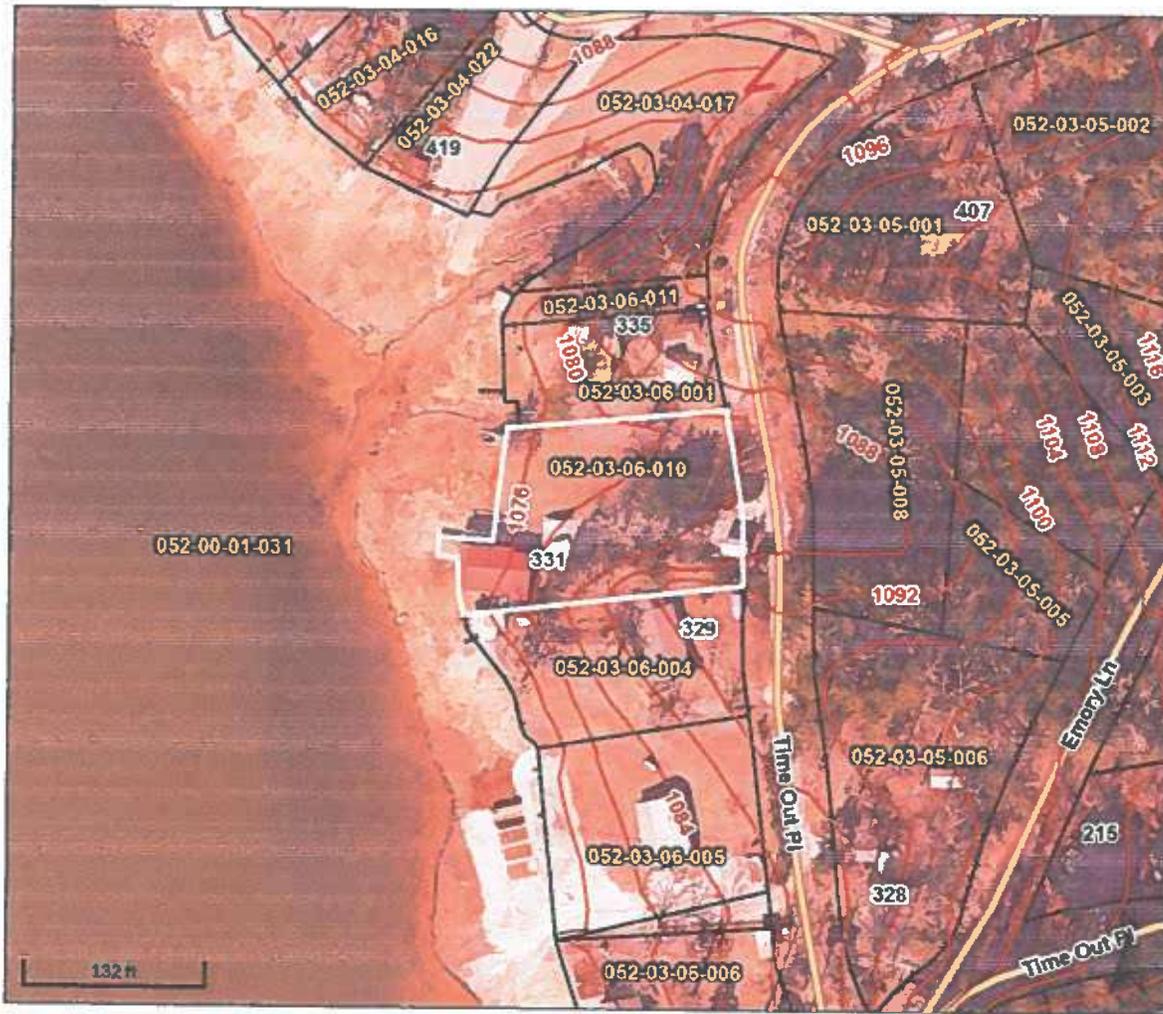
CLERK OF COURT  
SALLIE C. SMITH  
Dec 22 11 48 AM '93  
COCKE COUNTY, S.C.

PAUL R. GARRARD  
LAW FIRM SUPERVISOR, LLC  
501 W. 10th St. N. 2008  
TALAMASSEE, GA 30286  
TEL: 706-337-1234  
FAX: 706-337-1234

*Handwritten note: This Plat was for Recording Purpose! Quality of the Background of this was not checked by Clerk*

1401





**Overview**



**Legend**

- Parcels
- Parcel Numbers
- Address Numbers
- Landhook
- Roads
- Topography

<b>Parcel ID</b>	052-03-06-010	<b>Alternate ID</b>	1622	<b>Owner Address</b>	IRVINE DAVID L	<b>Last 2 Sales</b>			
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	n/a		331 TIMEOUT PL	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Property Address</b>	331 TIME OUTRD	<b>Acreage</b>	0.52		TAMASSEE, SC 29686	n/a	0	n/a	n/a
						n/a	0	n/a	n/a

**District** 14  
**Brief Tax Description** LOTS 10 & 11 LAKE CHEROKEE  
 (Note: Not to be used on legal documents)

Date created: 10/4/2025  
 Last Data Uploaded: 10/3/2025 5:13:23 PM

Developed by **SCHNEIDER**

Recorded this 23 day of Oct  
A. D. 19 91 in Vol. 671  
Page 25 and Certified:

BOOK 671 PAGE 25

FILED FOR RECORDING  
OCONEE COUNTY  
DEEDS

OCT 23 2 12 PM '91  
CLERK OF COURT

MISSISSIPPI  
Cannon  
10 cc fee  
8.00  
K-40

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE  
THIS PROPERTY DESIGNATED AS

MAP 152 SUB 03 BLK 06 PARC. 022

Oconee County, S.C.

ON OCONEE COUNTY TAX MAPS

Roger A. Williams  
OCONEE COUNTY ASSESSOR

WHEREAS, Garold L. Segó and Patricia Segó acquired the following described property as tenants in common by Deed dated December 30, 1974; Whereas, Garold L. Segó executed a Quitclaim Deed to Patricia Segó but said deed was not properly witnessed or probated; WHEREAS, Garold L. Segó died testate in Johnson County, Indiana, on September 7, 1979 and his Last Will and Testament was thereafter admitted for probate in Johnson County, Indiana; WHEREAS, Patricia Segó was the sole beneficiary under the Will and together with the other grantors herein are the sole heirs at law and devisees of Garold L. Segó:

KNOW ALL MEN BY THESE PRESENTS, that

PATRICIA SEGO, JESSLYN SEGO REYNOLDS, AND SUSAN SEGO WAYMAN

in consideration of Four Thousand (\$4,000.00) Dollars and no other considerations, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto:

DAVID L. IRVINE, his heirs and assigns, forever:

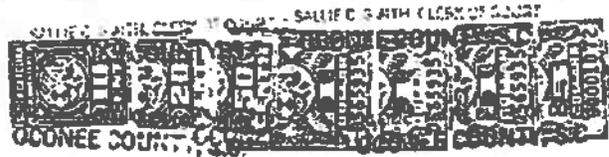
All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Oconee, Tamassee District, and being known and designated as Lot #11 of Lake Cherokee Subdivision according to plat of survey prepared by Wayne R. Garland, RLS, Landmark Surveys, Inc., recorded April 3, 1986 in Plat Book P-53 at Page 101, records of Oconee County, to which plat reference is hereby made for a more complete and accurate description.

This is the property conveyed to Garold L. Segó and Patricia Segó by deed of Glenn N. Hendricks and Margorie S. Hendricks recorded in Deed Book 12-C at page 455, records of Oconee County; Garold L. Segó thereafter conveyed his interest to Patricia Segó by Quitclaim Deed recorded in Deed book 13-0 at Page 204 in the Office of the Clerk of Court for Oconee County.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee, and the grantee's heirs or successors and assigns, forever. And, the grantors do hereby bind the grantors and the grantors' heirs or successors, executors and administrators to warrant

OCONEE COUNTY

Doc. Tax in Am't.  
of \$ 4.40 Collected



BOOK 671 PAGE 26

and forever defend all and singular said premises unto the grantee and the grantee's heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantors' hands and seals this 7<sup>th</sup> day of October, 1991.

SIGNED, sealed and delivered in the presence of:

[Signature]  
Witness  
Mark Alexander  
Witness

Patricia A. Sego (SEAL)  
Patricia Sego

[Signature]  
Witness  
Mark Alexander  
Witness

Jesslyn Sego Reynolds (SEAL)  
Jesslyn Sego Reynolds

[Signature]  
Witness  
Mark Alexander  
Witness

Susan Sego Wayman  
Susan Sego Wayman

Recorded by 25 days of Oct, 91  
Book 671 Page 3505  
Fee  
[Signature]  
Notary, Clemson County, S.C.

STATE OF INDIANA )  
COUNTY OF )

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named grantors sign, seal and as the grantors' act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN TO BEFORE ME THIS 7<sup>th</sup> day of October, 1991

[Signature] (L.S.)  
Notary Public for Indiana  
My Commission Expires: April 10, 1994

[Signature]

The Grantee's Address is: 511 Shorecrest Drive  
Clemson, SC 29631

FILED FOR RECORD  
OCONEE COUNTY  
OCT 23 2 11 PM '91  
CLERK OF COURT

FILED FOR RECORD  
OCONEE COUNTY

Book 593 Page 261  
16 day of Oct A.D. 1979

OCT 16 12 10 PM '79

Oconee County, S.C.

OCONEE COUNTY

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

DEED

Doc. Tax in Amt  
of \$48.40 Collected

WHEREAS, Garold L. Sego and Patricia Sego acquired the following described property as tenants in common by Deed dated September 6, 1974; WHEREAS, Garold L. Sego executed a Quitclaim Deed to Patricia Sego but said deed was not properly witnessed or probated; WHEREAS, Garold L. Sego died testate in Johnson County, Indiana, on September 7, 1979 and his Last Will and Testament was thereafter admitted for probate in Johnson County, Indiana; WHEREAS, Patricia Sego was the sole beneficiary under the Will and together with the other grantors herein are the sole heirs at law and devisees of Garold L. Sego:

KNOW ALL MEN BY THESE PRESENTS, that PATRICIA SEGO, JESSLYN SEGO REYNOLDS, AND SUSAN SEGO WAYMAN, for consideration of Ten (\$10.00) Dollars and other valuable Considerations, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto:

DAVID L. IRVINE, his heirs and assigns:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Oconee, Tamassee District, and being known and designated as Lot #10 of Lake Cherokee Subdivision according to plat of survey prepared by Wayne R. Garland, RLS, Landmark Surveys, Inc., recorded April 3, 1986 in Plat Book P-53 at Page 101, records of Oconee County, to which plat reference is hereby made for a more complete and accurate description.

This is the property conveyed to Garold L. Sego and Patricia Sego by deed of L. J. Powell, Jr., and William D. Powell by deed recorded in Deed Book 12-B at Page 127, records of Oconee County; Garold L. Sego thereafter conveyed his interest to Patricia Sego by quitclaim deed recorded in Deed Book 13-0 at Page 201 in the Office of the Clerk of Court for Oconee County.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs or successors, executors and



*Clawson  
4.0  
96.00  
48.40*

BOOK 573 PAGE 262

and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantors' hands and seals this 26<sup>th</sup> day of September, 1989.

SIGNED, sealed and delivered in the presence of:

Katherine Wayman  
Witness  
Marlynn A. Rogers  
Witness  
Katherine Wayman  
Witness  
Marlynn A. Rogers  
Witness  
Katherine Wayman  
Witness  
Marlynn A. Rogers  
Witness

Patricia Sego (SEAL)  
Patricia Sego  
Jesslyn Sego Reynolds (SEAL)  
Jesslyn Sego Reynolds  
Susan Sego Wayman (SEAL)  
Susan Sego Wayman

STATE OF INDIANA )  
COUNTY OF Johnson )

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s') act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

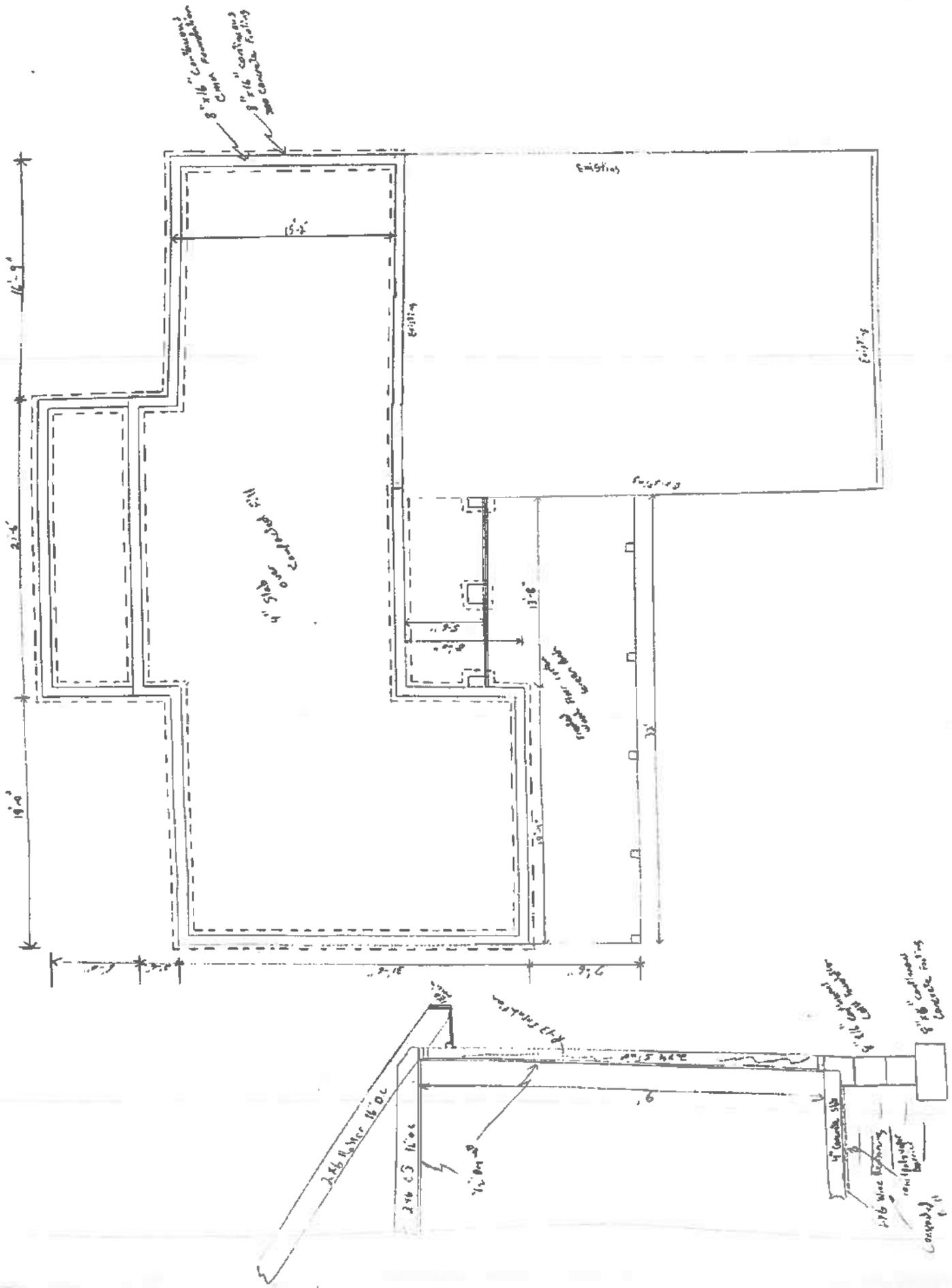
SWORN TO BEFORE ME THIS  
26<sup>th</sup> day of Sept., 1989  
Virginia Chubb (L.S.)  
Notary Public for Indiana  
My Commission Expires: 11-1-92

Katherine Wayman

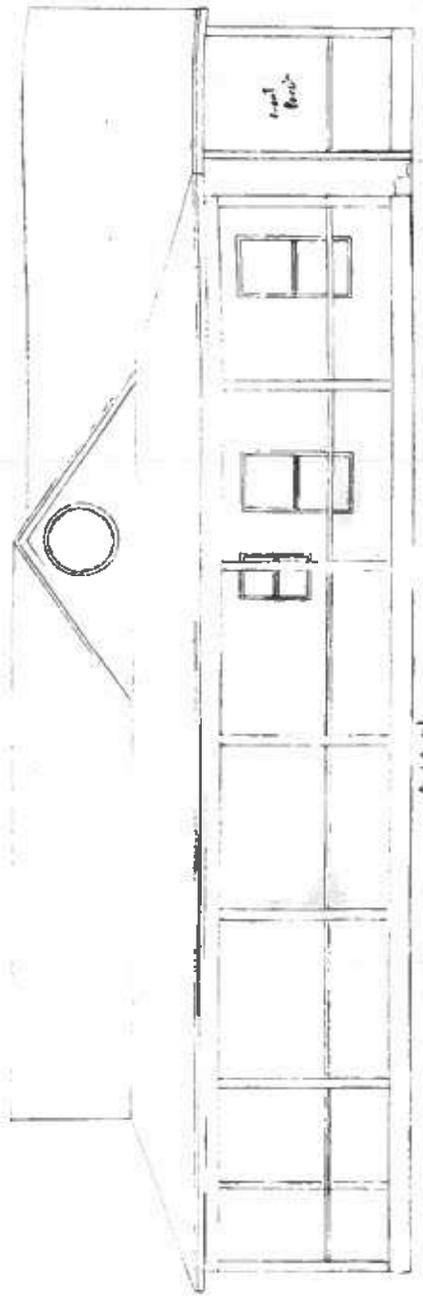
The Grantee's Address is: 511 Shorecrest Drive  
Clemson, South Carolina 29631





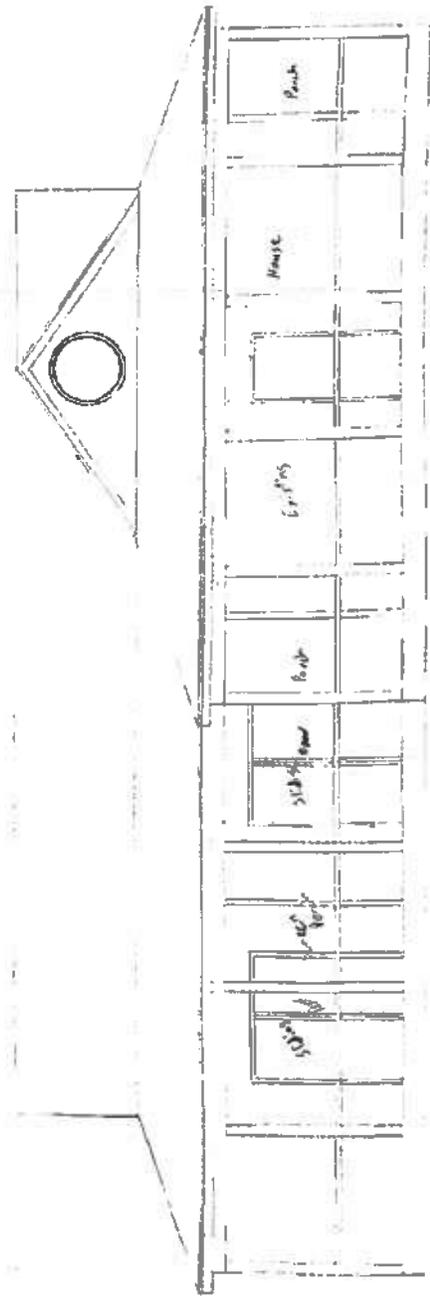


331 Time out Place



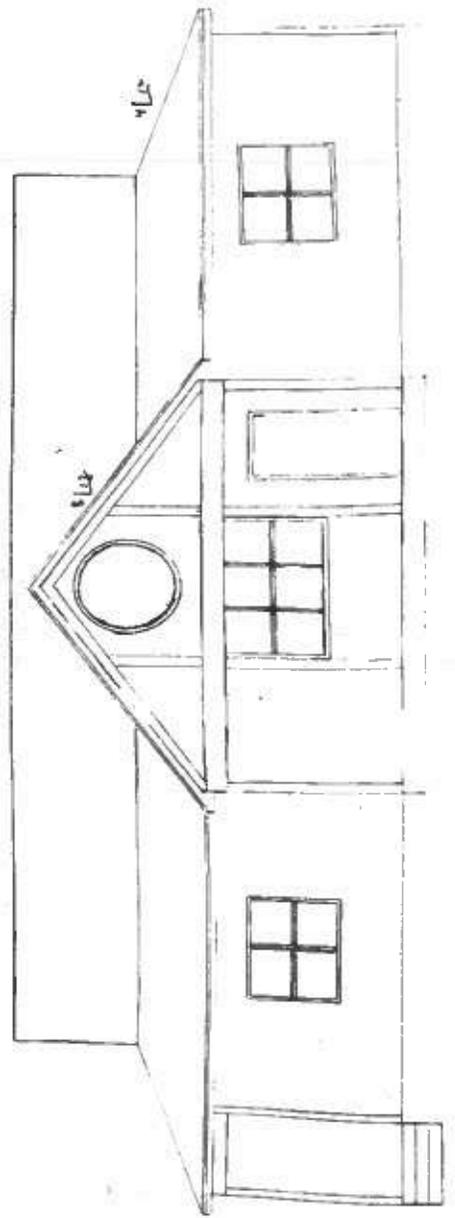
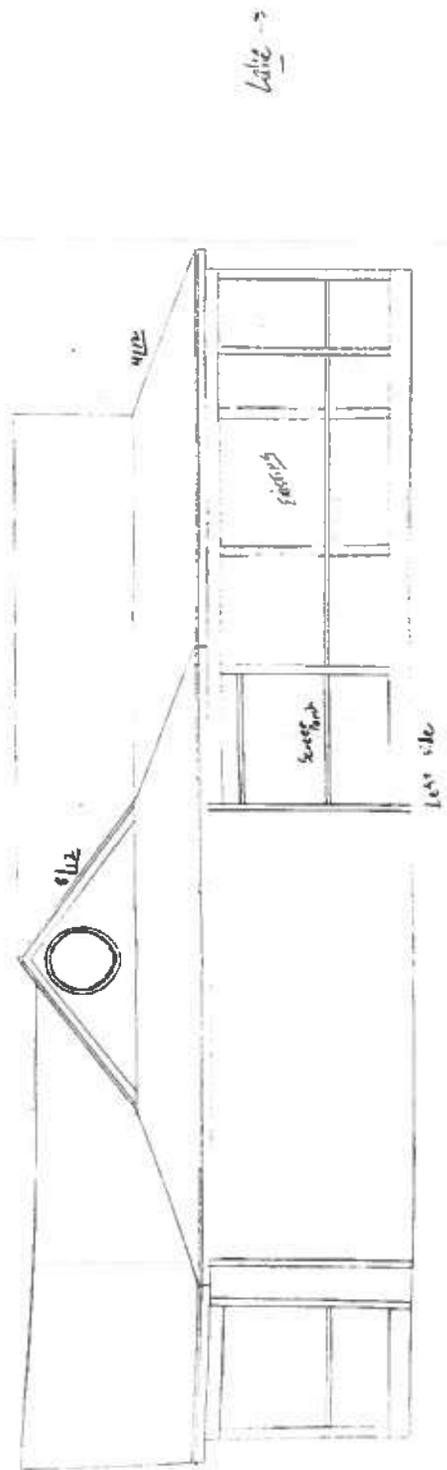
View

Right side



facing Lake

331 Time out Place  
Tampa, Fla



front

THURSDAY FRONT

33' Time out place  
TAMMISSE, S