



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, July 27th – 6:00 PM
Oconee County Council Chambers

1. Call to Order
2. Appointment of Board Secretary
3. Approval of Minutes: February 23, 2026 meeting
4. Brief statement about rules and procedures
5. Variance application VA26-000003 - TMS 316-00-01-164, with an address of 111 & 113 Shannandoah Dr, Westminster, SC; Mountain Lake Real Property Holding LLC/EB Investments PA seeks relief from Sec. 38-10.2 regarding the minimum side setback to split an existing duplex along the firewall.
6. Variance application VA26-000005 - TMS 324-00-02-019; with an address of 354 Mill Creek Rd, Westminster, SC; Cathy D Martin seeks relief from Sec. 38-10.2 regarding the required side setback for existing building located across property line.
7. Variance application VA26-000006 - TMS 334-03-01-085, with an address of 105 Sherry Ln, Fair Play 29643; LB Commercial Property Services on behalf of TM Hartwell LLC seeks relief from Sec. 38-10.2 regarding the required side and rear setback for an addition to an existing home.
8. 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.

Rev. 07/2025



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Wayne McCall, At-Large	

STAFF

Elise Dunaway

MINUTES

Monday, February 23, 2026 – 6:00 PM
Oconee County Council Chambers

1. **Call to Order** – Elise Dunaway Called the meeting to order at 6:00 PM.
2. **Election of Officers** –
 - a. Chairman – Motion to nominate John Eagar; seconded. Approved.
 - b. Vice Chairman – John Eagar made a motion to nominate Jim Henderson; seconded. Approved.
 - c. Secretary – John Eagar made a motion to nominate Elise Dunaway; seconded. Approved.
3. **Motion to approve the minutes from December 17, 2025** – Motion made; seconded. The motion passed.
4. **2026 Meeting Calendar Revision** – Mr. Mays made a motion to accept the revision to the 2026 Meeting Calendar. Seconded by Mr. Gilster. Approved Unanimously.
5. **Brief statement about rules and procedures** – Mr. Eagar outlined the proceedings of the meeting going forward:
 - 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

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.

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- 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.

1. **Special Exception Application SE25-000003 –**

Unmair Ali requests relief from the Fair Play Village Overlay District for a service station.

TMS 337-00-03-009; Address: 503 East Fair Play Boulevard, Fair Play, SC 29643.

Applicant Comments:

- Unmair Ali presented request to construct a gas station with canopy and three fueling islands at the subject property.

Staff comments:

- Ms Dunaway clarified that approval of the special exception is required prior to consideration of any variance.

Public comment:

- Alicia Walker – Representing Fair Play Development Corporation; stated concerns regarding alignment with the Fair Play Strategic Master Plan and requested application of Appendix A standards.
- Russell Gray – Adjacent property owner representative; expressed concerns regarding driveway access, safety, traffic, and proximity to residence.
- William Kessler – Raised concerns regarding sewer availability and dumpster placement.
- Brenda Gray – Expressed concerns regarding traffic, safety, and proximity of improvements to residence.
- Mike Guy – Raised concerns regarding dumpster placement and site layout.

Applicant Rebuttal: Unmair Ali Provided responses regarding site layout, operations, utilities, and intended uses of structures.

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.



Consideration of SE25-000003:

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

1. Motion – Motion made a in the affirmative, seconded. No discussion
2. Vote

In-favor	Opposed
6	0

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

1. Motion – Motion made in the affirmative, seconded. No Discussion
2. 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.

1. Motion – Motion made in the affirmative, seconded. No discussion.
2. 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.

1. Motion – Motion made in the affirmative, seconded. No Discussion.
Opposed
2. Vote

In-favor	Opposed
4	2



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V. Mr. Eagar asked – Based on the evidence presented to the Board, do I hear a motion that the special exception be **Approved subject to the following conditions:**

- Fencing along the easement driveway to prevent access from the service station.
- Fencing along the rear property line with a vegetation buffer to protect adjacent property.

1. Motion –Motion made in the affirmative; Gwen Fowler seconded.
2. Vote

In-favor	Opposed
4	2

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

2. Variance Application VA 25-000017

Unmair Ali requests relief from setback requirements in Appendix A for a service station.

TMS 337-00-03-009; Address: 503 East Fair Play Boulevard, Fair Play, SC 29643.

Applicant Comments:

- Unmair Ali Requested reduction of setbacks to allow improved vehicle maneuverability within the site.

Staff comments:

- None



Public comment:

- Alicia Walker – Representing Fair Play Development Corporation; stated concerns regarding alignment with the Fair Play Strategic Master Plan and requested application of Appendix A standards.

Consideration of VA 25-000017:

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

1. Motion – Motion made a in the affirmative, seconded. No discussion
2. Vote

In-favor	Opposed
6	0

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

1. Motion – Motion made in the affirmative, seconded. No Discussion
2. Vote

In-favor	Opposed
6	0

VIII. 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.

1. Motion – Motion made in the affirmative, seconded. No discussion.
2. Vote

In-favor	Opposed
6	0

IX. 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.

1. Motion – Motion made in the affirmative, seconded. No Discussion.
Opposed
2. Vote

In-favor	Opposed
6	0



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X. Mr. Eagar asked – Based on the evidence presented to the Board, do I hear a motion that the special exception be **Approved subject to the following conditions:**

- Fencing along the easement driveway to prevent access from the service station.
- Fencing along the rear property line with a vegetation buffer to protect adjacent property.

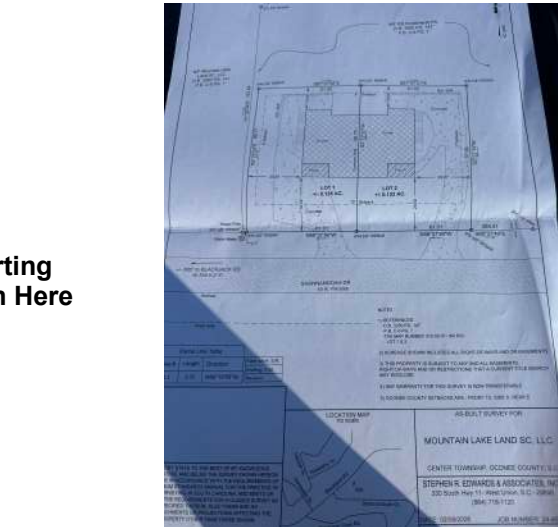
1. Motion – Motion made in the affirmative; seconded.
2. Vote

In-favor	Opposed
5	1

6. Adjourn- Motion made. Seconded. Approved 6-0

Freedom of Information Act - Variance Application

Permitting Information



Code section from which a variance is requested

Sec. 38-10.2. - Control free district (CFD) setbacks

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.:

This is the only residential home on this portion of the road. It is a duplex that is located at the beginning of the road and just behind a commercial property (c-store). The land is average for the area with uneven areas. There is a large drop behind the duplex (at least one story of a home).

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

The duplex was built on an existing play and the owner would like to separate the two halves of the duplex for financial reasons.

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 setbacks will not allow the duplex to be separated as shown on proposed survey.

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 changes will not affect any of the neighbors as the duplex is already in place and this is a division down the middle of the duplex.

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

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Workflow Reviews Information

Type	Creation Date	Due Date	Completion Date	Status	Description
Planning and Zoning Review	03/20/2026	04/28/2026	01/01/1900	Resubmittal Required	?DATE SCHEDULED?

Application Check	03/20/2026	03/21/2026	03/20/2026	Approved
Review Complete	03/20/2026	01/01/1900	01/01/1900	Pending

Inspection Information

Activities Information

Type	Creation Date	Due Date	Completion Date	Status	Description
Online Payment Received	03/20/2026	03/27/2026	03/20/2026	Complete	
Online Payment Received	03/20/2026	03/27/2026	03/20/2026	Complete	

Documents Information

Creation Date	File Name	Source
03/20/2026	image.jpg	Upload Supporting Documentation Here
03/20/2026	Your application has been received.htm	System Email
03/20/2026	Permit Review.htm	Email
03/20/2026	Your citizenserve payment has been received.htm	System Email
03/20/2026	Receipt.pdf	Merge document
03/20/2026	Permit Email.htm	Email
03/20/2026	Your citizenserve application status has changed.htm	System Email
05/08/2026	Permit Review.htm	Email
05/18/2026	Permit Review.htm	Email

History

Creation Date	Note Type	Note
03/19/2026	Contact Added	Sherri E Howard was added to the case by - Sherri E Howard.
03/19/2026	Property Owner Added	Contact "MOUNTAIN LAKE REAL PROP HOLDING LLC" was attached to the case.
03/19/2026	Portal Saved For Later	Online application for Separate lot with the new common property line separating a duplex in half thru the firewall This portion is on Shannandoah Dr on 1437 BLACKJACK RD Saved for Later by - Sherri E Howard and 03/19/2026 10:57 AM
03/20/2026	Document Attached	Document "image.jpg" was attached to the case.
03/20/2026	Planning and Zoning Review - Activity	A Planning and Zoning Review activity has been assigned to Elise Dunaway in the Community Development department.

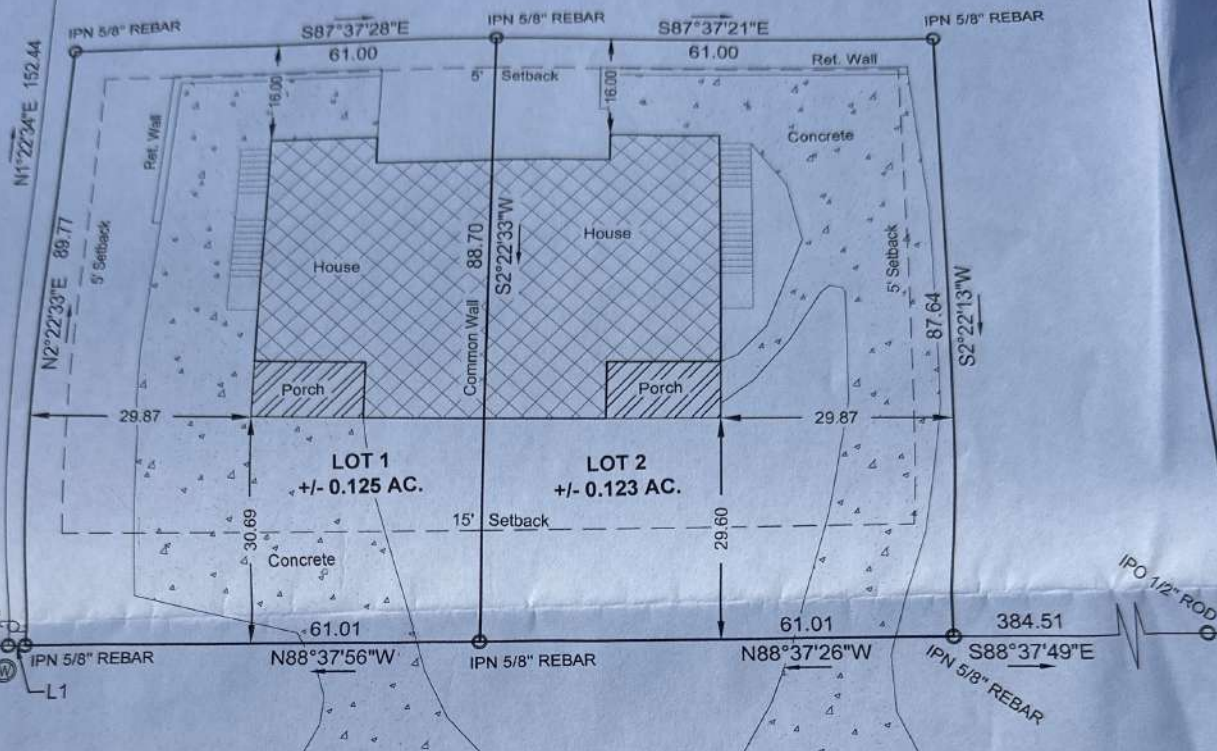
03/20/2026	Application Check - Activity	A Application Check activity has been assigned to Elise Dunaway in the Community Development department.
03/20/2026	Review Complete - Activity	A Review Complete activity has been assigned to Elise Dunaway in the Community Development department.
03/20/2026	Portal Submitted	Online application for Separate lot with the new common property line separating a duplex in half thru the firewall This portion is on Shannandoah Dr on 1437 BLACKJACK RD Submitted by - Sherri E Howard and 03/20/2026 07:01 AM
03/20/2026	Document Attached	Document "Your application has been received.htm" was attached to the case.
03/20/2026	Activity Update	Application Check assigned to Elise Dunaway was completed by Elise Dunaway on 03/20/2026
03/20/2026	Activity Update	Application Check assigned to Elise Dunaway status changed from Pending to Approved by Elise Dunaway on 03/20/2026
03/20/2026	Activity Update	Planning and Zoning Review assigned to Elise Dunaway status changed from Pending to Under Review by Elise Dunaway on 03/20/2026
03/20/2026	Permit Status Updated	Permit# VA26-000003 status was changed from Online Application Received to Payment Required by Elise Dunaway
03/20/2026	Document Attached	Document "Permit Review.htm" was attached to the case.
03/20/2026	Payment Added	Payment of \$300.00 added to VA26-000003 receipt #766
03/20/2026	Online Payment Received - Activity	A Online Payment Received activity has been assigned to Cynthia Adams in the Community Development department.
03/20/2026	Document Attached	Document "Your citizenserve payment has been received.htm" was attached to the case.
03/20/2026	Document Attached	Document "Receipt.pdf" was attached to the case.
03/20/2026	Document Attached	Document "Permit Email.htm" was attached to the case.
03/20/2026	Activity Update	Online Payment Received assigned to Cynthia Adams was completed by Cynthia Adams on 03/20/2026
03/20/2026	Activity Update	Online Payment Received assigned to Cynthia Adams status changed from to Complete by Cynthia Adams on 03/20/2026
03/20/2026	Permit Status Updated	Permit# VA26-000003 status was changed from Payment Required to Under Review by Cynthia Adams
03/20/2026	Document Attached	Document "Your citizenserve application status has changed.htm" was attached to the case.
04/01/2026	Activity Update	Planning and Zoning Review Due Date Changed from 03/27/2026 to 04/28/2026 by Elise Dunaway.
04/03/2026	Planning and Zoning Review - Activity	Activity Planning and Zoning Review has been reassigned from Elise Dunaway to Casey Neal.
04/03/2026	Review Complete - Activity	Activity Review Complete has been reassigned from Elise Dunaway to Casey Neal.
04/03/2026	Activity Update	Planning and Zoning Review assigned to Casey Neal status changed from Under Review to Resubmittal Required by Casey Neal on 04/03/2026
04/14/2026	Planning and Zoning Review -	Activity Planning and Zoning Review has been reassigned from Casey Neal to DeAnn Hester.

Activity		
04/14/2026	Activity Update	Planning and Zoning Review assigned to Casey Neal status changed from Resubmittal Required to Pending by Cynthia Adams on 04/14/2026
05/08/2026	Activity Update	Planning and Zoning Review assigned to DeAnn Hester status changed from Pending to Resubmittal Required by DeAnn Hester on 05/08/2026
05/08/2026	Document Attached	Document "Permit Review.htm" was attached to the case.
05/18/2026	Document Attached	Document "Permit Review.htm" was attached to the case.
05/18/2026	Permit Updated	Permit # VA26-000003 Work Description was changed from Separate lot with the new common property line separating a duplex in half thru the firewall This portion is on Shannandoah Dr to Separate lot with the new common property line separating a duplex in half thru the firewall This portion is on 111 & 113 Shannandoah Dr by DeAnn Hester

N/F EB Investments PA
D.B. 3260 PG. 147
P.B. C-6 PG. 7

SC GRID

N/F Mountain Lake
Land SC, LLC
D.B. 3260 PG. 141
P.B. C-6 PG. 7



+/- 600' to BLACKJACK RD.
66' R/W S-37-67

SHANNANDOAH DR
50' R/W, FW-2068

Asphalt

Road R/W

Parcel Line Table

Line #	Length	Direction
L1	2.31	N89°19'56"W

Field Work: S.R.

Drafting: C.M.

Revision:

NOTES

- 1) REFERENCES
-D.B. 3260 PG. 147
-P.B. C-6 PG. 7
-TAX MAP NUMBER 316-00-01-164 P/O
- LOT 1 & 2
- 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) OCONEE COUNTY SETBACKS ARE : FRONT 15', SIDE 5', REAR 5'

LOCATION MAP
no scale



AS-BUILT SURVEY FOR

MOUNTAIN LAKE LAND SC, LLC.

CENTER TOWNSHIP, OCONEE COUNTY, S.C.

STEPHEN R. EDWARDS & ASSOCIATES, INC.

330 South Hwy 11- West Union, S.C. - 29696

(864) 718-1120

DATE: 02/09/2026

JOB NUMBER: 24-45

REBY STATE TO THE BEST OF MY KNOWLEDGE, ATION, AND BELIEF THE SURVEY SHOWN HEREON E IN ACCORDANCE WITH THE REQUIREMENTS OF UM STANDARDS MANUAL FOR THE PRACTICE OF URVEYING IN SOUTH CAROLINA, AND MEETS OR THE REQUIREMENTS FOR A CLASS B SURVEY AS ECIFIED THEREIN, ALSO THERE ARE NO ACHMENTS OR PROJECTIONS AFFECTING THE OPERTY OTHER THAN THOSE SHOWN

Freedom of Information Act - Variance Application

Permitting Information

Code section from which a
variance is requested

Section 38-10.2

**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.:

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

The building was placed over/too close to the existing lot lines in error.

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 required setbacks are violated by the proposed property lines.

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 property lines have been agreed to by the adjoining land owners.

General Contractor

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Comments

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Workflow Reviews Information

Type	Creation Date	Due Date	Completion Date	Status	Description
Application Check	05/06/2026	05/07/2026	05/07/2026	Approved	
Planning and Zoning Review	05/06/2026	05/14/2026	01/01/1900	Under Review	
Review Complete	05/06/2026	01/01/1900	01/01/1900	Pending	

Inspection Information

Activities Information

Documents Information

Creation Date	File Name	Source
05/06/2026	DOC001.pdf	Document

05/06/2026 Receipt.pdf Merge document

History

Creation Date	Note Type	Note
05/06/2026	Contact Added	GLENN HART was added to the case by Casey Neal.
05/06/2026	Application Check - Activity	A Application Check activity has been assigned to Casey Neal in the Community Development department.
05/06/2026	Planning and Zoning Review - Activity	A Planning and Zoning Review activity has been assigned to DeAnn Hester in the Community Development department.
05/06/2026	Review Complete - Activity	A Review Complete activity has been assigned to Casey Neal in the Community Development department.
05/06/2026	File Created	File created by Casey Neal.
05/06/2026	Document Attached	Document "DOC001.pdf" was attached to the case.
05/06/2026	Payment Added	Payment of \$300.00 added to VA26-000005 receipt #1224
05/06/2026	Document Attached	Document "Receipt.pdf" was attached to the case.
05/06/2026	Activity Update	Application Check assigned to Casey Neal status changed from Pending to Resubmittal Required by Casey Neal on 05/06/2026
05/07/2026	Activity Update	Application Check assigned to Casey Neal was completed by Casey Neal on 05/07/2026
05/07/2026	Activity Update	Application Check assigned to Casey Neal status changed from Resubmittal Required to Approved by Casey Neal on 05/07/2026
05/12/2026	Activity Update	Planning and Zoning Review assigned to DeAnn Hester status changed from Pending to Under Review by DeAnn Hester on 05/12/2026

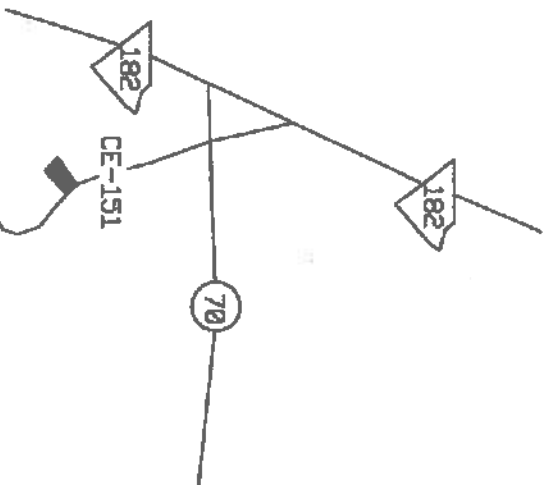
PROPERTY OF CATHY D. MARTIN

CENTER TOWNSHIP---OCONEE COUNTY---SOUTH CAROLINA

DATE: December 19, 2025
TAX MAP #324-00-02-019 & 022
File: MARTIN, CATHY

LAND EXCHANGE

NUM	DISTANCE	BEARING
L1	27.31'	S34°20'45"E
L2	29.54'	S42°19'10"E
L3	24.18'	N69°58'21"E
L4	22.46'	S82°53'49"W
L5	19.86'	S19°29'51"E
L6	8.34'	N45°52'32"W
L7	8.35'	N50°10'56"W
L8	7.33'	N40°39'11"W
L9	6.33'	S24°07'55"E
L10	11.88'	S63°15'56"W
L11	7.23'	S24°07'55"E



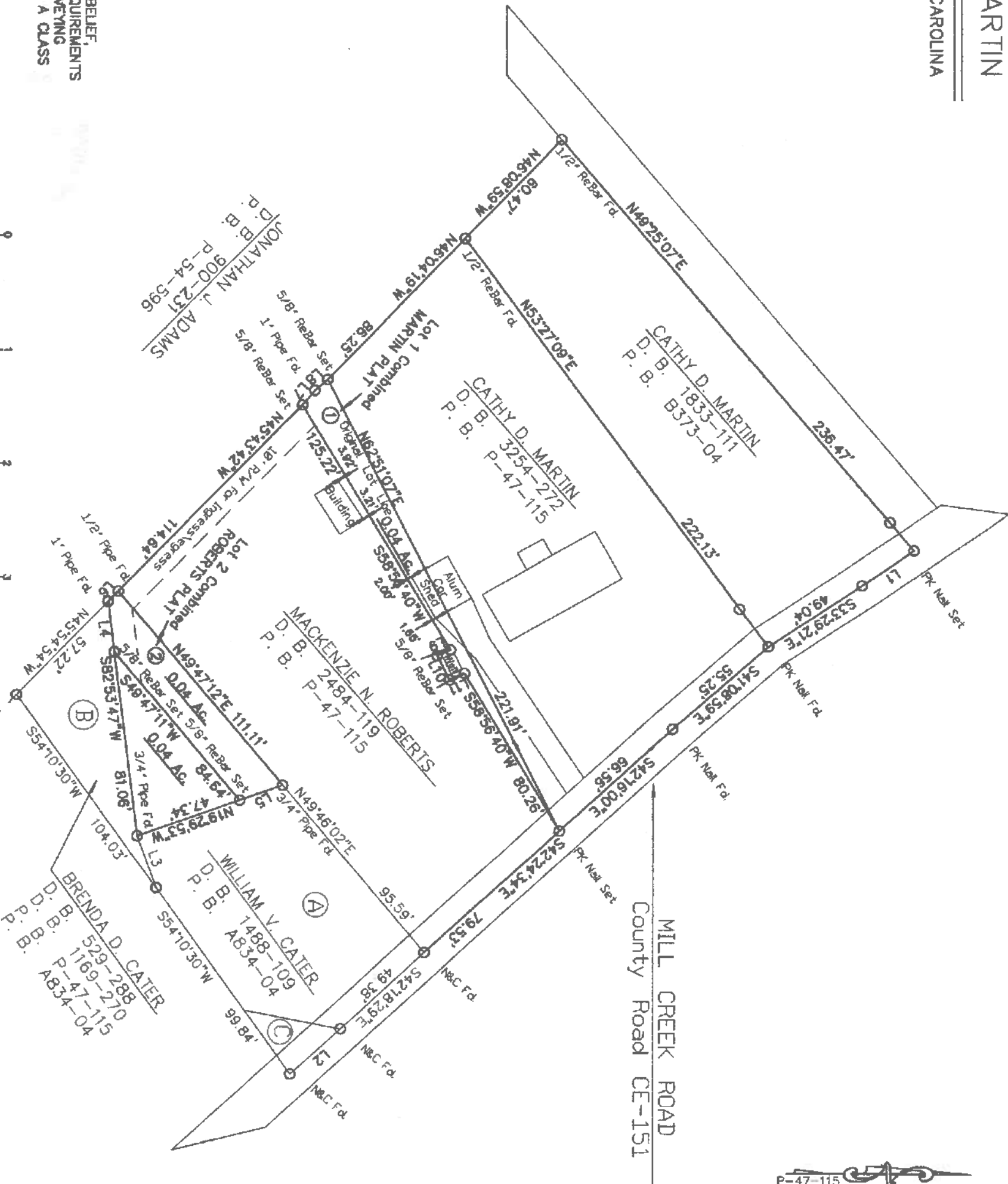
LOCATION MAP--NO SCALE

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS _____ SURVEY AS SPECIFIED THEREIN.

SURVEYED BY JAMES G. HART
REG. L.S. # 8674
266 FRIENDSHIP VALLEY ROAD
SENECA, SC 29878
TELEPHONE (864) 247-1082



Scale : 1" = 50'



P-47-115

Freedom of Information Act - Variance Application

Permitting Information

Code section from which a variance is requested

Section 38-10.2

Upload Supporting Documentation Here



Application is

Application is not

We found no restrictive covenants that prohibit this request for a variance

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 Corps property line is at an extreme angle across the lake side of the property, which is restrictive of the use of the property. The Owner wishes to construct an addition to the existing house which would fall to .7 feet of the Corps property line. While this is less than the required 5 foot minimum, the addition will not cross over the property line at any point.

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

No. The original property owner placed the house at an angle that allows a view of the lake, which is now prohibitive of maintaining the 5' set-back, as required. The new addition to the structure will not touch or cross the Corps Property Line, as it will be .7 feet from the line, per the attached survey.

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 requirements would restrict the Owner's view of the lake and the floating dock which is necessary for the protection and enjoyment of the property. The Owner wishes to add beauty and usability to the property with this addition. The proposed addition that is within the 5 foot minimum is a covered porch and is not conditioned space,

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 variance will not be of any detriment to adjacent property Owners, will not restrict any adjacent property owners view of the lake or any portion of their property. The granting of the variance will not limit any adjacent property owners accessibility to the lake or their property. The granting of the variance will not have any adverse effects on the use of the lake or the Corps Property. The intended use of the property will be enhanced, as well as enhancing the beauty of the existing house. The property owner also intends to install a new floating dock system, which will also enhance the beauty of the area, as there is currently a damaged, worn dock in place.

General Contractor

L B Commercial Property Services

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

It is understood that the Corps Property Line is in place to protect the lake. The set-back requirement does not add any assurance that the lake will be protected any further whether the set-back requirement is adhered to or not. There is 106'+/- from the Corps Property Line to the full pool line of the lake.

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Workflow Reviews Information

Type	Creation Date	Due Date	Completion Date	Status	Description
Application Check	06/02/2026	06/03/2026	06/02/2026	Approved	
Planning and Zoning Review	06/02/2026	06/09/2026	01/01/1900	Pending	
Review Complete	06/02/2026	01/01/1900	01/01/1900	Pending	

Inspection Information

Activities Information

Type	Creation Date	Due Date	Completion Date	Status	Description
Online Payment Received	06/15/2026	06/22/2026	06/15/2026	Complete	
Online Payment Received	06/15/2026	06/22/2026	06/15/2026	Complete	

Documents Information

Creation Date	File Name	Source
06/02/2026	McCullough Survey 130 Sherry Lane. Fair Play. SC.pdf	Upload Supporting Documentation Here
06/02/2026	Your application has been received.htm	System Email
06/02/2026	Your citizenserve application status has changed.htm	System Email
06/08/2026	Permit Review.htm	Email
06/15/2026	Your citizenserve payment has been received.htm	System Email
06/15/2026	Receipt.pdf	Merge document
06/15/2026	Permit Email.htm	Email

History

Creation Date	Note Type	Note
12/09/2025	Contact Added	Jeffrey Burnette was added to the case by System User.
12/09/2025	File Created	File created by System User.
12/09/2025	Contact Added	MCCULLOUGH WILLIAM E REV TST was added to the case by System User.
12/09/2025	Document Attached	Document "A-101 - MAIN LEVEL FLOOR PLANS (1) 11.25.25.pdf" was attached to the case.
12/09/2025	Document Attached	Document "A-102 - BASEMENT LEVEL FLOOR PLANS (1) 11.25.25.pdf" was attached to the case.
12/09/2025	Document Attached	Document "A-201 - ELEVATIONS - NEW (1) 11.25.25.pdf" was attached to the case.

12/09/2025	Application Check - Activity	A Application Check activity has been assigned to Casey Neal in the Community Development department.
12/09/2025	Zoning and Flood Review - Activity	A Zoning and Flood Review activity has been assigned to Elise Dunaway in the Community Development department.
12/09/2025	Residential Plan Review - Activity	A Residential Plan Review activity has been assigned to Brian Blackwell in the Community Development department.
12/09/2025	Plan Review - Activity	A Plan Review activity has been assigned to Doyle Pearson in the Roads & Bridges Department department.
12/09/2025	Addressing - Activity	A Addressing activity has been assigned to Nick Walton in the Community Development department.
12/09/2025	Westminster Fire Plan Review - Activity	A Westminster Fire Plan Review activity has been assigned to Michael Smith in the Westminster City department.
12/09/2025	Plan Review - Activity	A Plan Review activity has been assigned to Clint Livingston in the Oconee County Emergency Services department.
12/09/2025	Sewer Authority Review - Activity	A Sewer Authority Review activity has been assigned to Chris Eleazer in the Community Development department.
12/09/2025	Westminster Zoning Plan Review - Activity	A Westminster Zoning Plan Review activity has been assigned to Bob Jones in the Westminster City department.
12/09/2025	Review Complete - Activity	A Review Complete activity has been assigned to Casey Neal in the Community Development department.
12/09/2025	Seneca Light & Water - Activity	A Seneca Light & Water activity has been assigned to Rita Swaney in the Community Development department.
12/09/2025	Portal Submitted	Online application for Addition of porch, siding & roof on 105 SHERRY LN Submitted by L B Commercial Property Services - Jeffrey Burnette and 12/09/2025 12:22 PM
12/09/2025	Document Attached	Document "Your permit application has been received.htm" was attached to the case.
12/09/2025	Permit Status Updated	Permit# BR25-001181 status was changed from Online Application Received to Under Review by Casey Neal
12/09/2025	Document Attached	Document "Your citizenserve application status has changed.htm" was attached to the case.
12/09/2025	Activity deleted	A Residential Plan Review created on 12/09/2025 was deleted by Casey Neal.
12/09/2025	Activity deleted	A Plan Review created on 12/09/2025 was deleted by Casey Neal.
12/09/2025	Activity deleted	A Addressing created on 12/09/2025 was deleted by Casey Neal.
12/09/2025	Activity deleted	A Westminster Fire Plan Review created on 12/09/2025 was deleted by Casey Neal.
12/09/2025	Activity deleted	A Plan Review created on 12/09/2025 was deleted by Casey Neal.
12/09/2025	Activity deleted	A Sewer Authority Review created on 12/09/2025 was deleted by Casey Neal.
12/09/2025	Activity deleted	A Westminster Zoning Plan Review created on 12/09/2025 was deleted by Casey Neal.
12/09/2025	Activity deleted	A Seneca Light & Water created on 12/09/2025 was deleted by Casey Neal.
12/09/2025	Contact Added	Brian Sires was added to the case by Casey Neal.
12/09/2025	Document Attached	Document "L B COMMERCIAL.pdf" was attached to the case.

12/09/2025	Activity Update	Application Check assigned to Casey Neal status changed from Pending to Resubmittal Required by Casey Neal on 12/09/2025
12/09/2025	Document Attached	Document "Permit Review.htm" was attached to the case.
12/09/2025	Permit Fee Added	Zoning Permit Fee fee of \$25.00 added to BR25-001181 by Casey Neal
12/23/2025	Permit Status Updated	Permit# BR25-001181 status was changed from Under Review to Void Due to Inactivity by Casey Neal
12/23/2025	Document Attached	Document "Your citizenserve application status has changed.htm" was attached to the case.
12/23/2025	Permit Updated	Permit # BR25-001181 close date changed from to 12/23/2025 by Casey Neal
12/23/2025	Activity deleted	A Zoning and Flood Review created on 12/09/2025 was deleted by Casey Neal.
12/23/2025	Activity Update	Application Check assigned to Casey Neal was completed by Casey Neal on 12/23/2025
12/23/2025	Activity Update	Application Check assigned to Casey Neal status changed from Resubmittal Required to Void due to inactivity by Casey Neal on 12/23/2025
12/23/2025	Activity Update	Review Complete assigned to Casey Neal was completed by Casey Neal on 12/23/2025
12/23/2025	Activity Update	Review Complete assigned to Casey Neal status changed from to Void due to inactivity by Casey Neal on 12/23/2025
05/29/2026	Application Check - Activity	A Application Check activity has been assigned to Casey Neal in the Community Development department.
05/29/2026	Zoning and Flood Review - Activity	A Zoning and Flood Review activity has been assigned to DeAnn Hester in the Community Development department.
05/29/2026	Review Complete - Activity	A Review Complete activity has been assigned to Casey Neal in the Community Development department.
05/29/2026	Permit Status Updated	Permit# BR25-001181 status was changed from Void Due to Inactivity to Under Review by Casey Neal
05/29/2026	Document Attached	Document "Your citizenserve application status has changed.htm" was attached to the case.
05/29/2026	Permit Updated	Permit # BR25-001181 close date changed from 12/23/2025 to by Casey Neal
05/29/2026	Document Attached	Document "McCullough Survey 130 Sherry Lane. Fair Play. SC.pdf" was attached to the case.
05/29/2026	Document Attached	Document "BR25 001181 Sub List.pdf" was attached to the case.
05/29/2026	Activity Update	Application Check assigned to Casey Neal was completed by Casey Neal on 05/29/2026
05/29/2026	Activity Update	Application Check assigned to Casey Neal status changed from Pending to Approved by Casey Neal on 05/29/2026
05/29/2026	Activity Update	Review Complete assigned to Casey Neal status changed from to Resubmittal Required by Casey Neal on 05/29/2026
05/29/2026	Document Attached	Document "AG.pdf" was attached to the case.
05/29/2026	Document Attached	Document "Re_ Permit Review.pdf" was attached to the case.
05/29/2026	Document Attached	Document "Re_ Permit Review.pdf" was attached to the case.

06/01/2026	Activity Update	Zoning and Flood Review assigned to DeAnn Hester status changed from Pending to Resubmittal Required by DeAnn Hester on 06/01/2026
06/01/2026	Document Attached	Document "Permit Review.htm" was attached to the case.
06/02/2026	Contact Added	Jeffrey Burnette was added to the case by L B Commercial Property Services - Jeffrey Burnette.
06/02/2026	Document Attached	Document "McCullough Survey 130 Sherry Lane. Fair Play. SC.pdf" was attached to the case.
06/02/2026	Application Check - Activity	A Application Check activity has been assigned to Casey Neal in the Community Development department.
06/02/2026	Planning and Zoning Review - Activity	A Planning and Zoning Review activity has been assigned to DeAnn Hester in the Community Development department.
06/02/2026	Review Complete - Activity	A Review Complete activity has been assigned to Casey Neal in the Community Development department.
06/02/2026	Permit Added	Permit # added to this file by L B Commercial Property Services - Jeffrey Burnette on 06/02/2026
06/02/2026	Portal Submitted	Online application for Residential addition to be built within 5' of property line on 105 SHERRY LN Submitted by L B Commercial Property Services - Jeffrey Burnette and 06/02/2026 01:45 PM
06/02/2026	Document Attached	Document "Your application has been received.htm" was attached to the case.
06/02/2026	Permit Status Updated	Permit# VA26-000006 status was changed from Online Application Received to Under Review by Casey Neal
06/02/2026	Document Attached	Document "Your citizenserve application status has changed.htm" was attached to the case.
06/02/2026	Activity Update	Application Check assigned to Casey Neal was completed by Casey Neal on 06/02/2026
06/02/2026	Activity Update	Application Check assigned to Casey Neal status changed from Pending to Approved by Casey Neal on 06/02/2026
06/08/2026	Document Attached	Document "Permit Review.htm" was attached to the case.
06/15/2026	Permit Status Updated	Permit# VA26-000006 status was changed from Under Review to Payment Required by Cynthia Adams
06/15/2026	Payment Added	Payment of \$300.00 added to VA26-000006 receipt #1599
06/15/2026	Online Payment Received - Activity	A Online Payment Received activity has been assigned to Cynthia Adams in the Community Development department.
06/15/2026	Document Attached	Document "Your citizenserve payment has been received.htm" was attached to the case.
06/15/2026	Document Attached	Document "Receipt.pdf" was attached to the case.
06/15/2026	Document Attached	Document "Permit Email.htm" was attached to the case.
06/15/2026	Activity Update	Online Payment Received assigned to Cynthia Adams was completed by Cynthia Adams on 06/15/2026
06/15/2026	Activity Update	Online Payment Received assigned to Cynthia Adams status changed from to Complete by Cynthia Adams on 06/15/2026

07/01/2026	Document Attached	Document "FOIA - Variance Application.htm" was attached to the case.
07/01/2026	Document deleted	A Document (FOIA - Variance Application.htm) was deleted from this file on 07/01/2026 by DeAnn Hester.

NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REVEAL ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: POSITIONS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESPECTIVE COORDINATE SURVEYING RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. - ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLACED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A SOIL RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR. - THIS SURVEY, AND ALL COPIES THEREOF, ARE MADE WITHOUT THE ORIGINAL SIGNATURE, DATE, AND UNDERSEAL SEAL OF A REGISTERED SURVEYOR WITH THIS FIRM. THE WORD "CERTIFY" OR "GUARANTEE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THIS SURVEY MAP IS ONLY AUTHORIZED FOR USE BY THOSE CERTIFIED TO HEREON AND ANY REPRODUCTION OF USE BY A THIRD PARTY IS STRICTLY PROHIBITED AND IS NON-TRANSFERABLE WITHOUT MY WRITTEN PERMISSION.

LINE	BEARING	DISTANCE
L1	N 52°31'26" E	58.83'
L2	N 88°32'28" E	50.58'
L3	N 85°03'08" W	48.75'
L4	S 64°09'25" W	50.53'

LOT 27
PORT BASS SUBDIVISION
TM#334-03-01-085
0.156 ACRES
6,810 SQ.FT.

GLADYS CIRCLE
(50' R/W PER PB A824/7)

LOT 28
PORT BASS SUBDIVISION
TM#334-03-01-085
0.158 ACRES
6,867 SQ.FT.

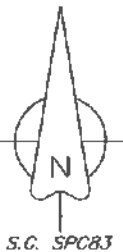
N/F, JANET W KERCHEVAL
TM#334-03-01-087
DB 2643/329
PB A824/7

N/F, JOHN R PATILLO
TM#334-03-01-084
DB 10X/266

S 79°43'39" W
829.17' FROM PT. TO
CORP. MONUMENT 262K

S 85°05'43" E 568.90'
TOTAL-TIE TO CORP. MONUMENT 265K

U.S. ARMY CORP.
- LAKE HARTWELL -



THE PROPERTY SHOWN IS KNOWN AS LOTS 27 & 28, PORT BASS SUBDIVISION, RECORDED IN PLAT BOOK W, PAGE 172, OFFICE OF R.O.D., OCOREE COUNTY, SC.

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "D" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

KEVIN E GAINES, PS#25433
WILLIAM T LAVENDER, PS#26138

EXEMPTION FROM REVIEW PROCESS
This plot is a SURVEY of an existing lot
of record with no new lots created

NOTES:
THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, ZONING ORDINANCES, AND RESTRICTIONS OF RECORD OR NOT OF RECORD, THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

LEGEND

BL BUILDING LINE	OP DUCTILE IRON	CB CATCH BASIN
CT CROWN TOP PIPE	VCP VITRIFIED CLAY	DI DROP INLET
DE DRAINAGE EASEMENT	RCP REINFORCED CONCRETE	ET ELEC TRANS
EP EDGE OF PAVEMENT	CMP CORRUGATED METAL	EL ELEVATION
IPD IRON PIN OLD-D	HPDE H.D. POLY STORM	J FIRE HYDRANT
IPS IRON PIN SET-D	CTV CABLE TV	GM GAS METER
N/C NAIL & CAP	FLC FENCE LINE	GV GAS VALVE
OT OPEN TOP PIPE	FOC FIBER OPTIC CABLE	LP LIGHT POLE
RB REBAR	GAS GAS LINE	PP POWER POLE
R/W RIGHT OF WAY	CHP OVERHEAD POWER	GP GUY ANCHOR
SD STORM DRAIN	ONT OVERHEAD TEL	TEL TEL PEDESTAL
SS SANITARY SEWER	SD STORM DRAIN	GO CLEAN OUT
SSE EASEMENT	SS SANITARY SEWER	W WATER WELER
SM STORM MANHOLE	UGP UNDERGROUND POWER	WV WATER VALVE
SEWER MANHOLE	UGT UNDERGROUND TEL	EM ELECTRIC METER
TM TEL MANHOLE	W WATER LINE	



SITE PLAN FOR
TM HARTWELL, LLC

OCOREE COUNTY, SOUTH CAROLINA

DATE 3/27/26	PROPERTY ADDRESS 105 SHERRY LANE	TAX PM 334-030-01-085, 334-03-01-086
SCALE 1" = 40'	40 0 40 80	FIELD CREW CR-MG JR

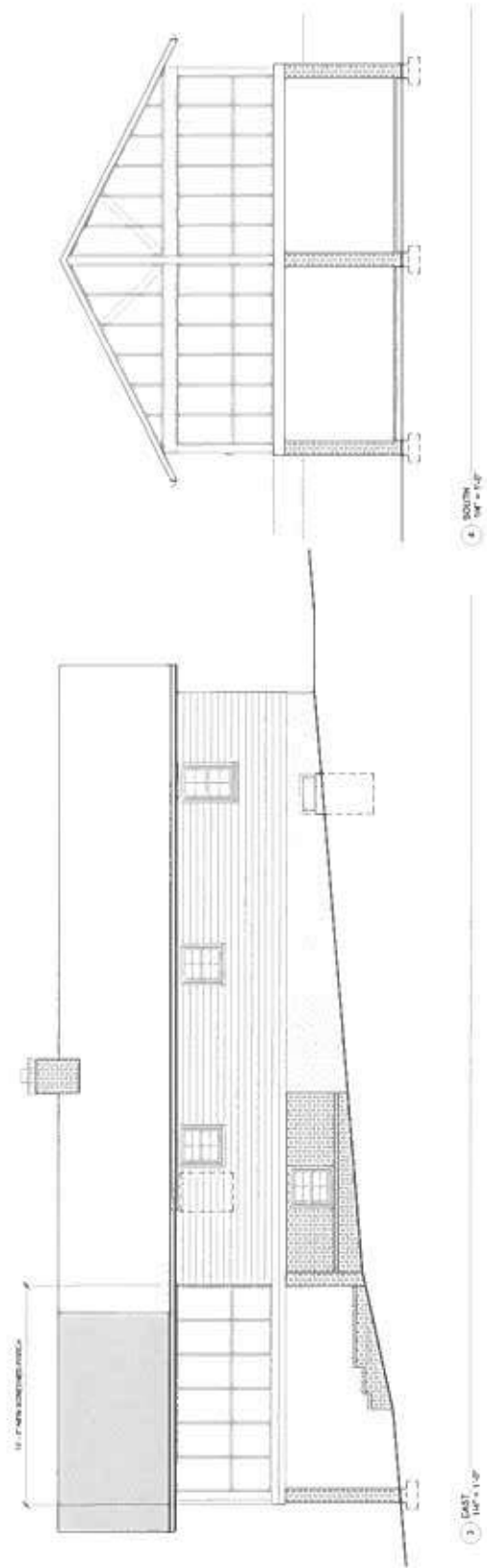
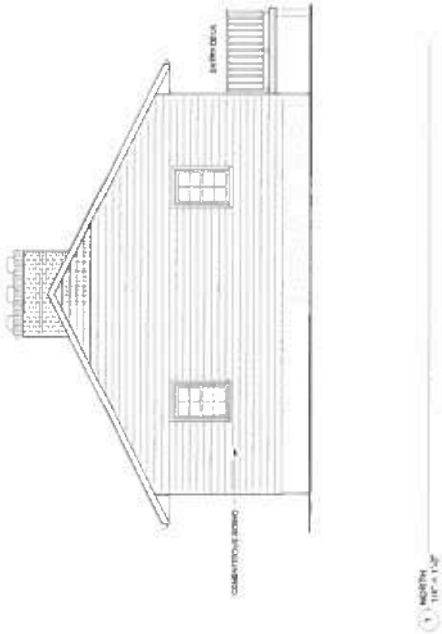
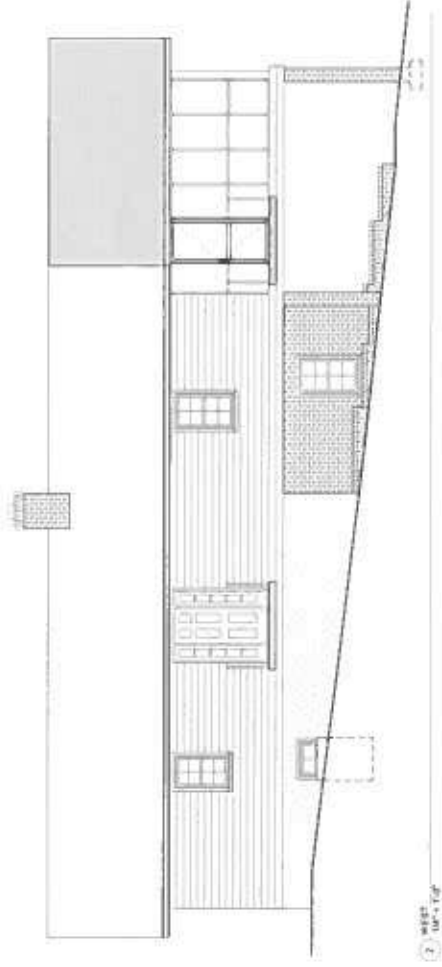
McCULLOUGH LAKE HOUSE RENOVATION

105 SHERRY LANE
FAIR PLAY, SOUTH CAROLINA

Project Name
Date
Drawn by
Checked by
ELEVATIONS - NEW

A-201

Scale: 1/4" = 1'-0"



Oconee County, SC

Parcel Information

Parcel ID 334-03-01-085
 Neighborhood 1103099 - Port Bass Waterfront
 Property Address 105 SHERRY LN
 Legal Description LOT 15 PORT BASS
 (Note: Not to be used on legal documents.)
 Acres 0.15
 Class
 Tax District SOUTH UNION (District 15)
 Exemptions

[View Map](#)

Owner

[TM HARTWELL LLC](#)
 112 W PEACH RIDGE DR
 GREER, SC 29651

Land

Land Use	Acres	Square Footage	Frontage	Depth
O - Other	0.15	6,534	54	120

Residential Improvement Information

Style 1 Family (Detached)
 Heated Square Feet 812
 Interior Walls Finished
 Exterior Walls Vinyl Siding
 Foundation Other
 Attic Square Feet 0
 Basement Square Feet 812 - 100% Finished
 Year Built 1984
 Roof Type Asphalt Shingles
 Heating Type Cent Ht/AC-Ht Pmp
 Number Of Bedrooms 4
 Number Of Full Bathrooms 3
 Number Of Half Bathrooms 0
 Value \$100,573
 Condition Average

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units
Dock: Steel-Boat Slip-3 AV	1984	4x20 / 0	0

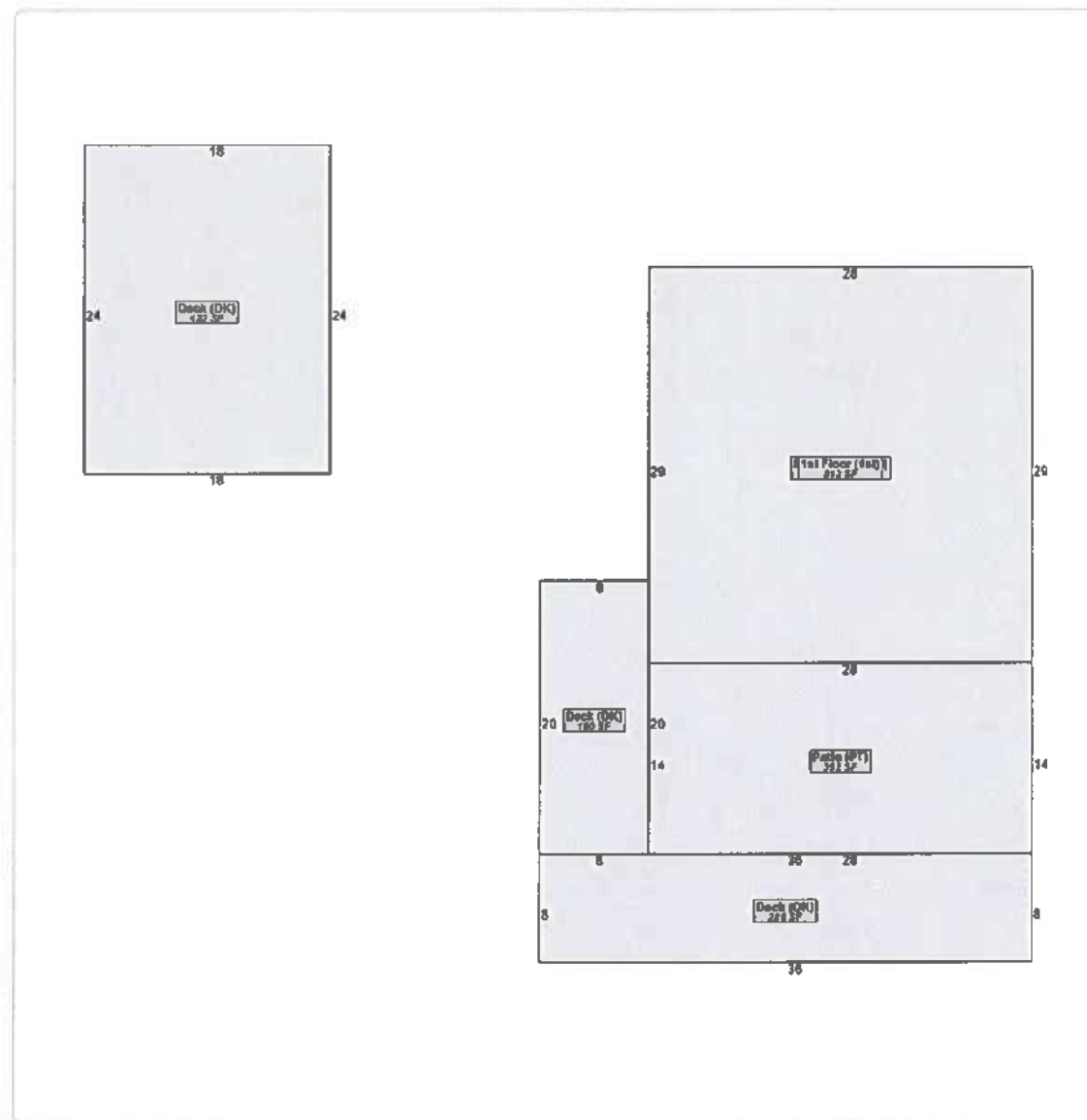
Valuation

Assessed Year	2025
Land Value	\$45,900
Improvement Value	\$100,573
Accessory Value	\$10,690
Total Value (Market)	\$157,163
Land Value	\$0
Improvement Value	\$100,573
Accessory Value	\$10,690
Total Value (Capped)	\$111,263

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/17/2025	3316 118	W 172	\$10	1: Does not match parcel record (multiple parcels)	MCCULLOUGH WILLIAM E REV TST	TM HARTWELL LLC
6/15/2015	2111 43		\$10	9: Other Not Valid	Multiple Owners	MCCULLOUGH WILLIAM E REV TST

Sketches

**Recent Sales In Area**

Sale date range:

From:

07/21/20

To:

07/21/20

[Search Sales by Neighborhood](#)

Distance:

1500

Units:

Feet

[Search Sales by Distance](#)



Overview



Legend

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

Parcel ID	334-03-01-085	Alternate ID	51005	Owner Address	TM HARTWELL LLC	Last 2 Sales			
Sec/Twp/Rng	n/a	Class	n/a		112 W PEACH RIDGE DR	Date	Price	Reason	Qual
Property Address	105 SHERRY LN	Acreage	0.15		GREER, SC 29651	12/17/2025	\$10	1	U
						6/15/2015	\$10	9	U

District 15
Brief LOT 15 PORT BASS
Tax Description (Note: Not to be used on legal documents)

Date created: 7/21/2026
 Last Data Uploaded: 7/20/2026 5:11:55 PM

Developed by  **SCHNEIDER**
 GEOSPATIAL