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, November 23rd – 6:00 PM
Oconee County Council Chambers

1. Call to Order
2. Approval of Minutes: September 28th, 2026 meeting
3. Brief statement about rules and procedures
4. Appointment of temporary Secretary.
5. **Appeal APA26-000004** – Appeal by Paul Bitterman of the Planning Director's zoning verification letter for TMS #**219-00-01-019** and #**219-00-01-071**, with an address of **140 Speedway Dr, Westminster, SC**, determining that a motocross, racetrack, speedway, or similar motorized racing facility is not a permitted use in the TRD (Traditional Rural District) zoning district.
6. **Variance VA26-000010** - TMS # **304-01-02-004**, with an address of **154 Peachtree Ln, Seneca, SC**; Thomas & Donna Gallagher seeks relief from Sec. 38-10.2 regarding the required rear setback for a manufactured home.
7. **Variance VA26-000012** - TMS # **178-00-01-183**, with an address of **983 The Point Dr, West Union, SC**; **Jeremy W & Susana L Skoog** seeks relief from Sec. 38-10.8 regarding the required front setback for a new single family home.
8. **Variance VA26-000013** - TMS # **194-01-01-002**, with an address of **1114 Meares Dr, Seneca, SC**; Dean Morrison seeks relief from Sec. 38-11 regarding the required 25 foot vegetative buffer for a deck addition.
9. **Variance VA26-000015** - TMS #**111-17-01-060**, with an address of **8 Beacon Ridge Circle, Salem, SC**; Michelle Levine seeks relief from Sec. 38-11 regarding the required 25 foot vegetative buffer for a deck.
10. 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.

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

PERMIT PROJECT
FILE #: 26-002244
140 SPEEDWAY DR WESTMINSTER SC 29693
APPEAL ZONING DECISION

PERMIT #: APA26-000004

Permit Type
Appeal Application

Subtype
BZA

Work Description:
appeal zoning decision

Applicant
PAUL BITTERMAN

Status
Under Review

Valuation
0.00

FEES & PAYMENTS

Plan Check Fees
0.00

Permit Fees
300.00

Total Amount
300.00

Amount Paid
300.00

Balance Due
0.00

☐ Non-Billable

PERMIT DATES

Application Date
07/29/2026

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

APPLICANT INFORMATION

Applicant Name
Paul Bitterman

Applicant Phone Number
(864) 209-5827

Applicant Email
paulbitterman6@gmail.com

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.

FEES

FEE	DESC	QUANTITY	AMOUNT	TOTAL
Application Fee				300.00
			Plan Check Fees	**0.00**
			Permit Fees	**300.00**
			Total Fees	**300.00**

PAYMENTS

DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT
07/29/2026	Cash			2054	- PAUL BI	300.00
					Amount Paid	**300.00**
					Balance Due	**0.00**

Freedom of Information Act - Appeal Application

Permit Information

Code Section from which a special exception is requested	[PermitAA:::5952:::151820]

Application is	[PermitAA:::5952:::151813]	Application is not	[PermitAA:::5952:::151814]

Uploading Supporting Documentation Here	[PermitAA:::5952:::41341_WIDTH=0PX_HEIGHT=0PX]

APPLICANT RESPONSES TO SECTION 38-7.2

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:	[PermitAA:::5952:::151823]
The request is in the best interests of the county, the convenience of the community and the public welfare:	[PermitAA:::5952:::151824]
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:	[PermitAA:::5952:::151825]
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:	[PermitAA:::5952:::151826]

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

Workflow Reviews Information

Type	Creation Date	Due Date	Completion Date	Status	Description
Application Check	07/29/2026	07/30/2026	07/29/2026	Approved	
Zoning and Flood	07/29/2026	07/30/2026	01/01/1900	Pending	

Review			
Review Complete	07/29/2026	01/01/1900	01/01/1900

Inspection Information

Activities Information

Documents Information

Creation Date	File Name	Source
07/29/2026	4e773f1f-57e6-4fe3-90ed-0a92c2bc2322.pdf	Online Document Upload
07/29/2026	Receipt.pdf	Merge document
07/29/2026	DOCUMENT OF APPEAL.pdf	Online Document Upload
07/31/2026	Bitterman Letter.docx	Document

History

Creation Date	Note Type	Note
07/29/2026	Contact Added	PAUL BITTERMAN was added to the case by Cynthia Adams.
07/29/2026	Application Check - Activity	A Application Check activity has been assigned to Cynthia Adams in the Community Development department.
07/29/2026	Zoning and Flood Review - Activity	A Zoning and Flood Review activity has been assigned to DeAnn Hester in the Community Development department.
07/29/2026	Review Complete - Activity	A Review Complete activity has been assigned to Cynthia Adams in the Community Development department.
07/29/2026	File Created	File created by Cynthia Adams.
07/29/2026	Property Owner Updated	Property Owner City changed from to PELZER , Property Owner State changed from to SC , Property Owner Zip changed from to 29668
07/29/2026	Property Address Updated	Property Street Number changed from to 140 , Property Street Name changed from to SPEEDWAY , Property Street Type changed from to Dr , Property City changed from to WESTMINSTER , Property State changed from to SC , Property Zip changed from to 29693
07/29/2026	Parcel Number Updated	Parcel Number changed from to 219-00-01-019
07/29/2026	Document Attached	Document "4e773f1f-57e6-4fe3-90ed-0a92c2bc2322.pdf" was attached to the case.
07/29/2026	Activity Update	Application Check assigned to Cynthia Adams was completed by Cynthia Adams on 07/29/2026
07/29/2026	Activity Update	Application Check assigned to Cynthia Adams status changed from to Approved by Cynthia Adams on 07/29/2026
07/29/2026	Payment Added	Payment of $300.00 added to APA26-000004 receipt #2054
07/29/2026	Document Attached	Document "Receipt.pdf" was attached to the case.
07/29/2026	Document Attached	Document "DOCUMENT OF APPEAL.pdf" was attached to the case.

07/31/2026	Document Attached	Document "Bitterman Letter.docx" was attached to the case.
09/01/2026	Activity Update	Zoning and Flood Review assigned to DeAnn Hester status changed from to Pending by DeAnn Hester on 09/01/2026

20260000778 Type: DEEDS
Recorded: 07/10/2026 04:25:12 PM
Fee Amt: $15.00
Oconee, South Carolina, Register of Deeds
Anna Davison - Register of Deeds
Page 1 of 5 BK 4908 PG 321 - 325
State Tax $364.00
County Tax $154.00

Re: **TITLE EXAM**
BY DRWM

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

*

Grantee Address:

530 Woodcock Rd.
Pelzer, SC
29669

TITLE TO REAL ESTATE
(DEED)

KNOW ALL MEN BY THESE PRESENTS that We, **JANICE N. HOLBROOKS, SPEEDWAY RENTALS, LLC, AND RENEE HOLBROOKS ANDERSON AND JAMES DAVID HOLBROOKS**, in the state aforesaid, for and in consideration of the sum of one hundred forty thousand and 00/100 ($140,000.00) dollars, to us in hand paid by **KYLE WILLIAM BITTERMAN**, receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release, subject to the easements, restrictions, reservations and conditions ("Exceptions") set forth below unto the said **KYLE WILLIAM BITTERMAN, subject to the below stated Exceptions**, his heirs and assigns forever, the following described real property, to wit:

All that certain piece, parcel or tract of land with the buildings and improvements thereon situate, lying and being in the State of South Carolina, County of Oconee, Tugaloo Township, **containing 6.885 ACRES**, more or less, as shown and more fully described on a Plat thereof by James G. Hart, RLS #6674, dated February 18, 2002, and recorded in Plat Book A864, page 2, records of Oconee County, South Carolina.

TMS #219-00-01-019

This being the identical property conveyed unto Renee Holbrooks Anderson, James David Holbrooks and Janice N. Holbrooks a life estate only, by deed of Speedway Rentals, LLC, recorded on the 16th day of December, 2014 in Deed Book 2072 at page 238 in the records of Oconee County, South Carolina.

AND ALSO: All that certain piece, parcel or tract of land, with improvements thereon, situate, lying and being in the State of South Carolina, County of Oconee, Westminster School District, lying northeast of the Coffee Road, and located about 2 ¼ miles northwest of Westminster, South Carolina, **containing 22 ¾ acres**, more or less, bounded on the north by lands now or formerly of L. H. Ridley, on the southwest by the Coffee

Road, and on the west by lands now or formerly of Floyd Smith, and being more particularly described by plat of Harry U. Earle, Surveyor, dated March 19, 1953, and recorded in Plat Book L, page 230, records of Oconee County, South Carolina. **LESS HOWEVER**, all that certain tract of land containing 6.885 acres, more or less, as shown on a plat prepared by James G. Hart, RLS #6674, dated February 18, 2002, and recorded in Plat Book A864, page 2, records of Oconee County South Carolina. **LESS HOWEVER**, .91 of an acre conveyed in Deed Book 1164, page 255; 1.295 acres conveyed in Deed Book 1261, page 127; .71 of an acre conveyed in Deed Book 2052, page 161 and .72 of an acre conveyed in Deed Book 2738, page 270, records of Oconee County, South Carolina.

TMS #219-00-01-071

AND ALSO: All that certain piece, parcel of lot of land, **containing approximately two-thirds (2/3) of an acre**, more or less, situate, lying and being in Oconee County, South Carolina:

BEGINNING at an iron pin corner common with lands now or formerly of Beulah Holbrooks and Clifton Holbrooks and running along the property line now or formerly of Clifton Holbrooks in a northern direction one hundred eighty-eight (188') feet; thence in an easterly direction one hundred ninety-seven (197') feet to an iron pin corner; thence in a western direction two hundred ten (210') feet to a cement slab corner; thence in a northern direction fifty-seven (57') feet to the beginning corner

TMS #219-00-01-020

The aforementioned tracts 219-00-01-071 and 219-00-01-020 are the remainder of the property conveyed unto Renee Holbrooks Anderson, James David Holbrooks with a life estate reserved unto Janice N. Holbrooks in Deed Book 1815, page 46, recorded January 21, 2011. The said Roy Holbrooks having passed from this life on the 25th day of November, 2012 as evidenced by Death Certificate recorded in Deed Book 1994, page 342, records of Oconee County, South Carolina.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING EXCEPTIONS: Any protective covenants and restrictions as to use of this property set out and enumerated in instrument of record, all of which are to run with the land, and is further subject to any and all easements or rights of way heretofore conveyed by the Grantor herein or any predecessor in title as may appear of public record or upon the premises.

The said Janice N. Holbrooks and Speedway Rentals, LLC execute this deed in order to release any right, title and interest which THEY may have in the aforementioned tracts.

TOGETHER with, subject to the above stated Exceptions, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, subject to the above stated Exceptions, all and singular, the premises before mentioned unto the said **KYLE WILLIAM BITTERMAN**, his heirs and assigns forever.

AND, we do hereby bind ourselves and our heirs, executors, and administrators, to warrant and forever defend all and singular the premises before mentioned, subject to the above stated Exceptions, unto the said **KYLE WILLIAM BITTERMAN**, his heirs and assigns, from and against ourselves and our heirs, successors and assigns, and against every person whosoever lawfully claiming or to claim the same or any part thereof.

WITNESS our hands and seals this 9th day of July, in the two thousand twenty-sixth year of our Lord and in the two hundred forty-ninth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
in the Presence of:

Janice N. Holbrooks [SEAL]
Janice N. Holbrooks, Individually and
as Life Tenant

Speedway Rentals, LLC

By: Janice N. Holbrooks [SEAL]
Janice N. Holbrooks, Member

Renee Holbrooks Anderson [SEAL]
Renee Holbrooks Anderson

James David Holbrooks [SEAL]
James David Holbrooks

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGMENT
COUNTY OF OCONEE)

BEFORE ME, a Notary Public for the State of South Carolina, personally appeared Grantor(s) who, being personally known to me or having produced proper identification, and upon being duly sworn, stated that they executed the within written Title to Real Estate for the purposes therein written.

Sworn to before me this
7th day of July, 2026

(LS)
Notary Public of South Carolina
My Commission Expires: 2-19-35

FOR OFFICE USE ONLY
THIS PROPERTY DESIGNATED AS

Map	SMap	Block	Parcel
219	00	01	019

ON OCONEE TAX MAPS

OCONEE COUNTY ASSESSOR

FOR OFFICE USE ONLY
THIS PROPERTY DESIGNATED AS

Map	SMap	Block	Parcel
219	00	01	071

ON OCONEE TAX MAPS

OCONEE COUNTY ASSESSOR

FOR OFFICE USE ONLY
THIS PROPERTY DESIGNATED AS

Map	SMap	Block	Parcel
219	00	01	020

ON OCONEE TAX MAPS

OCONEE COUNTY ASSESSOR

BEFORE THE OCONEE COUNTY BOARD OF ZONING APPEALS

STATE OF SOUTH CAROLINA

IN RE: Administrative Appeal of Zoning Determination (Dated July 8, 2027 [Received July 2026])
PROPERTY: 140 Speedway Drive, Westminster, SC 29693 PARCELS: TMS #219-00-01-019 & #219-00-01-071

APPELLANT: Kyle Bitterman Property Owner & Paul Bitterman Business Owner

NOTICE OF ADMINISTRATIVE APPEAL AND WRITTEN ARGUMENT

TO THE MEMBERS OF THE BOARD OF ZONING APPEALS:

The Appellant, Kyle Bitterman Property Owner and Paul Bitterman Business Owner, hereby appeals the administrative zoning determination issued by DeAnn Hester, Director of Planning & Zoning. This determination was issued and received in July 2026, though it is face-dated with an administrative typographical error reading July 8th, 2027.

The determination incorrectly asserts that the legal use status of the historic racetrack facility at 140 Speedway Drive has been extinguished under Article 4, Section 38-4.1 of the Oconee County Zoning Ordinance.

The Appellant requests that this Board overturn the Planning Director's determination based on the following grounds:

I. Correction of Administrative Error and Preservation of Jurisdictional Standing

As an initial matter, the official determination letter contains a significant clerical error, dating the notice a full year into the future (July 8, 2027). The Appellant notes this error for the record to ensure absolute clarity regarding the 15-day jurisdictional filing window. The Appellant is filing this appeal timely in July 2026 within 15 days of actual receipt, thereby fully preserving his standing before this Board. This clear chronological error in the department's notice underscores a broader lack of administrative precision in reviewing the actual operational timeline and historical file of the subject property.

II. The Legal Standard for Abandonment Requires Overt Acts and Intent

Under well-established South Carolina zoning law, the mere passage of time or a temporary cessation of a business operation does not automatically constitute the "discontinuance" or "abandonment" of a protected land use. Legal abandonment requires two concurrent elements:

1. An intention to abandon the use.
2. An overt act, or failure to act, which carries the implication that the owner neither claims nor retains any interest in the use.

The Appellant has never exhibited an intent to abandon the property's historic use as a motorized racing facility, nor has the property been physically abandoned.

III. Property Has Undergone Continuous Maintenance and Capital Reinvestment

The Planning Director's determination fails to account for the substantial capital improvements and overt physical work conducted on the subject parcels. As outlined in the attached Operational and Site Maintenance Timeline (Exhibit A), the property has undergone consistent upkeep, asset preservation, and active site development. Furthermore, as documented in Exhibit A, the Appellant consulted with the Planning and Zoning Board in April 2025 to ensure regulatory compliance. During this inquiry, the Appellant was directed to Amanda Brock in the Permit Department, who confirmed that no special permits were required for the use of food trucks and portable restroom facilities. Additionally, the Director of Planning & Zoning confirmed that the facility was compliant and ready for operation, provided the Appellant adhered to the existing noise ordinance. The Director further clarified that if event timing necessitated an exception, the Appellant would simply need to apply for a noise variance permit prior to each event.

Notably, in 2016 through current, extensive site preparation, grading, and tree-clearing operations commenced on the property as documented in the attached (Exhibit B), over 1,000 mature pine trees were cleared from the grandstands, track lanes, and announcing tower to physically restore and maintain the structural configuration of the 4/10-mile dirt oval track. Also during these past years the Appellant repaired drainage, built a motocross track and go kart track, repairs on the buildings, repairs on the grand stands, hauled in 100 + loads of dirt to repair the

dirt oval track, preparing the structural integrity of the parking lot, worked on the trackside parking, cleaned up some drainage for a bordering neighbor, disassembled old fence and guard rails for replacement and the Appellant has organized multiple open test and tunes, at no charge, for feedback from the motocross community on the motocross track. These extensive, highly visible earth-moving activities directly refute any claim that the use was "discontinued or abandoned" for a continuous 12 month period.

IV. Equitable Estoppel and Vested Rights Based on Explicit County Affirmation

The Appellant acted in good faith based on the explicit, written assurances of the Oconee County Community Development Department. As proven by the attached Zoning Verification Letter dated April 4, 2017 (Exhibit C), Senior Planner Gregory Gordos officially determined that the racetrack and motocross facility "is permitted by right within the TRD zoning district" under the classification of

Public, Private, and Commercial Parks and Recreation, Camping or Social Facilities.

Under South Carolina law, the doctrine of equitable estoppel prevents a government entity from reversing a zoning position when a property owner has made substantial expenditures in good faith reliance on an official government action. The Appellant spent significant resources clearing, grading, and maintaining this facility based entirely on the county's formal confirmation that the land use was permitted by right. The county cannot now, years later, retroactively change its interpretation to the financial detriment of the property owner.

CONCLUSION & RELIEF SOUGHT

Because the Appellant has continuously maintained the track's physical infrastructure, relied directly on the county's written verification of a permitted-by-right use, and invested significant capital into site restoration without ever demonstrating an intent to abandon the facility, the land use remains fully lawful and protected.

The Appellant respectfully requests that the Board of Zoning Appeals OVERTURN the Planning Director's determination and find that the operation of a motocross racetrack, go-kart track, or speedway remains a legally protected, authorized land use at 140 Speedway Drive.

Dated: July 13, 2026

Respectfully submitted,

Kyle Bitterman, Appellant

Paul Bitterman, Appellant

57 Main St

Pelzer, SC 29669

Paulbitterman6@gmail.com

EXHIBIT A:

Chronological Operational and Site Maintenance Timeline

Property Address: 140 Speedway Drive, Westminster, SC 29693
Tax Map Parcel IDs: TMS #219-00-01-019 & #219-00-01-071
Property Owner/Appellant: Kyle Bitterman, Owner and Paul Bitterman Business Owner

- 1959 – April 2012: The facility operates continuously as a 4/10-mile dirt oval racing venue (originally known as Westminster Speedway / Golden Corner Speedway). A lawful, active racing use is established decades prior to local zoning restrictions.
- April 2012: Oconee County rezones the parcel to Traditional Rural District (TRD). The track's active status is legally protected as a Lawful Nonconforming Use.
- April 4, 2017: Oconee County issues an official Zoning Verification Letter confirming that a motorized racing facility fits under authorized property classifications.
- 2017 – 2024 (Continuous Property Care): Property owner Kyle Bitterman and Business Owner, Paul Bitterman maintains continuous, ongoing site supervision. Physical site assets, structures, track configuration, boundary footings, and structural towers are preserved while awaiting an ideal economic climate to scale operations.
- March 2025 (Active Land Clearing & Grading): Major site preparation explicitly intended for commercial track operations commences. Over 1,000 pine trees are actively logged and cleared from the grandstands, track lanes, and announcing tower to visually restore the active dirt oval configuration.
- April 2025 (Planning & Zoning Board): Property owner Paul Bitterman consulted with the Planning and Zoning Board in April 2025 to ensure regulatory compliance. During this inquiry,

the Appellant was directed to Amanda Brock in the Permit Department, who confirmed that no special permits were required for the use of food trucks and portable restroom facilities. Additionally, the Director of Planning & Zoning confirmed that the facility was compliant and ready for operation, provided the Appellant adhered to the existing noise ordinance. The Director further clarified that if event timing necessitated an exception, the Appellant would simply need to apply for a noise variance permit prior to each event.

- September 2025 (On-Site Labor & Groundwork): Active on-site carpentry, structure painting, dirt moving, and bulldozing work are executed across the facility grounds to finish structural restoration for upcoming public race events.
- July 8, 2027 (Date of Notice): The Planning & Zoning Director issues a zoning determination asserting the facility's nonconforming status has been extinguished.
- July 2026 (Filing of Administrative Appeal): Appellant timely files this appeal to the BZA within the 15-day jurisdictional window, demonstrating that property utility was never legally abandoned or intently relinquished.

EXHIBIT B

BEFORE THE OCONEE COUNTY BOARD OF ZONING APPEALS

STATE OF SOUTH CAROLINA

IN RE: Administrative Appeal of Kyle Bitterman, Owner and Paul Bitterman, Business Owner (140 Speedway Drive) **PARCELS:** TMS #219-00-01-019 & #219-00-01-071

AFFIDAVIT OF COMMERCIAL SITE DEVELOPMENT AND MAINTENANCE

I, _____, appearing after being duly sworn, depose and state as follows under penalties of perjury:

1. **Identity:** I am over eighteen (18) years of age, suffer from no legal disabilities, and have personal knowledge of the facts set forth in this Affidavit.
2. **Professional Capacity:** I am the owner, operator, or an authorized representative of _____located at _____.
3. **Engagement:** My company was formally engaged by Property Owner Kyle Bitterman and Paul Bitterman to perform professional land clearing, commercial logging, structural reclamation, and heavy machinery grading operations at the property located at 140 Speedway Drive, Westminster, SC 29693.
4. **Scope of Work:** The specific scope of work executed by my company on the subject property included, but was not limited to, the active logging, clearing, and removal of over 5,000 mature pine trees from the historic 4/10-mile dirt oval track layout, including grandstand clearings, track lanes, safety zones, and the announcing tower perimeter.
5. **Timeline of Active Operations:** Our heavy machinery, crews, and operations actively occupied and altered the physical site during the months of _____ through _____.
6. **Observation of Site Intent:** During our duration of performance on-site, the property was actively managed and curated. At no point did the infrastructure, configurations, or operational track features display signs of abandonment or permanent discontinuance. Our grading and clearing efforts were explicitly ordered and designed to restore the facility's physical capacity to host live motorized racing events.

FURTHER AFFIANT SAYETH NOT.

Dated this _____ day of _____, 2026.

Signature of Affiant: _____

Printed Name of Affiant: _____

STATE OF SOUTH CAROLINA)

COUNTY OF OCONEE)

Subscribed and sworn to (or affirmed) before me on this _____ day of _____, 2026, by _____ proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Notary Public for South Carolina

My Commission Expires: _____

EXHIBIT C:

OCONEE COUNTY COMMUNITY DEVELOPMENT

Addressing | Codes | Permitting | Planning & Zoning

Zoning Verification Letter

April 4, 2017

RE: TMS # 219-00-01-019, 219-00-01-071

To Whom it May Concern,

The properties identified as tax parcel 219-00 01-019 and 219-00-01-071, located at 140 Speedway Drive, is zoned in the Traditional Rural District (TRD). Based on the description provided regarding a potential motocross facility and the previous land use of an automobile race track – the project can be labeled, under Oconee's provisions, as "Public, Private, and Commercial parks and recreation, camping or social facilities".

This land use is permitted by right within the TRD zoning district.

Please feel free to contact us with any questions that you may have.

Sincerely,

Gregory Gordos
Community Development
Oconee County
Senior Planner
ggordos@oconeesc.com
(864) 364-5115

SWORN STATEMENT OF SITE ACTIVITY

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

I, _____, being of legal age and a resident of neighboring racetrack intersecting Speedway Drive and Coffee Drive in Westminster South Carolina], do hereby swear and affirm the following:

1. I have personal knowledge of real Property located at 140 Speedway Drive Westminster South Carolina, hereafter referred to as Property. I reside in the immediate vicinity of the Property and have had consistent, ongoing visual access to the site since 2016.

2. I have personally observed, on a regular and continuing basis from 2016 through the present date, that Property has been subject to continuous upkeep, physical improvements, and active site development.

3. The activities I have witnessed include, but not limited to:

Routine property maintenance, groundskeeping, and clearing of the premises. Ongoing removal of trees, painting of structures, and physical improvements to the grounds.

Continuous efforts to preserve and enhance the site's infrastructure for its intended use as a motorsports facility.

4. At no point during this timeframe have I observed the site to be abandoned or left without active, ongoing maintenance and development.

I declare under penalty of perjury under the laws of the State of South Carolina that the foregoing is true and correct to the best of my knowledge, information, and belief.

FURTHER AFFIANT SAYETH NAUGHT.

Dated: _____, 2026

_____
Signature of Affiant

_____
Printed Name of Affiant

Subscribed and sworn to before me this _____ day of _____, 2026.

_____NOTARY PUBLIC

My Commission Expires: _____

OCONEE COUNTY
PLANNING & ZONING

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

July 8th, 2027

Paul Bitterman
57 Main St
Pelzer, SC 29669
Paulbitterman6@gmail.com

Re: TMS #219-00-01-019 & #219-00-01-071

Mr. Bitterman,

It has come to my attention that you intend to establish or resume operation of a motocross, racetrack, speedway, or similar motorized racing facility on property formerly known as Westminster Speedway, located at 140 Speedway Drive and identified as Tax Map Nos. 219-00-01-019 and 219-00-01-071.

This letter serves as the Planning Director's current zoning determination regarding the proposed use of the above-referenced property.

The subject property is presently zoned Traditional Rural District (TRD), having been rezoned to that district in April 2012. The stated purpose of the TRD district is to provide for the continuation of traditional rural lifestyles in sparsely populated areas with low-intensity commercial, industrial, and other development while preserving the character of remote rural areas.

The County previously issued a zoning verification letter dated April 4, 2017, which concluded that a proposed motocross facility could be classified as "Public, Private and Commercial Parks and Recreation, Camping or Social Facilities." Upon review, the County has determined that this interpretation is inconsistent with the Oconee County Zoning Ordinance and therefore is superseded by this determination.

Section 38-9.1 of the Zoning Ordinance provides that each zoning district identifies uses permitted by right, conditional uses, and special exception uses, and further provides that uses not expressly permitted are prohibited. The TRD district does not identify motocross facilities, racetracks, speedways, or other motorized racing or competition facilities as permitted, conditional, or special exception uses. Accordingly, such uses are not permitted within the Traditional Rural District.

Prior to the April 2012 rezoning, the property operated as a racetrack. Following the rezoning, that use became a lawful nonconforming use. However, Article 4, Section 38-4.1 of the Zoning Ordinance provides that any nonconforming use that is discontinued or abandoned for a period of twelve (12) months or more loses its nonconforming status and thereafter must conform to all applicable provisions of the ordinance. Based upon information available to the County, operation of the

OCONEE COUNTY
PLANNING & ZONING

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OconeeSC.com
planninginfo@oconeesc.com

racetrack ceased for a period substantially exceeding twelve (12) months. Accordingly, any legal nonconforming status associated with that use has been extinguished and cannot be reestablished.

Based upon the foregoing, the proposed operation of a motocross, racetrack, speedway, or similar motorized racing facility on the subject property is not permitted under the Oconee County Zoning Ordinance. Any establishment or operation of such a use would constitute a violation of the County's zoning regulations and would be subject to the applicable enforcement provisions of the ordinance.

This determination addresses only the zoning status of the proposed use and does not constitute a determination regarding compliance with any other applicable federal, state, or local laws or ordinances.

Should you have any questions regarding this determination, please feel free to contact my office.

Sincerely,

DeAnn Hester
Director of Planning & Zoning
Oconee County, South Carolina



Image from 2011



Image from 2015



Image from 2020



Image from 2023

Oconee County, SC

Parcel Information

Parcel ID	219-00-01-019
Neighborhood	6600100 - Tugaloo Township Westminster FD
Property Address	140 SPEEDWAY DR
Legal Description	(6.89 AC) (Note: Not to be used on legal documents.)
Acres	6.89
Class	
Tax District	WESTMINSTER (District 06)
Exemptions	Agricultural Use Exempt

View Map

Owner

HOLBROOKS JANICE H
721 DAVE NIX RD
SENECA, SC 29678

Land

Land Use	Acres	Square Footage	Frontage	Depth
F - Farm Market	1	43,560	0	0
F - Farm Market	5.89	256,568	0	0

Commercial Improvement Information

Description	xFDBOOTH	Square Feet	360
Value	$4,340	Wall Height	12
Actual Year Built	1990	Number of Buildings	0
Effective Year Built	1990		

Description	xUTLSTOR	Square Feet	4,400
Value	$40,700	Wall Height	12
Actual Year Built	1998	Number of Buildings	0
Effective Year Built	1998		

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units
xC-RESTRM	2000	0x0 / 360	0

Valuation

Assessed Year	2025
Land Value	$27,390
Improvement Value	$45,040
Accessory Value	$1,690
Total Value (Market)	**$74,120**
Land Value	$0
Improvement Value	$45,040
Accessory Value	$1,690
Total Value (Capped)	**$46,730**

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/19/2014	2072 238		$0	NULL	SPEEDWAY RENTALS LLC	HOLBROOKS JANICE H L/E
7/3/2007	1597 311		$1	NULL	HOLBROOKS ROY	SPEEDWAY RENTALS LLC
1/23/2004	1325 316		$0	NULL	HOLBROOKS BEULAH	HOLBROOKS ROY
10/6/2000	1111 93		$0	0: Valid Arms-length	HOLBROOKS CLIFTON	HOLBROOKS BEULAH
8/13/1999	1045 297		$0	0: Valid Arms-length	HOLBROOKS BEULAH J	HOLBROOKS CLIFTON

Sketches

Oconee County, SC

Parcel Information

Parcel ID	219-00-01-071
Neighborhood	6600100 - Tugaloo Township Westminster FD
Property Address	125 SPEEDWAY DR
Legal Description	(14.44 Ac.) (Note: Not to be used on legal documents.)
Acres	14.44
Class	
Tax District	WESTMINSTER (District 06)
Exemptions	Agricultural Use

View Map

Owner

HOLBROOKS JANICE N
721 DAVIS NIX RD
SENECA, SC 29678

Land

Land Use	Acres	Square Footage	Frontage	Depth
F - Farm Market	13.44	604,177	0	0
O - Other	1	43,560	0	0

Residential Improvement Information

Style	1 Family (Detached)
Heated Square Feet	672
Interior Walls	Finished
Exterior Walls	Other
Foundation	Crawlspace
Attic Square Feet	0
Basement Square Feet	0
Year Built	1957
Roof Type	Metal
Heating Type	No Heat/Sp Htr
Number Of Bedrooms	2
Number Of Full Bathrooms	1
Number Of Half Bathrooms	0
Value	$17,076
Condition	Poor

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units
Equipment Shed:Steel\no Slab	2000	10x16 / 0	0
Equipment Shed:Steel\no Slab	2000	12x12 / 0	0
Equipment Shed:Steel\no Slab	2000	14x24 / 0	0
Equipment Shed:Steel\no Slab	2000	8x14 / 0	0
Equipment Shed:Steel\no Slab	1990	12x24 / 0	0
Pole Shed: no Slab	1985	20x24 / 0	0
Equipment Shed:Steel\no Slab	1980	10x12 / 0	0
Equipment Shed:Steel\no Slab	1980	10x12 / 0	0
Equipment Shed:Steel\no Slab	1960	26x34 / 0	0

Valuation

Assessed Year	2025
Land Value	$54,180
Improvement Value	$17,076
Accessory Value	$8,800
Total Value (Market)	$80,056
Land Value	$0
Improvement Value	$17,076
Accessory Value	$8,800
Total Value (Capped)	$25,876

Basis for the Planning Director's Zoning Determination

The Planning Director's determination was based on the requirements of Oconee County Code Chapter 38 and, specifically, on the manner in which the ordinance identifies permitted land uses.

Section 38-9.1 establishes the County's basic rule for interpreting uses within a zoning district: the ordinance lists uses that are permitted by right, conditionally permitted, or permitted by special exception, and expressly provides that **"Uses not expressly permitted are prohibited."** Section 38-10.1 further provides that all permitted, conditional, and special-exception uses are identified in the zoning use matrix.

The subject property is located in the Traditional Rural District (TRD). The zoning use matrix contains a listed use for "Public, Private, and Commercial parks and recreation, camping or social facilities," but Chapter 38 does not identify a racetrack, motocross facility, speedway, go-kart track, motorsports facility, or similar motorized racing facility as a permitted use in the TRD. The appeal itself describes the proposed activity as a historic racetrack, motorized racing facility, motocross racetrack, go-kart track, or speedway.

The determination therefore turned on the **principal character of the proposed land use**. A facility whose principal activity is operating a track for motorized racing is a motorized racing facility. The fact that participants or spectators may engage in that activity for recreation does not, by itself, convert the principal land use into the ordinance's general "parks and recreation" category. Treating every activity undertaken for recreation as a "parks and recreation" use would effectively allow that general category to authorize uses that County Council did not expressly place in the zoning use matrix, contrary to the express-permission requirement of Section 38-9.1.

Accordingly, the Planning Director determined that the proposed racetrack/motocross/motorized racing use could not be administratively approved as a permitted principal use in the TRD because **that use is not expressly identified as permitted by Chapter 38**. The determination was an application of the zoning ordinance as written; it was not a determination that racing is not a recreational activity in the ordinary sense of that word. The distinction is between an activity that may be recreational and a land-use classification that County Council has expressly authorized within a particular zoning district.

Sec. 38-9.1. - Use interpretation.

(a) Each zoning district has uses permitted by right, conditional uses, and special exception uses. Lists are shown for each district placing uses under one of the three categories. Uses not expressly permitted are prohibited. The following describes the processes of each of the three categories that the uses are subject to:

(1) *Uses permitted by right:* Administrative review and approval subject to district provisions and other applicable requirements only.

(2) *Conditional uses:* Administrative review and approval subject to district provisions, other applicable requirements, and conditions outlined in this chapter.

(3) *Special exceptions:* The board of zoning appeals review and approval is subject to any and all district provisions, other applicable requirements, and conditions of approval. Some special exceptions may also be subject to conditions in this chapter. Those uses currently governed by the Unified Performance Standards Sections of the Oconee County Code of Ordinances as special exceptions shall be governed by those standards unless otherwise noted in this chapter.

(b) A mix of two or more uses on the same lot of record is permitted as long as both uses are listed as permitted within the zoning district. The requirements for the most restricted use shall apply. For example, if "Use A" is permitted by right and "Use B" is permitted with a special exception, then the property requires a special exception for both uses.

Sec. 38-10.1. - Establishment of base zoning districts.

Base zoning districts are created to provide comprehensive land use regulations throughout Oconee County. There are 14 base zoning districts that provide for a variety of uses that are appropriate to the character of the areas in which they are located in accordance with the Oconee County Comprehensive Plan. All permitted, conditional, and special exceptions are identified in the zoning use matrix. All conditional uses shall meet the guidelines established in Article 5 of this chapter. Likewise, all special exceptions shall meet the guidelines established in Article 6 of this chapter. For the purpose of this chapter, Oconee County is hereby divided into the following base zoning districts. These districts shall comply with all of the general and specific requirements of this chapter.

Sec. 38-10.3. - Traditional rural district (TRD).

Title: Traditional rural district.

Definition: Parcels located in areas with little or no commercial, industrial, or other significant development; residential development is primarily limited to single-family dwellings. Public infrastructure is limited.

Intent: This district is meant to provide for a continuation of traditional lifestyles in sparsely populated areas with low intensity commercial, industrial, or other development; and to preserve the character of

more remote rural areas. Additionally, residents of traditional rural areas typically have access to fewer public conveniences than more urban areas, but retain greater freedom in the manner in which they use their land.

South Carolina Case Law Supporting Information

Administrative Appeal APA26-000004

140 Speedway Drive, Westminster, South Carolina

Subject	Case law relevant to the Planning Director's July 8, 2026 zoning determination
Property	TMS 219-00-01-019 and 219-00-01-071
Scope	Use classification and nonconforming-use discontinuance
Excluded	Vested rights, equitable estoppel, reliance, and legal effect of the 2017 zoning verification letter

Purpose and Scope

This document summarizes South Carolina appellate decisions that bear directly on the zoning determination under appeal. **It is informational supporting material only.** It does not address vested rights, equitable estoppel, reliance on the 2017 zoning verification letter, or the legal effect of prior County representations.

1. Burton v. County of Abbeville

312 S.C. 359, 440 S.E.2d 396 (S.C. Ct. App. 1994)

Facts and issue

The property owner operated a commercial motocross racetrack in a forest and agricultural zoning district. She argued that the racetrack qualified as a recreational use permitted by the ordinance. The zoning administrator and zoning board concluded that the commercial motocross racetrack was not a permitted use, and the circuit court affirmed.

Court holding

The South Carolina Court of Appeals affirmed. The court recognized that the ordinance listed permitted uses and did not expressly list a racetrack or similar commercial enterprise. It also considered the stated purpose of the zoning district and evidence that the racetrack produced noise, litter, and traffic impacts inconsistent with the agricultural and open character of the district.

Relevance to the Oconee County determination

Burton is directly relevant to the argument that motocross must be treated as a generic recreational use merely because the activity is recreational to participants or spectators. The case demonstrates that South Carolina zoning authorities may classify a commercial motocross racetrack according to the principal character of the land use and the structure and intent of the applicable zoning ordinance, rather than treating the ordinary-language concept of "recreation" as controlling.

Oconee County Chapter 38 is more explicit on the threshold classification question because Section 38-9.1 states that uses not expressly permitted are prohibited, and Section 38-10.1 states that permitted, conditional, and special-exception uses are identified in the zoning use matrix. The TRD matrix includes a general parks and recreation category but does not identify a racetrack, motocross facility, speedway, go-kart track, or motorized racing facility as a listed use.

Important limitation

Burton should not be read as holding that omission from a use list, standing alone, resolved that case. The Court of Appeals expressly noted that the Abbeville board and circuit court also relied on the purpose of the district and evidence of adverse effects on its agricultural and open character. Its significance here is therefore strongest as authority rejecting the proposition that a commercial motocross racetrack necessarily falls within a generic recreational-use category.

2. Gurganious v. City of Beaufort

317 S.C. 481, 454 S.E.2d 912 (S.C. Ct. App. 1995)

Facts and issue

The case involved a claimed grandfathered nonconforming structure. The applicable Beaufort ordinance imposed an objective one-year period after discontinuance during which a nonconforming use or structure could be resumed or reconstructed. The property owner argued that common-law abandonment required proof of an intent to relinquish the nonconforming right.

Court holding

The Court of Appeals rejected the argument that subjective intent to abandon controlled where the zoning ordinance itself established a specific time period. The court distinguished common-law abandonment cases that did not involve an ordinance containing an objective discontinuance period. It concluded that Beaufort's time-based provision could be applied without regard to the owner's actual intent.

Relevance to the Oconee County determination

Oconee County Code Section 38-4.1 likewise uses an objective time period: a lawful nonconforming use that is discontinued or abandoned for twelve months or more loses the exemption, subject to the exceptions and extension provisions stated in the ordinance. Gurganious supports treating the ordinance-defined discontinuance period as legally distinct from the common-law concept of abandonment based solely on subjective intent.

Accordingly, evidence of an owner's continuing intention to preserve or eventually resume a use is not, by itself, the same question as whether the land use was actually continued within the ordinance's specified period. The factual question remains whether the qualifying nonconforming use occurred during the relevant period and whether an ordinance-based exception or extension applies.

Important limitation

Gurganious involved a fence and a City of Beaufort ordinance, not a racetrack or Oconee County Chapter 38. Its relevance is the legal principle concerning an objective ordinance-based discontinuance period, not factual identity between the two cases.

3. Combined Significance

The two cases address separate components of the determination:

- Burton addresses use classification and supports distinguishing a commercial motocross or racetrack facility from a generic recreational-use category.
- Gurganious addresses nonconforming-use status and supports application of an express ordinance-based discontinuance period without making subjective intent to abandon the controlling inquiry.

Together, the decisions support treating (1) the present classification of a motorized racing facility under the zoning use matrix and (2) any claimed continuation of a lawful nonconforming use as distinct questions governed by the text of the applicable zoning ordinance.

Authorities

- Burton v. County of Abbeville, 312 S.C. 359, 440 S.E.2d 396 (S.C. Ct. App. 1994).

- Gurganious v. City of Beaufort, 317 S.C. 481, 454 S.E.2d 912 (S.C. Ct. App. 1995).
- Oconee County Code of Ordinances, Chapter 38, especially Sections 38-4.1, 38-9.1, 38-10.1, 38-10.3, and 38-10.16.

Source note: Case descriptions were checked against the published South Carolina appellate opinions and the September 15, 2026 staff memorandum for Administrative Appeal APA26-000004.

OCONEE COUNTY COMMUNITY DEVELOPMENT

Addressing | Codes | Permitting | Planning & Zoning

Zoning Verification Letter

April 4, 2017

RE: TMS # 219-00-01-019, 219-00-01-071

To Whom it May Concern,

The properties identified as tax parcel 219-00-01-019 and 219-00-01-071, located at 140 Speedway Drive, is zoned in the Traditional Rural District (TRD). Based on the description provided regarding a potential motocross facility and the previous land use of an automobile race track – the project can be labeled, under Oconee's provisions, as "Public, Private, and Commercial parks and recreation, camping or social facilities".

This land use is permitted by right within the TRD zoning district.

Please feel free to contact us with any questions that you may have.

Sincerely,

Gregory Gordos
Community Development
Oconee County
Senior Planner
ggordos@oconeesc.com
(864) 364-5115

OCONEE COUNTY ASSESSOR'S OFFICE
415 South Pine Street, Walhalla, SC 29691
Tel: (864) 638-4150 Fax: (864) 638-4156
Email: Assessor@oconeesc.com

PARCEL # 219-00-01-019

CURRENT YEAR 2014

SPECIAL AGRICULTURE REAL PROPERTY ASSESSMENT APPLICATION

NAME OF PROPERTY OWNER(S)	MAILING ADDRESS
Janice N. Holbrooks	721 Dave Nix Rd Seneca, S.C. 29678

ALL QUESTIONS MUST BE ANSWERED
INCOMPLETE, UNSIGNED AND UNSUPPORTED APPLICATIONS WILL NOT BE PROCESSED
Filing Of The Special Agriculture Real Property Assessment Does Not Preclude The Tax Liability.

Total Number Of Acres:	Timberland Acres:	Non-Timberland Acres (Crop/Pasture):

1	Is this property subject to covenants or restrictions which prohibit cutting timber for commercial use?	(NO) YES
2	Do you own any other qualifying timberland or non timberland adjoining (contiguous) tracts which are under the same management system as this tract? If yes, list all parcel numbers for the qualifying tract(s):	(NO) YES
3	Do you file a farm-income tax return in South Carolina? If yes, please attach a copy of "Schedule F" form.	NO (YES)
4	Do you have a gross-farm income on this tract of $1,000 or more in three (3) of the last five (5) years?	(NO) YES
5	Is any portion of this tract being used for anything other than agricultural profit? If yes, explain:	(NO) YES
6	List all Houses, Mobile Homes, Farm Buildings and/or Commercial Buildings on this property. 1 House, 2 Farm Buildings 1 commercial building	
7	Has this property been owned by the current owner or an "immediate family" member of the current owner since at least December 31, 1983 until the present, and the property was classified as agricultural real property for tax year 1983? If yes, please attach a list of the "immediate family" member's name(s) and their relationship to you and their dates of ownership.	NO (YES)
8	If this property is owned by a corporation, answer the following questions: a) Does the corporation have more than ten (10) shareholders? b) Does the corporation have, as a shareholder, a person (other than an estate) who is not an individual? c) Does the corporation have a non-resident alien as a shareholder?	(NO) YES (NO) YES (NO) YES

APPLICATION MUST BE FILED ON OR BEFORE THE FIRST PENALTY DATE FOR TAXES DUE FOR THE FIRST TAX YEAR IN WHICH THE SPECIAL ASSESSMENT IS CLAIMED (JANUARY 15TH). FAILURE TO FILE WITHIN THE PRESCRIBED TIME SHALL CONSTITUTE ABANDONMENT OF THE OWNER'S RIGHT FOR THIS CLASSIFICATION FOR THE CURRENT YEAR.

Penalty for Falsifying Application: If the assessor determines a property to be ineligible for classification as agricultural property, the property owner may appeal the classification as provided in Chapter 60, Title 12 of the S.C. Code of Laws. It is unlawful for a person to knowingly and willingly make a false statement on the application required pursuant to section 12-43220(d)(3) to a county assessor for the classification of property as agricultural real property or for the special assessment ratio for certain agricultural real property. A person violating the provisions of this section is guilty of a misdemeanor and upon conviction, must be fined not more than $200.

Certification: In making this application, I certify the property, which is the subject of this application, meets the requirements to qualify as agricultural real property as of January 1st of the current tax year. I also authorize the assessor to verify farm income with the D.O.R, Internal Revenue Service or the Agricultural Stabilization and Conservation Service. It is understood by "Property Owner" that when real property which is in agricultural use and is being valued, assessed and taxed as agricultural real property and is applied a use other than agricultural, it shall be subject to additional taxes referred to as rollback taxes. The owner shall notify the assessor within six months of a change in use. Please review the reverse side of this form.

SIGNATURE OF OWNER REQUIRED	Janice N. Holbrooks	DATE	12-16-14
SIGNATURE OF OWNER REQUIRED		PHONE	

IF AGENT SIGNED FOR OWNER, ATTACH AUTHORIZATION THAT PROVIDES AUTHORITY FOR AGENT TO SIGN ON BEHALF OF OWNER.

FOR OFFICE USE ONLY: APPROVED DENIED BY: DATE:

DEFINITION OF AGRICULTURAL REAL PROPERTY – S.C. CODE 12-43-230(a)

Agricultural real property shall mean any tract of real property which is used to raise, harvest or store crops or feed, breed or manage livestock, or to produce plants, trees, fowl or animals useful to man, including the preparation of the products raised thereon for man's use and disposed of by marketing or other means. It includes, but is not limited to, such real property used for agriculture, grazing, horticulture, forestry, dairying, and mariculture. In the event at least 50% of a real property tract shall qualify as "agricultural real property", the entire tract shall be so classified, provided no other business for profit is being operated thereon. The term "agricultural real property" shall include any property used as residence of the owner or others in that the taxation of such property is specifically provided for in Section 12-43-230 of the South Carolina Code of Laws and Department of Revenue Regulation 117-124.7. Property to be Subject to Roll-Back Taxes: It is understood by "Property Owner" that when real property which is in agricultural use and is being valued, assessed and taxed as agricultural real property and is applied to a use other than agricultural, it shall be subject to additional taxes referred to as roll-back taxes.

QUALIFICATION REQUIREMENTS – S.C. CODE 12-43-220(d)(1))

Agricultural real property which is actually used for such agricultural purposes shall be taxed on an assessment equal to:

A. Four percent (4%) of its fair market value for such agricultural purposes for owners or lessees who are individuals or partnerships and certain corporations which do not:
   (1) Have more than ten (10) shareholders.
   (2) Have as a shareholder a person (other than an estate) who is not an individual.
   (3) Have a no-resident alien as a shareholder.
   (4) Have more than one class of stock.

B. Six percent (6%) of its fair market for such agricultural purposes for owners or lessees who are corporations except for certain corporations specified in (A) above. (S.C. Code 12-43-220(d)(1))

TIMBERLAND

Timberland tracts must be five (5) acres or more. Tracts of timberland must be devoted to growing trees for commercial use. Tracts of timberland less than five acres qualify if any of the following conditions are met:

1. Contiguous to a qualifying tract with identical ownership.
2. Under the same management system as a qualifying tract.
3. Owned in combination with non-timberland tracts that qualify as agricultural real property.

NON-TIMBERLAND – The following uses do not qualify: (1) recreation; (2) fishing clubs; (3) hunting clubs; (4) vacant land lying dormant

Non-timberland (cropland) tracts must be ten (10) acres or more. Tracts of non-timberland less than ten acres qualify if any of the following are met:

1. If contiguous tracts with identical ownership meet the minimum requirements when added together.
2. If a person making application earned at least $1,000 gross farm income in at least three of the five taxable years preceding the year of application or at least three of the first five years if this is an initial application, and
3. If the property has been owned by the current owner or an "immediate family" member of the current owner since at least December 31, 1983 until the present, and the property was classified as agricultural real property for tax year 1983.

NOTICE OF A CHANGE IN USE – S.C. CODE 12-43-220(d)(3))

The owner shall notify the assessor within six (6) months of a change in use. For failure to notify the assessor of a change in use, in addition to any other penalties provided by law, a penalty of ten percent (10%) and interest at the rate of one-half of one percent a month must be paid on the difference between the amount that was paid and the amount that should have been paid, but not less than thirty dollars nor more than the current year's taxes.

ROLL-BACK TAXES

It is understood by "Property Owner" that when real property which is in agricultural use and is being valued, assessed and taxed as agricultural-real property and is applied to a use other than agricultural, it shall be subject to additional taxes referred to as roll-back taxes. The amount of the roll-back taxes is equal to the sum of the differences, if any, between the taxes paid or payable on the basis of the fair market value for agricultural purposes and the taxes that would have been paid or payable if the real property had been valued, assessed and taxed as other real property in the taxing district for the current tax year (the year of change in use) and each of the immediately preceding five (5) tax years.

FILING REQUIREMENT WITH THE ASSESSOR'S OFFICE – PLEASE KEEP A COPY FOR YOUR FILES

If this application is not filed <u>on or before the first penalty date</u> for taxes due for the first tax year in which the special assessment is claimed (January 15th), the agricultural classification must be denied for that tax year. An inspection of your property may be necessary for qualification.

Bagwell & Corley Law Firm, PC

Tjay M. Bagwell, Esquire

Walhalla Office
603 W. Main Street *(PO BOX 400)*
Walhalla, SC 29691

Seneca Office
10121 Clemson Blvd., Suite D
Seneca, SC 29678

(864) 718.0777 Fax (864) 718.0776 | Office@bagwellcorley.com

September 14, 2026

Dear Members of Oconee County Board of Appeals :

I have been asked by 66 property owners that live around the former Westminster Speedway at 140 Speedway Drive, who are concerned about the Appellate's proposed reopening of the former Speedway, to compose this letter to sum up these concerns from a legal perspective. This letter is not a threat, or the opening salvo of litigation, rather it is an opportunity to remove some of the personal congestion, and talk about this situation dispassionately. Please consider this the summation of their collective voices, rather than a statement from me. I am an attorney in Walhalla, and have concentrated on real estate and probate matters for the length of my nineteen-year career, all spent in Oconee County. I was also on Walhalla City Council for eight years, and, while not a County position, that time gave me some insight into zoning and the appeals process.

The proposed reopening has been promoted as a potential benefit to the local economy and community. And why not? Racing is entertaining. No one, least of all me, would argue that the former Speedway reopening wouldn't get people out of their houses to spend some money and have a good time. However, each of those potential spectators, and the Appellate, gets to go to a home that is miles away at the end of the night, leaving the neighborhood around the former Speedway to deal with the fallout. The property was rezoned almost fifteen years ago for a reason. I've heard stories from neighbors of fumes, dust, noise, breathing problems, traffic, and contaminated ground water, but I'll let them tell their own story in accompanying letters. I'd like to review the legal process that led us here.

Neighbors of the former Speedway tried to get it closed down in the 2000s, but were unsuccessful, and I say rightly so. It would be unfair and unjust for a group of neighbors to shut down a legitimate business, that was running legally and had been grandfathered in. But when the former Speedway shut down in 2011, these neighbors came together to make a lasting change to their community. The same laws and system that denied them appropriately later granted their request, also appropriately. Sixty-four property owners, including the Holbrooks family who owned the former Speedway until recently, came together to petition the council for lasting change. After appropriate notice, hearings, and a vote by elected officials, that change was cemented into law in our County. I would note that I fully support the Appellate's right to appeal, it is just to allow him the opportunity, but I believe that appeal should be denied for the following fair and common sense reasons.

Many across our County have decided to live in communities with Home Owner's Associations and Covenants and Restrictions on their land. Why would anyone voluntarily move into a neighborhood where their rights are restricted? Because they know the same restrictions apply to their neighbors. They can count on their neighbors cutting their grass, keeping trash out of their

yard, and keeping junk cars locked away in the garage. Likewise, the community surrounding the former Speedway have bought, sold, invested, landscaped and raised their families for the last fourteen years counting on a consistent, stable protection from the noise, pollution, and nuisance of all intense commercial activity, including the reopening of the former Speedway. To allow them to invest for near a full generation, only to pull the rug from under them is unfair and unjust.

The Appellate has argued in his petition that he should be granted an exemption based on a nine-year-old letter from a worker in the office of the Planning Director. It is unfortunate that this salaried employee gave poor advice, but the difference between the actions of the neighbors and those of the Appellate are striking. The neighbors went through the entire rezoning process publicly, through the elected officials. The Appellate relied solely on this private letter. The neighbors made investments based on what had been enfranchised into County Ordinance. The Appellate undoubtedly has made investments, but declined the opportunity to work within the law to seek this appeal in 2016 before contracting to buy the former Speedway, or in 2017 when he engaged in a contract with the Holbrooks family, or at any point before he spent time and money grading or hiring a general contractor. It is not the neighbors that want special treatment, but the Appellate. I know the appeals process allows room for exceptions, but please ask yourself how is it just to deny the stability of the coded law to the community while granting a backdoor to the special interest.

The Appellates plea for Estoppel is the only part of the appeal that I feel should be blatantly ignored. At no point were the mechanisms of this Board denied to the Appellate before now. To make the business decision to invest before certainty was a voluntary choice the Appellate made, and to state that it would be unfair now to rule in a way that waste that investment is entitlement far outside what the appeals process allows. In fact, it appears the Appellate wants to buy the land at a lower value with the restrictions in place, but then use or sell the land after the commercial activity has been reignited.

Finally, Appellate's argument that "maintenance" and "use" should be used interchangeably defies logic. Cutting the grass, painting a wall, or even restoring a foundation is quite different than hosting a race. Without the speed there is no Speedway. Couple that with the fact that Appellate's claim that "the Appellate has never exhibited intent to abandon the property's historic use as a motorized racing facility," conveniently ignores that the Holbrooks family joined with 63 of their neighbors to petition the County to put the current restrictions in place, and a five year period where the Appellate did not own, or have contract to own, the former Speedway. Appellate cannot speak to those years, and to say the former owner wanted to keep the former Speedway operating is completely countered by the evidence.

Again, I respect the Appellate's right to appeal, just as I respect the neighbor's right fifteen years ago to bind together to secure the long-term predictability and stability of their community. The Appellate knew the zoning conditions when contracting to buy the property, and took the slimmest, most hidden route possible to claim justification for this appeal, years late.

Sincerely,

Tjay M. Bagwell, Esquire
Bagwell & Corley Law Firm, P.C.

Audra Baldwin
1562 Coffee Road
Westminster, SC 29693
September 14, 2026

Members of The Board
Oconee County Board of Appeals

Dear Members of The Board,

My name is Audra Baldwin and I live on the Coffee Road. I have lived in Oconee County my entire life and have been in my present location for 38 years. I well remember the negative impact that the Westminster Speedway had on all of us who lived anywhere close to that location when it was in operation. The noise was way beyond what is acceptable within our Oconee County noise ordinance even back then, and the exhaust fumes and dust traveled for miles. There were many in the community that went to County Council to voice concerns and explain just how much this impacted our everyday lives. The County Council said that we were in a Control Free District and that rezoning to a Traditional Rural District (TRD) would be more appropriate for our area. County Council went on to explain that after the rezoning to TRD, if the race track ever closed down for a period of 12 months or more, that it would not be able to reopen due to it being a nonconforming use in the TRD zone. **The Oconee County, SC Code of Ordinances states under Discontinuation of use that: Any nonconforming use discontinued or abandoned for a period of 12 months or more shall void any exemption as a nonconformity, and thereafter the use shall conform to all provisions of these regulations.**

The Westminster Speedway closed down in 2011. The TRD zone was voted in by County Council on April 3rd, 2012. Notably, the former owner of the Speedway property, Roy Holbrooks, joined with our community and had the Speedway property zoned to TRD also. His intent was clear with the actions that he took. Mr. Holbrooks had an intention to abandon the use of the racetrack and made an overt act which carried the implication that he did not retain any interest in the use. That property lost its nonconforming use status as a racetrack many years prior to 2016, which is when Mr. Bitterman stated that he purchased it. It should also be mentioned that back in 2011, there were many environmental issues caused by that racetrack with neighboring property owners. DHEC was involved. Those issues were never addressed because the racetrack closed down with the intention of it being permanent.

Our district is Zoned Traditional Rural District (TRD) which is defined as; Parcels located in areas with little or no commercial, industrial, or other significant development; residential development is primarily limited to single family dwellings. Public infrastructure is limited.
The intent for the TRD district is as stated: This district is meant to provide for a continuation of traditional lifestyles in sparsely populated areas with low intensity commercial, industrial, or other development; and to preserve the character of more remote areas.

The wording here is very important because it specifically says low intensity commercial development. That would immediately rule out a high intensity commercial racetrack. It is unfortunate that in 2017, Mr. Bitterman was issued a letter in error by Gregory Gordos, who was acting in interim at the time. It is obvious that Mr. Gordos did not understand that if something, like a race track, is not specifically mentioned in what is approved for a zoned area, such as TRD, that he needed to see if the proposed race track would be compatible with the intent of that area. If Mr. Gordos had done that, he would have seen that a race track is most certainly not compatible or appropriate in a residential and agricultural area.

Mr. Bitterman seems to be asking for special treatment due to the letter that was written in error by Mr. Gordos. **Under South Carolina law, a property owner cannot claim "vested rights" (the right to proceed with a project despite zoning changes or rules) if the underlying statement was issued unlawfully or in error. A mistake does not grant a permanent property right.** It is my understanding that Mr. Bitterman was told by multiple people that he would not be able to open a racetrack on that property, but he chose to buy the land anyway. Joel Thrift, who was Chairman of the County Council back in 2011 and 2012, related a conversation to a neighbor in our community that he had had with Mr. Bitterman concerning the racetrack no longer being permitted in our zone. Mr. Thrift certainly knew of the problems that the racetrack caused our community and knew the intent behind why we had our properties rezoned. It appears that Mr. Bitterman wanted to buy the land at a reduced cost with the restriction in place, and then proceed as if the racetrack had never closed down. Mr. Bitterman does not get to rewrite history simply because it does not suit him. He's hoping that a multitude of racing fans showing support for the opening of a racetrack will sway your decision. **In reading through the Oconee County Code of Ordinances, the duty of the Board of Appeals is to uphold the intent and character of each zoned district. The intent of the TRD zone does not allow high intensity commercial activity** and that is the reason this community followed the advice by County Council back in 2011/2012 and went through the process of rezoning our properties. We effected this change due to all of the problems caused by having one property owner that so negatively impacted the surrounding properties and people for miles around. Believing that this problem had been eliminated, we have invested in our properties and built lives in this area for the last 14 years. Without that racetrack as a deterrent, many others have

purchased land and built homes and invested in our community and in Oconee County. It would be unfair and unjust to allow the very problem that we were addressing back then, to start up again. The investments that we have put into our properties and in Oconee County far outweigh any bit of money that Mr. Bitterman may or may not have put into that property that he purchased. Mr. Bitterman does not live in our community or even in Oconee County.

It seems that Mr. Bitterman is essentially asking for a variance or special exception that will enable him to open a racetrack in an area that does not permit such high intensity commercial recreation. He even acknowledges that it is a nonconforming use when he mentions in his appeal about "the legal standard for abandonment of a protected land use requires overt acts and intent". Considering that the overt act of having the property rezoned by Mr. Holbrooks and the subsequent abandonment of the racetrack happened many years before Mr. Bitterman bought the property, his argument doesn't make any logical sense. It does, however, show that he knows it is a nonconforming use.

Mr. Bitterman will no doubt argue that a racetrack would be good for Westminster and give the kids something to do. When the racetrack was in operation many years ago, it wasn't this utopia of family fun that some are trying to present at this time. People would say that "they went there for the fights and hoped a race would break out." Now, I want to be clear that I am not against racing. It can be a lot of fun as long as it is done in an appropriate area. However, it quickly loses its appeal when it is the middle of a community with houses all around it. The large majority of the people who are advocating for the racetrack, do not live close to it and do not have to deal with the many issues that come with a racetrack being nearby. Mr. Bitterman included. They get to go home and enjoy the peace of their properties whenever they get ready. We do not get that option when the racetrack is in the middle of our community. I understand that many people would like the entertainment, but I find it unsettling that they want it at the expense of an entire community of people, as well as, the surrounding livestock and wildlife. May they never encounter such callous and uncaring attitudes in their lives. We believe that our health, well-being and peace is equally as important as it is for others. Our peace and the quality of our lives shouldn't be sacrificed just so others can have entertainment.

According to Oconee County, SC Code of Ordinances Section 38-7.1 - Variances:
The Board of zoning appeals cannot authorize a variance if it will be of substantial detriment to adjacent uses or to the public good, and the character of the district will be harmed by the granting of the variance.

The board of zoning appeals may not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted. The fact that the property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance.

Section 38-7.2 – Special Exceptions
In order for a special exception to be granted: The Board of zoning appeals shall among other things require that any proposed use and location be:

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;

In the best interests of the county, the convenience of the community and the public welfare;

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;

Suitable in terms of effects on highway traffic, parking and safety with adequate access arrangements to protect streets from undue congestion and hazards.

A commercial racetrack in our traditional rural district fails all of the requirements needed for a variance or a special exception. The noise alone makes it incompatible. A racetrack generates high decibel noise that is disruptive to family activities and disruptive to sleep. Excessive and recurring noise which includes engine noise, racing activity, and the loudspeaker that is used to announce the races significantly lowers the quality of life for people who live within several miles of the track. Racing directly contradicts the quiet, rural nature of agricultural zones.

It also decreases our property values. We aren't able to enjoy and use our own property as it was intended in a TRD zone, both by us, the residents, and as stated in the Oconee County Code of Ordinances. It severely impacts the peace, quiet, privacy and residential character of the surrounding community. Not only does it disturb the people who live in this area, it also disturbs livestock, wildlife and domestic animals. The increased air pollution, wildlife disruption, and potential toxic runoff threaten our entire local ecosystem. Exhaust fumes and tire dust degrade local air quality and, the fuel, oil and chemical spills can easily contaminate nearby water wells, streams and ponds. Beekeepers are especially concerned with the impact of a racetrack nearby.

There is also a concern over traffic and safety. Our local roads are not built to handle the surge of spectator vehicles, trailers and the potential emergency response strains. Heavy event traffic destroys light duty country roads quickly. These are two lane country roads that serve very well for a residential and agricultural area, but not for heavy traffic situations.

A race track in the middle of a residential and agricultural area is not compatible with the intent of that area. We, who live in the community, believe that the same noise ordinance

that protects you, should also protect us. We also believe that we have the right to breathe clean air. Our health, and the health of our families, is just as important to us as yours is to you. The exhaust fumes and dust become airborne and travel for miles. It coats our properties, our vegetable gardens, our livestock, and the ponds and streams that are prevalent in the area. Due to the noise, dust and exhaust fumes, we cannot be outside, enjoying our own properties, while a race is going on. After a race, we have to clean up the mess left behind on our property. The dust coats everything, even the bottom of swimming pools. Not many people are anxious to use their pools after they've been contaminated with the dust stirred up from that racetrack. Think about that for a minute. Think about how much all of these things mentioned above severely diminish the quality of our lives. I think it is clear why we sought advice from County Council and followed through with the TRD rezoning effort back in 2011/2012.

The purpose, as stated by Oconee County, SC Code of Ordinances, for zoning regulations is; These regulations are designed to lessen traffic congestion, to protect public safety, to promote the health and general welfare of the citizens of Oconee County. These regulations have been made with reasonable consideration of the character of each community and reflect concern for protecting the property and lifestyles of all Oconee citizens.

This is simply what we are asking you to do.... Protect the property and lifestyle of those of us who live in the TRD area. Uphold what the ordinance already states as to the intent of our area: **Only LOW INTENSITY commercial, industrial or other development; and to preserve the character of more remote areas.**

We respectfully request that you carefully evaluate the proposed racetrack and its compatibility with applicable zoning requirements, land use regulations, noise regulations, traffic and safety requirements, environmental protections, and the interests and health of surrounding residents and property owners.

Sincerely,

Andrea Baldwin

Don & Debbie Massey
1644 Coffee Rd.
Westminster, SC 29693

September 10, 2026

Oconee County Board of Zoning & Appeals

Re: 140 Speedway Drive, Westminster, SC

Dear Members of the Board:

We are Don and Debbie Massey, residents of 1644 Coffee Road in Westminster, located in close proximity to 140 Speedway Drive. I, Don Massey, have lived at this address since 1947. Our family is the fourth generation to live on this farm, and we have personally witnessed the history of the property at 140 Speedway Drive and the impact the racetrack has had on our community.

We are writing to respectfully ask the Board to uphold the decision of the Oconee County Department of Planning & Zoning, Oconee County Council, and the County's legal counsel regarding the zoning and use of the property at 140 Speedway Drive.

History of the Racetrack and the Property

The Holbrooks family, who originally established the racetrack, moved into the area around 1957. In 1959, Clifton Holbrooks opened a small go-kart track on a portion of the property, in an area that later became the parking area.

At that time, Oconee County did not have the zoning regulations that exist today, and there was considerably less awareness of the environmental, traffic, noise, and other impacts associated with intensive land uses.

Clifton Holbrooks owned and operated the track from 1959 until his death in 2009. During the 1980s and later years, operation of the track became increasingly intermittent, with periods when racing ceased altogether.

At that time, the property was located in the Control-Free District (CFD), as were many properties in our area. We were informed by members of the Holbrooks family and by County representatives that the property had a grandfathered status but that the racing use would not continue indefinitely if the use was discontinued or the property was no longer operating as a racetrack for a period of 12 months. This was before the adoption of the Traditional Rural District (TRD) zoning in 2012.

After Clifton Holbrooks' death in 2009, the property at 140 Speedway Drive was inherited by his son, Roy Holbrooks. By that time, the track had already been closed for several years. In 2009–2010, Roy Holbrooks leased the property to Jimmy Franklin.

In 2011, Roy again leased the property, this time to Johnny Raines. My grandson participated in the last racing events held at this location. Since those events in 2011, there have been no motorized racing events at this property. Had there been such events, my grandson would have participated and we would have been aware of them.

This is important because these events occurred before the property was rezoned to the Traditional Rural District in 2012.

The 2012 Rezoning

On November 25, 2012, Roy Holbrooks passed away unexpectedly. Roy and I, Don, were longtime friends, having grown up together.

Prior to his death, Roy called me and told me he was going to the County office to have his two parcels at 140 Speedway Drive included in the **"Watson Rezoning Request."** He understood the negative impact that motorsports was having on our community and intended for his property to be included in the rezoning.

The Watson Rezoning Request included numerous parcels in our area, including Roy Holbrooks' two parcels at 140 Speedway Drive. The purpose of the rezoning was to change the properties from the **Control-Free District (CFD) to the Traditional Rural District (TRD)** and to prevent future High Intensity Commercial uses that were inconsistent with the character of our rural community.

The properties were rezoned to TRD on **April 3, 2012**.

Prior to that rezoning, our community had made numerous visits and calls to County officials and County Council in an effort to address the negative impacts caused by the racetrack.

During one conversation, we asked then-Councilman Joel Thrift how the track could be declared a nuisance. We were told that the track had already been considered a nuisance because of the applicable noise ordinance and the numerous complaints that had been received. We were further told that the track would not be permitted to reopen after it had ceased operating.

During our discussions with County officials and County Council, we were repeatedly told that rezoning the property to the Traditional Rural District would prevent this type of High Intensity Commercial use because motorsports was inconsistent with the low-intensity character of the TRD district.

The Traditional Rural District

The intent of the Traditional Rural District is particularly important to this matter. The zoning regulations state that the district is intended:

"To provide for a continuation of traditional lifestyles in sparsely populated areas with low intensity commercial, industrial, and other development while preserving the character of remote rural areas."

The regulations also describe the purpose of the zoning provisions as including reducing traffic congestion, protecting safety, promoting the health and general welfare of Oconee County citizens, reducing development sprawl, and providing adequate light and air.

In our view, a high-intensity motorsports facility is fundamentally inconsistent with these purposes.

A racetrack does not reduce traffic congestion—it creates it. During racing events, spectators have historically parked along the shoulder of Coffee Road when the property's parking capacity was insufficient. This can reduce the rural roadway to essentially one lane, create visibility problems, and at times make it difficult for residents to leave their homes or safely enter Coffee Road.

The noise generated by modern racing vehicles is also substantially greater than it was in the early years of the track. Modern racing vehicles have considerably more horsepower and produce significant noise that affects surrounding properties.

The dust, fumes and emissions associated with high-intensity motorsports have also been a serious concern for our community. Dust from the property can settle on neighboring properties and enter our homes. It can affect outdoor activities, vegetation, waterways, and ponds. Racing fuels and vehicle emissions create additional concerns regarding air quality and the environment.

There are also practical impacts that are easy to overlook. During racing events, residents cannot reasonably plan outdoor activities because of the noise, dust, traffic, and fumes. Neighbors have also had to deal with litter, including beverage containers and other debris left along our yards and rights-of-way. When races are taking place, there are times when we can't sit in our own living room and watch television because we couldn't hear over the racing. We couldn't even have a normal conversation with each other inside our own home without raising our voices. When races are taking place, the noise doesn't simply stay at the racetrack. It comes into our home and becomes part of our entire evening. One of the things you don't think about until you have lived beside something like this is how much you value an ordinary, quiet evening. We should be able to sit on our porch or be able to have dinner outside. We should be able to enjoy the evening air or have a conversation with our neighbors. But during racing activity, the dust and noise can take those simple things away from us. And this is just the surface.

These are not simply inconveniences. They are precisely the types of impacts that the Traditional Rural District regulations are intended to prevent when they emphasize low-intensity development and preservation of the rural character of the area.

Discontinuation of the Nonconforming Use

The zoning regulations also provide:

"Sec. 38-4.0 (Use) Discontinuation of Use – Any nonconforming use discontinued or abandoned for a period of 12 months or more shall void any exemption as a nonconformity, and thereafter the use shall conform to all provisions of these regulations."

The last racing events at this property occurred in **2011**. My grandson participated in those final events. Since then, there have been no motorized racing events at 140 Speedway Drive.

The property was subsequently sold in 2017 to Mr. Bitterman, after the property had already been zoned Traditional Rural District and after the racing use had ceased.

We understand that there may be statements or signed documents suggesting that the racetrack has remained an ongoing use over the years. We respectfully disagree with that characterization based on our direct knowledge of the property.

We live in close proximity to 140 Speedway Drive. We drive past the property multiple times each day and have a clear view of it. Given our family's history with this property and our longstanding involvement in the efforts to address the racetrack's impacts, we are confident that we would have known if motorized racing events had resumed between 2011 and the present.

If actual high-intensity racing events had occurred during that period, we and our neighboring residents would have immediately recognized the activity and brought it to the attention of the County, just as we had done in the past.

Our Community's Investment in the 2012 Rezoning

Our family and our neighbors have invested substantial time, effort, and resources into our homes and properties. In 2012, we participated in the effort to protect the rural character and quality of life of our community by supporting the **Bill Watson Rezoning Request** and the change from Control-Free District to Traditional Rural District.

Roy Holbrooks, the owner of the property at 140 Speedway Drive, also sought to have his property included in that rezoning.

The decision to rezone these properties was significant. It represented an effort by property owners and County officials to establish a zoning framework consistent with the agricultural and residential character of our community and to prevent incompatible High Intensity Commercial uses.

We believe that decision should be respected.

We are also aware that, before purchasing the property in 2017, Mr. Bitterman had discussed the possibility of operating a racetrack with prior-Councilman Joel Thrift. We understand that Mr. Thrift advised him that such a commercial use was not permitted under the TRD zoning and that he should consider that issue before purchasing the property.

We Respectfully Ask the Board to Uphold the Existing Zoning

We want to make one point very clear: **our family is not opposed to the sport of racing.** My own grandson raced at this track. Our concern is not with racing itself; our concern is whether a high-intensity motorsports facility is compatible with the zoning that has governed this property since 2012.

The Traditional Rural District is intended for areas with little or no significant commercial, industrial, or other development and is intended to preserve the character of rural areas through **low-intensity** commercial and other development.

A racetrack, by its very nature, involves concentrated traffic, significant noise, large numbers of spectators, dust, vehicle emissions, and other impacts that are inconsistent with the low-intensity character of the TRD district.

Furthermore, the zoning regulations specifically address discontinuation of a nonconforming use and provide that a nonconforming use discontinued or abandoned for 12 months or more loses its exemption as a nonconforming use.

Based on our direct knowledge of the property, the last racing events occurred in 2011, and there have been no motorized racing events since that time.

For these reasons, we respectfully ask the Board of Zoning & Appeals to uphold the decision of the Director of the Department of Planning & Zoning, Oconee County Council, and the County's legal counsel, and to recognize the limitations imposed by the Traditional Rural District zoning.

We believe doing so will honor the zoning decision made in 2012, respect the investment made by the surrounding property owners, and protect the rural character, safety, health, and quality of life of our community.

Thank you for your time, your consideration, and for allowing us to speak on behalf of our community.

Sincerely,

Don Massey
Debbie Massey

Don Massey
Debbie Massey
1644 Coffee Road
Westminster, SC 29693

Herchel Ridley
1815 Coffee Road
Westminster, SC 29693
September 14, 2026

Members of The Board
Oconee County Board of Appeals

Dear Members of the Board,

My name is Herchel Ridley and I have lived at my current address for 45 years. I was involved in the process of getting our properties rezoned to TRD back in 2011/2012. Several of us in our community questioned the Oconee County Council and the zoning department as to what we needed to do in order to ensure that once the racetrack closed down, it would never be able to be reopened. We were repeatedly told that rezoning to the Traditional Rural District would not allow a racetrack because it goes against the intent and character of that District. It was explained to us that after the rezoning to TRD, if the racetrack ever closed down for a period of 12 months, it would lose its nonconforming use status. At that point, it would not be allowed in our TRD zone. The owner of the racetrack property, Roy Holbrooks, even joined with our community and had his property rezoned to TRD. There has not been another race since then.

I can tell you from personal experience of some of the difficulties that we all endured while that racetrack was in operation. The traffic congestion was unbelievable and race fans would park on the sides of the road effectively making it a one lane road, block our driveways and even park on our actual property. We were essentially trapped in our homes once the racing started, and there was no way an ambulance or emergency vehicle could get through in a timely manner if someone had an emergency. Many residents of this area couldn't get back into their own driveways if they left their house before a race started, because either the driveway would be blocked or some of the racing fans would just use their driveways as a parking lot. There were a lot of incidents with drinking and driving, including a fatal hit and run. There were lots of fights at the racetrack where law officers had to intervene. After every race, we would have to go out and pick up all the trash that littered our properties and the sides of the road and clean the dust and debris off of our homes, vehicles, etc. I personally even had an incident where someone shot a gun and the bullet hit the side of my house. Basically, it was not the wholesome family fun that some are trying to portray it as now.

I respectfully ask that you uphold the intent and character of the Traditional Rural District, as it only allows low intensity commercial, industrial or other development. Certainly, a racetrack does not fit within that description of intent. Thank you for your consideration.

Sincerely,

Herchel Ridley

Roger Smith
1751 Coffee Road
Westminster, SC 29693
September 8, 2026

Members of the Board
Oconee County Board of Zoning Appeals

Dear Members of the Board,

My name is Roger Smith and my property borders the Westminster Speedway property. In 2009, EMS was called to my parent's home, which is the home that I now occupy. During one of the Speedway races, my father, Herman Smith, started having breathing problems. It was quickly determined by the paramedics that the house was not safe to stay in because it was filled with exhaust and gas fumes. After that incident, every time there was a race, I had to relocate my parents. They could not safely stay in that house due to the toxic fumes from the race cars. I do not believe that a race track should be allowed to open in a residential area. It is not compatible with the health and wellbeing of those who live within several miles of it. My family experienced this first hand.

I would also like to add that Paul Bitterman, who has bought the speedway property, came over onto my land without my permission, took down several large trees on my property, and graded over the survey pins that showed where my property lines are located. Mr. Bitterman did not offer any compensation for removing the trees, grading my land and disturbing my property lines. The land where Mr. Bitterman graded is a mess and he has created areas that will erode and wash when it rains. Mr. Bitterman was told by a retired surveyor that it would be wise to pay $1400 to get the property surveyed and the pins replaced. As of this date, he has paid me $100 dollars. I had to pay to get the land surveyed and property pins replaced. Mr. Bitterman does not appear to be concerned about following property lines or about how his actions impact others in this community.

It is my hope that this information will highlight the health concerns of most of us in this community. It is not just the prolonged, loud noises that are bothersome. We are also concerned about breathing in the dust, exhaust and fuel fumes. I respectfully ask that you uphold the decision made by the Planning Director, the Oconee County Council and their legal advisors. Thank you.

Sincerely,

Roger D. Smith

John Clorer
1811 Coffee Rd.
Westminster, SC 29693

Dear Members of the Board of Zoning and Appeals,

I am writing to you regarding the health concerns that I have about the racetrack. I live with my wife, Nellie at 1811 Coffee Rd in very close proximity to the racetrack. I currently suffer from severe breathing issues. During the years that I have lived at this address the racing track has been closed. However, with the request to restart racing I have a lot of concerns regarding the level of noise, dust and fumes that create poor air quality and the ability to get proper rest. I worry how all of this will make current health issues worse and create new ones. I worry about the very real possibility of having to relocate due to these potential health issues. This is all very stressful because housing is very limited and not very affordable on a fixed income.

I ask the board to carefully consider and uphold the decision made by the Planning & Zoning Director, Oconee County Council and their legal counsel.

Thank you for your consideration.

Sincerely

John Clorer

Nellie Clorer

Deborah Massey 4/2/2036

Notary Exp. 4/2/2036

Sec. 38-10.1. - Establishment of base zoning districts.

Base zoning districts are created to provide comprehensive land use regulations throughout Oconee County. There are 14 base zoning districts that provide for a variety of uses that are appropriate to the character of the areas in which they are located in accordance with the Oconee County Comprehensive Plan. All permitted, conditional, and special exceptions are identified in the zoning use matrix. All conditional uses shall meet the guidelines established in Article 5 of this chapter. Likewise, all special exceptions shall meet the guidelines established in Article 6 of this chapter. For the purpose of this chapter, Oconee County is hereby divided into the following base zoning districts. These districts shall comply with all of the general and specific requirements of this chapter.

CFD	Control Free District	Section 38-10.2
TRD	Traditional Rural District	Section 38-10.3
RRD	Rural Residential District	Section 38-10.4
CD	Conservation District	Section 38-10.5
AD	Agricultural District	Section 38-10.6
RD	Residential District	Section 38-10.7
LRD	Lake Residential District	Section 38-10.8
CCD	Community Commercial District	Section 38-10.9
HCD	Highway Commercial District	Section 38-10.10
ID	Industrial District	Section 38-10.11
ARD	Agricultural Residential District	Section 38-10.12
PRLD	Public and Recreation Lands District	Section 38-10.13
MUD	Mixed Use District	Section 38-10.14
PDD	Planned Development District	Section 38-10.15

(Ord. No. 2012-14, § 1, 5-15-2012)

Sec. 38-10.3. - Traditional rural district (TRD).

Title: Traditional rural district.

Definition: Parcels located in areas with little or no commercial, industrial, or other significant development; residential development is primarily limited to single-family dwellings. Public infrastructure is limited.

Intent: This district is meant to provide for a continuation of traditional lifestyles in sparsely populated areas with low intensity commercial, industrial, or other development; and to preserve the character of more remote rural areas. Additionally, residents of traditional rural areas typically have access to fewer public conveniences than more urban areas, but retain greater freedom in the manner in which they use their land.

*Dimensional requirements:**

Residential uses	Density and Lot Size			Minimum Yard Requirements			Max. Height
	Min. lot size	Max. Density	Min. width (ft.)	Front setback (ft.)	Side setback (ft.)	Rear setback (ft.)	Structure height (ft.)
	½ acre (21,780 sf)	2 dwellings per acre	80	35	10	20	

Nonresidential Uses	Minimum Lot Size		Minimum Yard Requirements			Max. Height
	Min. Lot Size	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	½ acre (21,780 sf)	80	35	10	20	

*See Article 9 for general provisions and exceptions to dimensional requirements.

(Ord. No. 2012-14, § 1, 5-15-2012)

Sec. 38-10.3. - Traditional rural district (TRD).

(a) *Title:* Traditional Rural District.

(b) *Definition:* Parcels located in areas with little or no commercial, industrial, or other significant development; residential development is primarily limited to single-family dwellings. Public infrastructure is limited.

(c) *Intent:* This district is meant to provide for a continuation of traditional lifestyles in sparsely populated areas with low intensity development; and to preserve the character of more remote rural areas. Additionally, residents of traditional rural areas typically have access to fewer public conveniences than more urban areas, but retain greater freedom in the manner in which they use their land.

(d) *Uses:*

(1) *Permitted uses.*

- Agricultural production, crops and livestock.
- Agricultural support services.
- Air strips (private use).
- Animal services.
- Auction houses.
- Auditorium/indoor public assembly.
- Automotive sales and rental.
- Automobile services and repair.
- Automotive services and gas stations (excluding truck stops).
- Bed and breakfast inns.
- Building and special trade contractors.
- Building materials and supply.
- Cemeteries: Commercial.
- Cemeteries: Family and accessory.
- Civic, fraternal, professional and political organizations.
- Commercial fishing, hunting and trapping.

- Convenience stores.
- Daycare facilities.
- Emergency services.
- Farms and ranches, general.
- Farm supply stores.
- Forestry/Silviculture.
- Fuel supply services.
- Greenhouses and nurseries, commercial.
- Golf courses and country clubs.
- Government buildings (excluding correctional facilities).
- Health care services.
- Hotels, motels and inns.
- Hunting and fishing camps.
- Landscape services.
- Libraries.
- Lumber and saw mills.
- Marinas.
- Mixed-use buildings.
- Movie theater.
- Multi-family residential development.
- Museums, historical sites, sightseeing and similar institutions.
- Office uses, general (up to 2,500 square feet).
- Outdoor markets.
- Personal care services.
- Places of worship.

- Professional offices.
- Public and private parks and recreation (indoor and outdoor).
- Public and private utilities.
- Railroad stations.
- Research facilities.
- Residential care facilities.
- Retail uses (up to 5,000 square feet excluding alcohol sales).
- Roadside markets.
- Roadside stands.
- Schools, college and university.
- Schools, elementary and secondary.
- Single-family detached residential.
- Single-family subdivisions (ten units or less).
- Spectator sports.
- Taxidermy and wild game processing.
- Warehousing and storage (excluding mini-storage).
- Wholesale trade.

(2) *Conditional uses.* (See Article 5 for "Conditions").

- Conservation subdivisions.
- Home occupations.
- Restaurants (up to 2,500 square feet).
- Schools, other.

(3) *Special exceptions.* (See Article 7 for "Special exceptions").

- Communications towers.
- Government buildings (excluding correctional facilities).
- Group homes.

- Gun clubs and skeet shooting ranges.
- Mining.
- Outdoor markets:
    - Setbacks from the road way shall be a minimum of 50 feet;
    - Parking shall be in a clearly designated area apart from the merchant stands;
    - Fire access shall be maintained throughout the entire outdoor market with;
    - Fire lanes and thoroughfares that are a minimum of 20 feet wide.
- Restaurants (greater than 2,500 square feet).
- Retail uses (up to 5,000 square feet).
- Salvage yard, junkyard and recycling operations.
- Single-family subdivisions (more than ten units).
- Solid waste landfill (excluding hazardous waste).
- Waste management services (excluding hazardous waste).

(e) *Dimensional Requirements.**

Residential Uses	**Density and Lot Size**			**Minimum Yard Requirements**			**Maximum Height**
	Minimum Lot Size	Maximum Density	Minimum Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	½ acre (21,780 sf)	Two dwellings per acre	80	35	10	20	—

Non-residential Uses	Minimum Lot Size		Minimum Yard Requirements			Maximum Height
	Minimum Lot Size	*Minimum* Width (ft.)	*Front* Setback (ft.)	*Side* Setback (ft.)	*Rear* Setback (ft.)	*Structure* height (ft.)
	½ acre (21,780 sf)	80	35	10	20	—

*See Article 9 for general provisions and exceptions to "Dimensional requirements."

(Ord. No. 2007-18, Art. 10(10.3), 11-6-2008)

OCONEE COUNTY COMMUNITY DEVELOPMENT

Addressing | Codes | Permitting | Planning & Zoning

Zoning Verification Letter

April 4, 2017

RE: TMS # 219-00-01-019, 219-00-01-071

To Whom It May Concern,

The properties identified as tax parcel 219-00-01-019 and 219-00-01-071, located at 140 Speedway Drive, is zoned in the Traditional Rural District (TRD). Based on the description provided regarding a potential motocross facility and the previous land use of an automobile race track – the project can be labeled, under Oconee's provisions, as "Public, Private, and Commercial parks and recreation, camping or social facilities".

This land use is permitted by right within the TRD zoning district.

Please feel free to contact us with any questions that you may have.

Sincerely,

Gregory Gordos

Gregory Gordos
Community Development
Oconee County
Senior Planner
ggordos@oconeesc.com
(864) 364-5115

OCONEE COUNTY
PLANNING & ZONING

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

July 8th, 2027

Paul Bitterman
57 Main St
Pelzer, SC 29669
Paulbitterman6@gmail.com

Re: TMS #219-00-01-019 & #219-00-01-071

Mr. Bitterman,

It has come to my attention that you intend to establish or resume operation of a motocross, racetrack, speedway, or similar motorized racing facility on property formerly known as Westminster Speedway, located at 140 Speedway Drive and identified as Tax Map Nos. 219-00-01-019 and 219-00-01-071.

This letter serves as the Planning Director's current zoning determination regarding the proposed use of the above-referenced property.

The subject property is presently zoned Traditional Rural District (TRD), having been rezoned to that district in April 2012. The stated purpose of the TRD district is to provide for the continuation of traditional rural lifestyles in sparsely populated areas with low-intensity commercial, industrial, and other development while preserving the character of remote rural areas.

The County previously issued a zoning verification letter dated April 4, 2017, which concluded that a proposed motocross facility could be classified as "Public, Private and Commercial Parks and Recreation, Camping or Social Facilities." Upon review, the County has determined that this interpretation is inconsistent with the Oconee County Zoning Ordinance and therefore is superseded by this determination.

Section 38-9.1 of the Zoning Ordinance provides that each zoning district identifies uses permitted by right, conditional uses, and special exception uses, and further provides that uses not expressly permitted are prohibited. The TRD district does not identify motocross facilities, racetracks, speedways, or other motorized racing or competition facilities as permitted, conditional, or special exception uses. Accordingly, such uses are not permitted within the Traditional Rural District.

Prior to the April 2012 rezoning, the property operated as a racetrack. Following the rezoning, that use became a lawful nonconforming use. However, Article 4, Section 38-4.1 of the Zoning Ordinance provides that any nonconforming use that is discontinued or abandoned for a period of twelve (12) months or more loses its nonconforming status and thereafter must conform to all applicable provisions of the ordinance. Based upon information available to the County, operation of the

OCONEE COUNTY
PLANNING & ZONING

415 S. Pine St. Walhalla, SC 29691
864.638.4218
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racetrack ceased for a period substantially exceeding twelve (12) months. Accordingly, any legal nonconforming status associated with that use has been extinguished and cannot be reestablished.

Based upon the foregoing, the proposed operation of a motocross, racetrack, speedway, or similar motorized racing facility on the subject property is not permitted under the Oconee County Zoning Ordinance. Any establishment or operation of such a use would constitute a violation of the County's zoning regulations and would be subject to the applicable enforcement provisions of the ordinance.

This determination addresses only the zoning status of the proposed use and does not constitute a determination regarding compliance with any other applicable federal, state, or local laws or ordinances.

Should you have any questions regarding this determination, please feel free to contact my office.

Sincerely,

DeAnn Hester
Director of Planning & Zoning
Oconee County, South Carolina

Oconee County Community Development

Planning & Zoning Î Permitting Î Codes Î Addressing

RECEIPT

Receipt #: 1091

Payment Date: 04/24/2026

Payment Amount: 75.00

Payment Received By: PAUL BITTERMAN

Permit #: T26-000272

Address: 140 SPEEDWAY Dr

EXHIBIT B

BEFORE THE OCONEE COUNTY BOARD OF ZONING APPEALS

STATE OF SOUTH CAROLINA

IN RE: Administrative Appeal of Kyle Bitterman, Owner and Paul Bitterman, Business Owner (140 Speedway Drive) **PARCELS:** TMS #219-00-01-019 & #219-00-01-071

AFFIDAVIT OF COMMERCIAL SITE DEVELOPMENT AND MAINTENANCE

I, Victor Pressley, appearing after being duly sworn, depose and state as follows under penalties of perjury:

1. **Identity:** I am over eighteen (18) years of age, suffer from no legal disabilities, and have personal knowledge of the facts set forth in this Affidavit.
2. **Professional Capacity:** I am the owner, operator, or an authorized representative of Volenteer Help located at 140 William Rd Belton S.C. 29627
3. **Engagement:** My company was formally engaged by Property Owner Kyle Bitterman and Paul Bitterman to perform professional land clearing, commercial logging, structural reclamation, and heavy machinery grading operations at the property located at 140 Speedway Drive, Westminster, SC 29693.
4. **Scope of Work:** The specific scope of work executed by my company on the subject property included, but was not limited to, the active logging, clearing, and removal of over 5,000 mature pine trees from the historic 4/10-mile dirt oval track layout, including grandstand clearings, track lanes, safety zones, and the announcing tower perimeter.
5. **Timeline of Active Operations:** Our heavy machinery, crews, and operations actively occupied and altered the physical site during the months of Oct 2024 through Nov 2026 Present.
6. **Observation of Site Intent:** During our duration of performance on-site, the property was actively managed and curated. At no point did the infrastructure, configurations, or operational track features display signs of abandonment or permanent discontinuance. Our grading and clearing efforts were explicitly ordered and designed to restore the facility's physical capacity to host live motorized racing events.

FURTHER AFFIANT SAYETH NOT.

Dated this 7th day of August, 2026.

Signature of Affiant: _____

Printed Name of Affiant: Victor Pressley

STATE OF SOUTH CAROLINA)

COUNTY OF OCONEE)

Subscribed and sworn to (or affirmed) before me on this 7th day of Aug, 2026, by Victor Pressley proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Notary Public for South Carolina _____

My Commission Expires: 2/7/2032

CAROLYN W CABANISS
My Commission Expires
NOTARY PUBLIC
February 07 2032
STATE OF SOUTH CAROLINA

EXHIBIT B

BEFORE THE OCONEE COUNTY BOARD OF ZONING APPEALS

STATE OF SOUTH CAROLINA

IN RE: Administrative Appeal of Paul Bitterman (140 Speedway Drive)
PARCELS: TMS #219-00-01-019 & #219-00-01-071

AFFIDAVIT OF COMMERCIAL SITE DEVELOPMENT AND MAINTENANCE

I, M. Lee DeSpain, appearing after being duly sworn, depose and state as follows under penalties of perjury:

1. **Identity:** I am over eighteen (18) years of age, suffer from no legal disabilities, and have personal knowledge of the facts set forth in this Affidavit.
2. **Professional Capacity:** I am the owner, operator, or an authorized representative of Trim Works Const located at 150 Wendi ln. Westminster. 3. **Engagement:** My company was formally engaged by Property Owner Paul Bitterman to perform professional land clearing, commercial logging, structural reclamation, and heavy machinery grading operations at the property located at 140 Speedway Drive, Westminster, SC 29693.
4. **Scope of Work:** The specific scope of work executed by my company on the subject property included, but was not limited to, the active logging, clearing, and removal of over 5,000 mature pine trees from the historic 4/10-mile dirt oval track layout, including grandstand clearings, track lanes, safety zones, and the announcing tower perimeter.
5. **Timeline of Active Operations:** Our heavy machinery, crews, and operations actively occupied and altered the physical site during the months of June 2018 through September 2025
6. **Observation of Site Intent:** During our duration of performance on-site, the property was actively managed and curated. At no point did the infrastructure, configurations, or operational track features display signs of abandonment or permanent discontinuance. Our grading and clearing efforts were explicitly ordered and designed to restore the facility's physical capacity to host live motorized racing events.

FURTHER AFFIANT SAYETH NOT.

Dated this 24th day of August, 2026.
Signature of Affiant: M. Lee DeSpain
Printed Name of Affiant: M. Lee DeSpain

STATE OF SOUTH CAROLINA)

COUNTY OF OCONEE)

Subscribed and sworn to (or affirmed) before me on this 24th day of August 2026, by [illegible] proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Notary Public for South Carolina

My Commission Expires: July 29th 2034

Paul Bitterman

57 Main Street

Pelzer SC 29669

SWORN STATEMENT OF SITE ACTIVITY

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

I, Jeremy Oliver, being of legal age and a resident of neighboring racetrack intersecting Speedway Drive and Coffee Drive in Westminster South Carolina], do hereby swear and affirm the following:

1. I have personal knowledge of real Property located at 140 Speedway Drive Westminster South Carolina, hereafter referred to as Property. I reside in the immediate vicinity of the Property and have had consistent, ongoing visual access to the site since 2016.

2. I have personally observed, on a regular and continuing basis from 2016 through the present date, that Property has been subject to continuous upkeep, physical improvements, and active site development.

3. The activities I have witnessed include, but not limited to:

Routine property maintenance, groundskeeping, and clearing of the premises. Ongoing removal of trees, painting of structures, and physical improvements to the grounds.

Continuous efforts to preserve and enhance the site's infrastructure for its intended use as a motorsports facility.

4. At no point during this timeframe have I observed the site to be abandoned or left without active, ongoing maintenance and development.

I declare under penalty of perjury under the laws of the State of South Carolina that the foregoing is true and correct to the best of my knowledge, information, and belief.

FURTHER AFFIANT SAYETH NAUGHT.

Dated: 8-9-, 2026

Signature of Affiant

Jeremy Oliver

Printed Name of Affiant

Subscribed and sworn to before me this 9 day of August, 2026.

NOTARY PUBLIC

My Commission Expires: _____

20260000728 Type: DEEDS
Recorded 07/10/2026 04:25:12 PM
Fee Amt: $15.00
Oconee, South Carolina, Register of Deeds
Anna Davison - Register of Deeds
Page 1 of 5 BK 4908 PG 321 - 325
State Tax $364.00
County Tax $154.00

Re: **TITLE EXAM**
BY DRWM

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

*

Grantee Address:
530 Woodcock Rd.
Pelzer, SC
29669

TITLE TO REAL ESTATE
(DEED)

KNOW ALL MEN BY THESE PRESENTS that We, **JANICE N. HOLBROOKS, SPEEDWAY RENTALS, LLC, AND RENEE HOLBROOKS ANDERSON AND JAMES DAVID HOLBROOKS**, in the state aforesaid, for and in consideration of the sum of one hundred forty thousand and 00/100 ($140,000.00) dollars, to us in hand paid by **KYLE WILLIAM BITTERMAN**, receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release, subject to the easements, restrictions, reservations and conditions ("Exceptions") set forth below unto the said **KYLE WILLIAM BITTERMAN, subject to the below stated Exceptions**, his heirs and assigns forever, the following described real property, to wit:

All that certain piece, parcel or tract of land with the buildings and improvements thereon situate, lying and being in the State of South Carolina, County of Oconee, Tugaloo Township, **containing 6.885 ACRES**, more or less, as shown and more fully described on a Plat thereof by James G. Hart, RLS #6674, dated February 18, 2002, and recorded in Plat Book A864, page 2, records of Oconee County, South Carolina.

TMS #219-00-01-019

This being the identical property conveyed unto Renee Holbrooks Anderson, James David Holbrooks and Janice N. Holbrooks a life estate only, by deed of Speedway Rentals, LLC, recorded on the 16th day of December, 2014 in Deed Book 2072 at page 238 in the records of Oconee County, South Carolina.

AND ALSO: All that certain piece, parcel or tract of land, with improvements thereon, situate, lying and being in the State of South Carolina, County of Oconee, Westminster School District, lying northeast of the Coffee Road, and located about 2 ¼ miles northwest of Westminster, South Carolina, **containing 22 ¾ acres**, more or less, bounded on the north by lands now or formerly of L. H. Ridley, on the southwest by the Coffee

Road, and on the west by lands now or formerly of Floyd Smith, and being more particularly described by plat of Harry U. Earle, Surveyor, dated March 19, 1953, and recorded in Plat Book L, page 230, records of Oconee County, South Carolina. **LESS HOWEVER**, all that certain tract of land containing 6.885 acres, more or less, as shown on a plat prepared by James G. Hart, RLS #6674, dated February 18, 2002, and recorded in Plat Book A864, page 2, records of Oconee County South Carolina. **LESS HOWEVER**, .91 of an acre conveyed in Deed Book 1164, page 255; 1.295 acres conveyed in Deed Book 1261, page 127; .71 of an acre conveyed in Deed Book 2052, page 161 and .72 of an acre conveyed in Deed Book 2738, page 270, records of Oconee County, South Carolina.

TMS #219-00-01-071

AND ALSO: All that certain piece, parcel of lot of land, **containing approximately two-thirds (2/3) of an acre**, more or less, situate, lying and being in Oconee County, South Carolina:

BEGINNING at an iron pin corner common with lands now or formerly of Beulah Holbrooks and Clifton Holbrooks and running along the property line now or formerly of Clifton Holbrooks in a northern direction one hundred eighty-eight (188') feet; thence in an easterly direction one hundred ninety-seven (197') feet to an iron pin corner; thence in a western direction two hundred ten (210') feet to a cement slab corner; thence in a northern direction fifty-seven (57') feet to the beginning corner

TMS #219-00-01-020

The aforementioned tracts 219-00-01-071 and 219-00-01-020 are the remainder of the property conveyed unto Renee Holbrooks Anderson, James David Holbrooks with a life estate reserved unto Janice N. Holbrooks in Deed Book 1815, page 46, recorded January 21, 2011. The said Roy Holbrooks having passed from this life on the 25th day of November, 2012 as evidenced by Death Certificate recorded in Deed Book 1994, page 342, records of Oconee County, South Carolina.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING EXCEPTIONS: Any protective covenants and restrictions as to use of this property set out and enumerated in instrument of record, all of which are to run with the land, and is further subject to any and all easements or rights of way heretofore conveyed by the Grantor herein or any predecessor in title as may appear of public record or upon the premises.

The said Janice N. Holbrooks and Speedway Rentals, LLC execute this deed in order to release any right, title and interest which THEY may have in the aforementioned tracts.

TOGETHER with, subject to the above stated Exceptions, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, subject to the above stated Exceptions, all and singular, the premises before mentioned unto the said **KYLE WILLIAM BITTERMAN**, his heirs and assigns forever.

AND, we do hereby bind ourselves and our heirs, executors, and administrators, to warrant and forever defend all and singular the premises before mentioned, subject to the above stated Exceptions, unto the said **KYLE WILLIAM BITTERMAN**, his heirs and assigns, from and against ourselves and our heirs, successors and assigns, and against every person whosoever lawfully claiming or to claim the same or any part thereof.

WITNESS our hands and seals this 9th day of July, in the two thousand twenty-sixth year of our Lord and in the two hundred forty-ninth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
in the Presence of:

Janice N. Holbrooks [SEAL]
Janice N. Holbrooks, Individually and
as Life Tenant

Speedway Rentals, LLC

By: Janice N. Holbrooks [SEAL]
Janice N. Holbrooks, Member

Renee Holbrooks Anderson [SEAL]
Renee Holbrooks Anderson

James David Holbrooks [SEAL]
James David Holbrooks

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGMENT
COUNTY OF OCONEE)

BEFORE ME, a Notary Public for the State of South Carolina, personally appeared Grantor(s) who, being personally known to me or having produced proper identification, and upon being duly sworn, stated that they executed the within written Title to Real Estate for the purposes therein written.

Sworn to before me this
17th day of July, 2026

(L.S)
Notary Public of South Carolina
My Commission Expires: 2-19-35

FOR OFFICE USE ONLY
THIS PROPERTY DESIGNATED AS

Map	SMap	Block	Parcel
219	00	01	019

ON OCONEE TAX MAPS

OCONEE COUNTY ASSESSOR

FOR OFFICE USE ONLY
THIS PROPERTY DESIGNATED AS

Map	SMap	Block	Parcel
219	00	01	071

ON OCONEE TAX MAPS

OCONEE COUNTY ASSESSOR

FOR OFFICE USE ONLY
THIS PROPERTY DESIGNATED AS

Map	SMap	Block	Parcel
219	00	01	020

ON OCONEE TAX MAPS

OCONEE COUNTY ASSESSOR

20260000728 Type: DEEDS
Recorded: 07/10/2026 04:25:12 PM
Fee Amt: $15.00
Oconee, South Carolina, Register of Deeds
Anna Davison - Register of Deeds
Page 1 of 5 BK 4908 PG 321 - 325
State Tax $364.00
County Tax $154.00

Rec: **TITLE EXAM BY DRWM**

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

Grantee Address:

530 Woodcock Rd.
Pelzer, SC
29669

TITLE TO REAL ESTATE
(DEED)

KNOW ALL MEN BY THESE PRESENTS that We, **JANICE N. HOLBROOKS, SPEEDWAY RENTALS, LLC, AND RENEE HOLBROOKS ANDERSON AND JAMES DAVID HOLBROOKS**, in the state aforesaid, for and in consideration of the sum of one hundred forty thousand and 00/100 ($140,000.00) dollars, to us in hand paid by **KYLE WILLIAM BITTERMAN**, receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release, subject to the easements, restrictions, reservations and conditions ("Exceptions") set forth below unto the said **KYLE WILLIAM BITTERMAN, subject to the below stated Exceptions**, his heirs and assigns forever, the following described real property, to wit:

All that certain piece, parcel or tract of land with the buildings and improvements thereon situate, lying and being in the State of South Carolina, County of Oconee, Tugaloo Township, **containing 6.885 ACRES**, more or less, as shown and more fully described on a Plat thereof by James G. Hart, RLS #6674, dated February 18, 2002, and recorded in Plat Book A864, page 2, records of Oconee County, South Carolina.

TMS #219-00-01-019

This being the identical property conveyed unto Renee Holbrooks Anderson, James David Holbrooks and Janice N. Holbrooks a life estate only, by deed of Speedway Rentals, LLC, recorded on the 16th day of December, 2014 in Deed Book 2072 at page 238 in the records of Oconee County, South Carolina.

AND ALSO: All that certain piece, parcel or tract of land, with improvements thereon, situate, lying and being in the State of South Carolina, County of Oconee, Westminster School District, lying northeast of the Coffee Road, and located about 2 ¼ miles northwest of Westminster, South Carolina, **containing 22 ¾ acres**, more or less, bounded on the north by lands now or formerly of L. H. Ridley, on the southwest by the Coffee

Road, and on the west by lands now or formerly of Floyd Smith, and being more particularly described by plat of Harry U. Earle, Surveyor, dated March 19, 1953, and recorded in Plat Book L, page 230, records of Oconee County, South Carolina. **LESS HOWEVER**, all that certain tract of land containing 6.885 acres, more or less, as shown on a plat prepared by James G. Hart, RLS #6674, dated February 18, 2002, and recorded in Plat Book A864, page 2, records of Oconee County South Carolina. **LESS HOWEVER**, .91 of an acre conveyed in Deed Book 1164, page 255; 1.295 acres conveyed in Deed Book 1261, page 127; .71 of an acre conveyed in Deed Book 2052, page 161 and .72 of an acre conveyed in Deed Book 2738, page 270, records of Oconee County, South Carolina.

TMS #219-00-01-071

AND ALSO: All that certain piece, parcel of lot of land, **containing approximately two-thirds (2/3) of an acre**, more or less, situate, lying and being in Oconee County, South Carolina:

BEGINNING at an iron pin corner common with lands now or formerly of Beulah Holbrooks and Clifton Holbrooks and running along the property line now or formerly of Clifton Holbrooks in a northern direction one hundred eighty-eight (188') feet; thence in an easterly direction one hundred ninety-seven (197') feet to an iron pin corner; thence in a western direction two hundred ten (210') feet to a cement slab corner; thence in a northern direction fifty-seven (57') feet to the beginning corner

TMS #219-00-01-020

The aforementioned tracts 219-00-01-071 and 219-00-01-020 are the remainder of the property conveyed unto Renee Holbrooks Anderson, James David Holbrooks with a life estate reserved unto Janice N. Holbrooks in Deed Book 1815, page 46, recorded January 21, 2011. The said Roy Holbrooks having passed from this life on the 25th day of November, 2012 as evidenced by Death Certificate recorded in Deed Book 1994, page 342, records of Oconee County, South Carolina.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING EXCEPTIONS: Any protective covenants and restrictions as to use of this property set out and enumerated in instrument of record, all of which are to run with the land, and is further subject to any and all easements or rights of way heretofore conveyed by the Grantor herein or any predecessor in title as may appear of public record or upon the premises.

The said Janice N. Holbrooks and Speedway Rentals, LLC execute this deed in order to release any right, title and interest which THEY may have in the aforementioned tracts.

TOGETHER with, subject to the above stated Exceptions, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, subject to the above stated Exceptions, all and singular, the premises before mentioned unto the said **KYLE WILLIAM BITTERMAN**, his heirs and assigns forever.

AND, we do hereby bind ourselves and our heirs, executors, and administrators, to warrant and forever defend all and singular the premises before mentioned, subject to the above stated Exceptions, unto the said **KYLE WILLIAM BITTERMAN**, his heirs and assigns, from and against ourselves and our heirs, successors and assigns, and against every person whosoever lawfully claiming or to claim the same or any part thereof.

WITNESS our hands and seals this 9th day of July, in the two thousand twenty-sixth year of our Lord and in the two hundred forty-ninth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
in the Presence of:

Janice N. Holbrooks [SEAL]
Janice N. Holbrooks, Individually and
as Life Tenant

Speedway Rentals, LLC

By: Janice N. Holbrooks [SEAL]
Janice N. Holbrooks, Member

Renee Holbrooks Anderson [SEAL]
Renee Holbrooks Anderson

James David Holbrooks [SEAL]
James David Holbrooks

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGMENT
COUNTY OF OCONEE)

BEFORE ME, a Notary Public for the State of South Carolina, personally appeared Grantor(s) who, being personally known to me or having produced proper identification, and upon being duly sworn, stated that they executed the within written Title to Real Estate for the purposes therein written.

Sworn to before me this
7th day of July, 2026

(LS)
Notary Public of South Carolina
My Commission Expires: 2-19-35

FOR OFFICE USE ONLY
THIS PROPERTY DESIGNATED AS

Map	SMap	Block	Parcel
219	00	01	019

ON OCONEE TAX MAPS

OCONEE COUNTY ASSESSOR

FOR OFFICE USE ONLY
THIS PROPERTY DESIGNATED AS

Map	SMap	Block	Parcel
219	00	01	071

ON OCONEE TAX MAPS

OCONEE COUNTY ASSESSOR

FOR OFFICE USE ONLY
THIS PROPERTY DESIGNATED AS

Map	SMap	Block	Parcel
219	00	01	020

ON OCONEE TAX MAPS

OCONEE COUNTY ASSESSOR

Support the Westminster Speedway Motorsports Park! 🏁

We, the undersigned, proudly support the opening of the **Westminster Speedway Motorsports Park** in Westminster, SC.

This exciting project will:

- ☑ Boost our local economy with jobs and tourism
- ☑ Provide a safe, regulated space for motorsports fans
- ☑ Offer youth programs and driving safety initiatives
- ☑ Bring high-energy events that put Westminster on the map

We believe the Speedway will be a **positive, family-friendly, and community-focused** addition to our town. Let's make Westminster the home of motorsports in the Upstate!

Full Name (Print)	Full Address	Signature	Date
Dylan Hunt	284 Valley Dr Toccoa ga 30577		8-1-26
Jo Jeffy	4367 Oak Creek DR		8-1-26
Sebastian Rojas	6720 Bonfide Drive, Flowery Branch, GA 30542		8-1-26
Russell Duffey	8426 Skitts Mtn Rd Lula Ga		8-1-26
Chris Hunt	284 Valley Dr Toccoa		8-1-26
Jeremy Martin			8-1-26
Matthew Messer	391 Embs Dr. Lavonia Ga		8-1-26
Katie SOLARS	8092 Royston Hwy Canon		08.01.26
	196 S Tusten St Elberton		8-1-26
	8092 Royston Hwy Canon		8-1-26
Brendon Long			8-1-26
LeAnn Long	88 Murray Ave Harwood GA		8-1-26
Carter Long			8-1-26
Gabby Long			8-1-26
Brayden Long			8-1-26
Jeremy Oliver	1715 Coffee Rd Westminster		8-9-26
Kyle Stepp	732 Hidden valley Dr		8-9-26
Brodeth Benike	163 Harrod Dr		8-9-26
Amanda Oliver	1715 Coffee Rd		8-9-26
Terry Pearson	Cayton Rd		8-9-26

SWORN STATEMENT OF SITE ACTIVITY

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

I, Melissa Simpson, being of legal age and a resident of neighboring racetrack intersecting Speedway Drive and Coffee Drive in Westminster South Carolina], do hereby swear and affirm the following:

1. I have personal knowledge of real Property located at 140 Speedway Drive Westminster South Carolina, hereafter referred to as Property. I reside in the immediate vicinity of the Property and have had consistent, ongoing visual access to the site since 2016.

2. I have personally observed, on a regular and continuing basis from 2016 through the present date, that Property has been subject to continuous upkeep, physical improvements, and active site development.

3. The activities I have witnessed include, but not limited to:

Routine property maintenance, groundskeeping, and clearing of the premises. Ongoing removal of trees, painting of structures, and physical improvements to the grounds.

Continuous efforts to preserve and enhance the site's infrastructure for its intended use as a motorsports facility.

4. At no point during this timeframe have I observed the site to be abandoned or left without active, ongoing maintenance and development.

I declare under penalty of perjury under the laws of the State of South Carolina that the foregoing is true and correct to the best of my knowledge, information, and belief.

FURTHER AFFIANT SAYETH NAUGHT.

Dated: Sept. 22, 2026

Melissa Simpson

Signature of Affiant

Melissa Simpson

Printed Name of Affiant

125 Speedway Dr.
Westminster SC. 29693

Subscribed and sworn to before me this _____ day of _____, 2026.

_____NOTARY PUBLIC

My Commission Expires: _____

SWORN STATEMENT OF SITE ACTIVITY

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

I, Samantha Mann, being of legal age and a resident of neighboring racetrack intersecting Speedway Drive and Coffee Drive in Westminster South Carolina], do hereby swear and affirm the following:

1. I have personal knowledge of real Property located at 140 Speedway Drive Westminster South Carolina, hereafter referred to as Property. I reside in the immediate vicinity of the Property and have had consistent, ongoing visual access to the site since 2016.

2. I have personally observed, on a regular and continuing basis from 2016 through the present date, that Property has been subject to continuous upkeep, physical improvements, and active site development.

3. The activities I have witnessed include, but not limited to:

Routine property maintenance, groundskeeping, and clearing of the premises. Ongoing removal of trees, painting of structures, and physical improvements to the grounds.

Continuous efforts to preserve and enhance the site's infrastructure for its intended use as a motorsports facility.

4. At no point during this timeframe have I observed the site to be abandoned or left without active, ongoing maintenance and development.

I declare under penalty of perjury under the laws of the State of South Carolina that the foregoing is true and correct to the best of my knowledge, information, and belief.

FURTHER AFFIANT SAYETH NAUGHT.

Dated: _____, 2026

_____
Signature of Affiant

Samantha Mann
Printed Name of Affiant

103 Harrys Dr
Westminster

Subscribed and sworn to before me this _____ day of _____, 2026.

_____NOTARY PUBLIC

My Commission Expires: _____

SWORN STATEMENT OF SITE ACTIVITY

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

I, Walter McCormick, being of legal age and a resident of neighboring racetrack intersecting Speedway Drive and Coffee Drive in Westminster South Carolina], do hereby swear and affirm the following:

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4. At no point during this timeframe have I observed the site to be abandoned or left without active, ongoing maintenance and development.

I declare under penalty of perjury under the laws of the State of South Carolina that the foregoing is true and correct to the best of my knowledge, information, and belief.

FURTHER AFFIANT SAYETH NAUGHT.

Dated: _____, 2026

Walter McCorick

Signature of Affiant

Walter McCormick

Printed Name of Affiant

107 Harrys Dr

864 634 0675

Subscribed and sworn to before me this _____ day of _____, 2026.

_____NOTARY PUBLIC

My Commission Expires: _____

SWORN STATEMENT OF SITE ACTIVITY

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

I, Brandan Mann, being of legal age and a resident of neighboring racetrack intersecting Speedway Drive and Coffee Drive in Westminster South Carolina], do hereby swear and affirm the following:

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I declare under penalty of perjury under the laws of the State of South Carolina that the foregoing is true and correct to the best of my knowledge, information, and belief.

FURTHER AFFIANT SAYETH NAUGHT.

Dated: _____, 2026

_____
Signature of Affiant

Brandan Mann
Printed Name of Affiant

103 Harris Dr
Westminster

Subscribed and sworn to before me this _____ day of _____, 2026.

_____NOTARY PUBLIC

My Commission Expires: _____

SWORN STATEMENT OF SITE ACTIVITY

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

I, Marc Marcengill, being of legal age and a resident of neighboring racetrack intersecting Speedway Drive and Coffee Drive in Westminster South Carolina], do hereby swear and affirm the following:

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4. At no point during this timeframe have I observed the site to be abandoned or left without active, ongoing maintenance and development.

I declare under penalty of perjury under the laws of the State of South Carolina that the foregoing is true and correct to the best of my knowledge, information, and belief.

FURTHER AFFIANT SAYETH NAUGHT.

Dated: Sept. 22, 2026

Marc Marcengill
Signature of Affiant

Marc Marcengill
Printed Name of Affiant

117 Weeble Way
Westminster SC 29693
864 903 2260

Subscribed and sworn to before me this _____ day of _____, 2026.

_____NOTARY PUBLIC

My Commission Expires: _____

SWORN STATEMENT OF SITE ACTIVITY

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

I, Jimmy A. Watkins, being of legal age and a resident of neighboring racetrack intersecting Speedway Drive and Coffee Drive in Westminster South Carolina], do hereby swear and affirm the following:

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I declare under penalty of perjury under the laws of the State of South Carolina that the foregoing is true and correct to the best of my knowledge, information, and belief.

FURTHER AFFIANT SAYETH NAUGHT.

Dated: Sept 22, 2026

Jimmy A. Watkins
Signature of Affiant

Jimmy A. Watkins
Printed Name of Affiant

397 Clint Dr. P.O. Box 8
Westminster, SC 29693

Subscribed and sworn to before me this _____ day of _____, 2026.

_____NOTARY PUBLIC

My Commission Expires: _____

SWORN STATEMENT OF SITE ACTIVITY

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

I, Diane T. Watkins, being of legal age and a resident of neighboring racetrack intersecting Speedway Drive and Coffee Drive in Westminster South Carolina], do hereby swear and affirm the following:

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FURTHER AFFIANT SAYETH NAUGHT.

Dated: Sept. 22, 2026

Diane T. Watkins
Signature of Affiant

Diane T. Watkins
Printed Name of Affiant

397 Clint Dr. P.O. Box 8
Westminster, SC 29693

Subscribed and sworn to before me this _____ day of _____, 2026.

_____NOTARY PUBLIC

My Commission Expires: _____

SWORN STATEMENT OF SITE ACTIVITY

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

I, Kayla Givens, being of legal age and a resident of neighboring racetrack intersecting Speedway Drive and Coffee Drive in Westminster South Carolina], do hereby swear and affirm the following:

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I declare under penalty of perjury under the laws of the State of South Carolina that the foregoing is true and correct to the best of my knowledge, information, and belief.

FURTHER AFFIANT SAYETH NAUGHT.

Dated: _____, 2026

_____
Signature of Affiant

Kayla Givens
Printed Name of Affiant

107 Harrys dr
Westminster SC 29693
864 318 7347

Subscribed and sworn to before me this _____ day of _____, 2026.

_____NOTARY PUBLIC

My Commission Expires: _____

2020 Comprehensive Plan

372 pages

12 Months

49 meetings

500 attendees

600 written comments

1100 Surveys

This plan was made by and for the people of Oconee County.

BD-865 Subsequent Rezoning

Executive Summary.

A call to action

This is a dynamic time for Oconee County. Rapidly changing technology, national demographic shifts, and changing market preferences are reshaping our county. Many of the changes Oconee County has experienced over the last decade present daunting challenges. But at the same time, the County has had successes addressing needs and cultivating its unique assets. The Plan's recommended actions include more visionary efforts to address our challenges and build upon our assets.

Challenges to Overcome:

- 1 Stagnant workforce growth
- 2 Transportation Infrastructure planning for cars, bikes, and pedestrians
- 3 Need for more higher paying careers.
- 4 Lack of emphasis on training for skilled jobs
- 5 Critical shortage of affordable & obtainable housing
- 6 Shortage of housing and planning for housing and care for our aging population
- 7 Limited internet availability
- 8 Divided population regarding managing growth
- 9 Limited entertainment options

Assets to Build On:

- 1 Growth Region
- 2 I-85 corridor
- 3 Clemson University and Tri- County Technical College
- 4 Retirement communities
- 5 Agricultural areas
- 6 Mountain, lakes, and rivers
- 7 Strong light-industry base
- 8 Geographic placement and mild climate
- 9 Quality tourist-areas
- 10 Quality K-12 education
- 11 Recreational activities - biking, hiking, boating

What we heard

The topics listed below are some of the primary concerns we heard from the citizens and citizen groups during the planning process. The comments that received the most attention are listed and grouped under the general topic. These were identified based on citizen input and are not intended to be in a ranked order.

- **Transportation:**
  - Build a road system for the future
  - Improve maintenance of existing road system
  - Bicycle & pedestrian infrastructure incorporated and expanded into our transportation system
  - Rural transportation options including expansion of CAT bus service
- **Jobs:**
  - Rewarding sustainable careers and jobs
  - Workforce development efforts on "skills for the future"
  - Technical or "Blue-Collar" job training is every bit as important as "White-Collar" job training
- **Housing:**
  - Affordable and obtainable
  - Aging in place with a proximity to services
  - Reduce housing and property blight
- **Law Enforcement:**
  - Increased law enforcement presence
  - Substations in rural areas
  - Increased monitoring and enforcement of safe-driving laws
- **Natural Resources:**
  - Protect lakes, mountains and natural beauty
  - Protect drinking water supply
  - Ordered growth and buffers around these areas
  - Preserve rural view

- **Plan for Future:**
  - Increase availability of high-speed internet access countywide
  - Managing growth and protection for agricultural, commercial, community and residential development
  - Sewer expansion
  - Offer youth opportunities for personal and professional growth
- **Tourism:**
  - Promote tourism
  - Expand/maintain parks and recreational sites
  - Promote shopping and sit-down restaurants.
  - Review fee structure for sites and how those fees are distributed throughout the County and municipalities
  - Expand entertainment options
- **Quality Development:**
  - Encourage citizen participation in process
  - Manage sprawl
  - Develop design standards and incentive to encourage
  - Major Corridor standards for safety and aesthetics
  - Facilitate municipality development

Elements

Each element is addressed listing objectives or strategies most commonly mentioned by citizens or citizen groups during the creation of the Plan. These were identified based on the frequency of citizen input and are not intended to be in a ranked order. The numbers represent an objective or strategy found in that element. The text following the number is a brief summary of the related objective or strategy.

The Comprehensive Plan is comprised of an Executive Summary, 10 Elements, or chapters, and an appendix of community input. These 10 Elements are:

1. Executive Summary
2. Population
3. Housing
4. Transportation
5. Community Facilities
6. Cultural Resources
7. Economic
8. Natural Resources
9. Priority Investment
10. Agricultural
11. Land Use

The numbering system is *Element.Goal.Objective.Strategy* For example; 2.2.2.2 is Population Element, Goal two, objective two, strategy two

Population:

a) 2.1.2.4/2.2.2 – Coordinate and develop programs with available agencies for quality education to include advanced training.
b) 2.1.2/2.1.2.3/7.3.1.4 – Seek opportunities for entertainment and recreation options for young adults and families.
c) 2.2.1 – Ensure access to adequate health care and preventative services.

G. GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

The goals, objectives and strategies for implementation (GOIS) table summarizes the actions that will be undertaken in the coming decade to achieve the goals and objectives identified in the Population element.

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
Goal 2.1. Improve the quality of life for existing and future residents of Oconee County.		
Objective 2.1.1. Increase understanding of the County's population composition and characteristics.		
Strategy 2.1.1.1. Monitor demographic patterns in the County and its municipalities in order to respond to growth and the changing needs of residents, especially special populations.	• Oconee County • Service Providers	2023
Strategy 2.1.1.2. Coordinate and collaborate with regional agencies and neighboring jurisdictions to share demographic data and update population projection data and methodologies.	• Oconee County • ACOG • Neighboring Jurisdictions	On-Going
Objective 2.1.2. Encourage and attract young adults and families to remain in Oconee County.		
Strategy 2.1.2.1. Create economic opportunities for residents and potential residents through recruitment and retention of industries and businesses.	• Oconee County • Upstate SC Alliance • Chamber of Commerce • Clemson University	On-Going
Strategy 2.1.2.2. Develop and promote policies and programs that improve economic opportunity for residents and potential residents.	• Oconee County • Municipalities	On-Going
Strategy 2.1.2.3. Develop opportunities to provide or encourage entertainment and recreation options that are attractive to young adults and families.	• Oconee County • Municipalities	On-Going
Strategy 2.1.2.4. Interface with the School District of Oconee County (SDOC), private schools, Clemson University, and Tri-County Technical College (TCTC) to optimize educational quality and access to advanced training opportunities.	• Oconee County • SDOC • Private Schools • TCTC • Clemson University • Inter-regional Education Center representative	2023

d) 2.3.1 – Coordinate planning efforts among the county, municipalities and neighboring jurisdictions.

Housing:

a) 3.1.2/3.1.2.2 – Encourage housing development that will allow residents to "age-in-place" such as higher density, multi-family, assisted living and nursing facilities.
b) 3.2.1.2/3.2.1.3 – Develop housing options that are affordable for low- and middle-income families.
c) 3.2.2.1 – Expand water and sewer facilities for new residential development.
d) 3.1.1.1 – Development of a range of housing types to include single-family, multi-family developments and manufactured homes.

Economic development:

a) 4.3.1.1/4.3.1 – Promote the development of downtown retail and commercial markets.
b) 4.3.2.4 – Improve high speed internet access to all areas of the County.
c) 4.1.1.3 – Continue to develop the I-85 industrial corridor.
d) 4.3.2.1 – Support small business start-up and expansion and assist in clearing key steps in the development process.

Cultural resources:

a) 5.1.1/5.1 – Emphasize the importance of the historic and cultural resources of the County thru plans and ordinances.
b) 5.3.1.1/5.3.2.3 – Develop and promote tourism and recreation.
c) 5.2.2.4 –Encourage volunteer involvement in cultural programming and civic groups.
d) 5.1.2.4 – Explore the reuse of the Utica Mill site.

overnight accommodations. Recent funding has been awarded to festivals, park improvements, and renovation and repair of historic structures.

Visit Oconee SC, formerly the Mountain Lakes Convention and Visitors Bureau, is the destination marketing organization focused on bringing visitors into Oconee County to visit, stay, dine, and shop. Local businesses, restaurants, lodging, arts and cultural events, and recreational opportunities throughout Oconee County are highlighted through newsletters, social media, and visitor guides.

D. GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

Cultural resources, activities, and opportunities are prominent and essential elements of community life, contributing to the vibrancy, place, and identity of the County and the quality of life and well-being of its residents. Rural communities with attractive cultural, scenic, and historical resources are among the fastest growing heritage tourism destinations. A concerted effort to preserve and enhance the community's rich cultural resources base will continue to contribute to the appeal of Oconee County as a desirable place to work and live and as a tourism and retirement destination.

The goals, objectives and strategies for implementation (GOIS) table summarizes the actions that will be undertaken in the coming decade to achieve the goals and objectives identified in the *Cultural Element*.

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
Goal 5.1. Protect the historic and cultural heritage of Oconee County, as embodied and reflected in its historic structures, sites, and districts.		
Objective 5.1.1. Emphasize the importance of historic and cultural resources in the policies, plans, and ordinances of local governments to ensure that the unique character of the County is preserved and enhanced.		
Strategy 5.1.1.1. Identify and address the protection of historical and cultural resources through County and municipal land use plans and regulations.	• Oconee County • Municipalities	2025
Strategy 5.1.1.2. Enhance the visual and aesthetic character of the County and its municipalities using codes enforcement, architectural review boards, and other measures as appropriate.	• Oconee County • Municipalities	2021
Strategy 5.1.1.3. Survey, list, and record the County's archaeological and historical assets, and inventory and add potential sites within the County that have historical and cultural significance.	• Oconee County • Municipalities • SC Archives and History • Property Owners	2020

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
Strategy 5.2.1.4. Enable residents of all ages to acquire knowledge and skills in the arts by supporting arts projects that address lifelong learning.	• SDOC • Cultural and Arts Groups	On-Going
Strategy 5.2.1.5. Promote opportunities for volunteerism and sponsorships of tourism, cultural, and recreational offerings.	• Oconee County • Municipalities • Cultural Organizations • Businesses/Employers	On-Going
Objective 5.2.2. Strengthen the creative and operational capacity of existing community arts and cultural organizations.		
Strategy 5.2.2.1. Increase local arts funding by supporting arts organizations in federal and state grants applications, as well as corporate and private funding.	• Oconee County • Municipalities • Private Businesses/ Nonprofits	2030
Strategy 5.2.2.2. Maximize funding from sources including the National Endowment for the Arts, the S.C. Arts Commission, the S.C. Humanities Council and the S.C. Department of Parks, Recreation and Tourism.	• Oconee County • Cultural and Arts Groups	2030
Strategy 5.2.2.3. Continue to support cultural and arts venues through annual appropriation of accommodations tax revenues.	• Oconee County • Municipalities	2030
Strategy 5.2.2.4. Encourage volunteer involvement in cultural programming, organizations and events by community, faith-based, and civic groups, as well as businesses.	• Cultural and Arts Groups • Faith-based Organizations • SDOC • Civic and Community groups	On-Going
Goal 5.3. Leverage the County's historic and cultural assets as an economic development resource.		
Objective 5.3.1. Integrate the County's heritage into the overall economic development process, especially as it relates to building a cultural tourism industry.		
Strategy 5.3.1.1. Maintain and communicate a shared vision and guiding principles for tourism and recreation development in Oconee County among the public and private sectors.	• Oconee County • Municipalities • Museums/Arts Organizations • Business Owners • Oconee Chamber of Commerce	2021

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
Strategy 5.3.1.2. Increase awareness of the rich genealogical resources in Oconee County as a means to attract additional heritage tourists.	• Oconee County Museums	2030
Strategy 5.3.1.3. Ensure the County's visibility in the regional tourism market to support sustainable tourism development and make the County a destination for cultural enrichment, leisure, entertainment, and the arts.	• Upcountry SC Tourism Association • Visit Oconee SC • Oconee Chamber of Commerce • Oconee County	On-Going
Strategy 5.3.1.4. Recognize, build upon and promote the County's historic and cultural assets with agricultural, Colonial and Civil War, African-American, Native American (Cherokee), and Appalachian themes through local historical and arts institutions and programming.	• Oconee County • Municipalities • Museums/Arts Organizations • Business Owners • Upcountry SC/Visit Oconee SC	2025
Objective 5.3.2. Support employers engaged in the cultural and heritage tourism, agritourism, and nature-based tourism sectors.		
Strategy 5.3.2.1. Pursue additional SCPRT and other grants for local governments and non-profits to supplement promotional efforts in tourism marketing for festivals, attractions, and events.	• Municipalities • Oconee County • Cultural Organizations	2030
Strategy 5.3.2.2. Launch hospitality and tourism sector training and workforce development to support excellence in quality of services.	• SDOC • TCTC • Oconee Chamber of Commerce • Employers	2025
Strategy 5.3.2.3. Collaborate with the private sector to expand local shopping, dining, and lodging amenities as an important means of capturing tourist dollars.	• Oconee Chamber of Commerce • Oconee County • Municipalities • Business Owners	2021
Strategy 5.3.2.4. Preserve the culture and identity tied to agriculture and the landscape of the County's rural communities.	• Oconee County • Farms and Agribusinesses • Land Conservation Groups	2023

Natural resources:

a) 6.2.4.4 – Promote programs to discourage littering; encourage litter pickup programs; review ordnances for littering.
b) 6.2/6.2.1/6.2.3 – Preserve, protect and enhance County's land resources.
c) 6.2.3.1/6.2.3/6.2.4.3 – Protect natural resources for recreational uses and develop opportunities for recreational access.
d) 6.3.3.1/6.3.4.2 – Adopt measures for erosion and sediment control to preserve watersheds around lakes.

Community facilities:

a) 7.2.1.3 – Expand and upgrade library facilities.
b) 7.3.1.4 – Explore ways to increase recreational opportunities for residents of all ages.
c) 7.3.1.3 – Evaluate, amend, and implement recreation plans as necessary.
d) 7.3.1.1 – Develop a Countywide greenway system and connect existing parks to enable safe cycling routes.

Agriculture:

a) 8.1.2.7 – Promote farm stands and farmers markets in rural and urban areas.
b) 8.1.1.2 – Support collaboration between landowners and the public in the development of plans for preservation of farmland and forests.
c) 8.1.1.5 – Support state legislation that links incentives to continue farming with controls preventing conversion of agricultural land to non-farm uses.
d) 8.3/8.3.1 – Ensure access to healthy, fresh food.

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
Strategy 7.2.5.2. Continue coordination of the provision of water, sewer, and electricity with municipalities and other public and private providers.	• Oconee County • Municipal Utility Providers • Public & Private Utilities	On-Going
Strategy 7.2.5.3. Continue coordination with public and private organizations for the provision of services, programs, and facilities such as those for the elderly, for recreation, and for transportation.	• Oconee County • Municipalities • Other Public and Private Organizations • ACOG	On-Going
Objective 7.2.6. Ensure access to quality, lifelong educational opportunities for all residents.		
Strategy 7.2.6.1. Reduce the high school dropout rate.	• SDOC • SC Dept. of Education • SC Dept. of Social Services	Annually
Goal 7.3. Preserve, maintain, expand, and promote opportunities for recreation.		
Objective 7.3.1. Provide passive and active recreational opportunities to meet the diverse needs of County residents and visitors.		
Strategy 7.3.1.1. Partner with public and private entities to develop a countywide greenway system that will offer opportunities for nature-based recreation in areas where few currently exist and to connect existing parks to enable safe cycling routes.	• Oconee County • Municipalities • Other Recreation Providers	2025
Strategy 7.3.1.2. Upgrade and maintain County parks and recreation facilities to encourage and promote ecotourism opportunities.	• Oconee County	2025
Strategy 7.3.1.3. Evaluate, amend, and implement recreation plans, as necessary.	• Parks, Recreation and Tourism Commission • Recreation Task Force	2030
Strategy 7.3.1.4. Seek partnerships to explore ways to increase recreational opportunities for children and families throughout the County, such as access to sports venues and programs.	• Oconee County • Parks, Recreation and Tourism Commission • Municipalities • Other Parks and Recreation Providers	2030
Strategy 7.3.1.5. Continue cooperative efforts and seek additional opportunities with the YMCA to provide recreational programs for County residents of all ages.	• Oconee County • SDOC • YMCA	2025

Transportation:

a) 9.2.1.2/9.2.1.1 – Develop ongoing systematic road maintenance and upgrade program based on steady revenue sources.
b) 9.3.2/9.3.2.1/9.3.2.2 – Provide and maintain safe and accessible trails, sidewalks and bicycle lanes in appropriate areas.
c) 9.2.1.7 – Establish coordination and communication between local and state transportation departments.
d) 9.2.1.4 - Limit curb cuts in high traffic areas.

Priority investment:

a) 10.1.1 – Plan for and prioritize public infrastructure and facility's needs.
b) 10.1.2.1 – Encourage development that protects and preserves our natural resources.
c) 10.1.2.9 – Expand bicycle and pedestrian routes to allow for recreational and greater use of alternative forms of transportation.
d) 10.1.2.3 – Enhance access to affordable housing through both public and private cooperation.

Land use:

a) 11.1.2.2. Coordinate urban/suburban development.
b) 11.1.2.5. Use corridor overlays, design guidelines, and performance standards while respecting private property rights.
c) 11.1.5.2. Work with developers and other public and private agencies and organizations to enable the revitalization of dilapidated and unsafe housing in declining residential areas.
d) 11.1.4.3. Promote development consistent with the scenic character of S.C. Hwy. 11.

2020 comprehensive plan

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What we heard

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- **Transportation:**
  - Build a road system for the future
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  - Bicycle & pedestrian infrastructure incorporated and expanded into our transportation system
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- **Jobs:**
  - Rewarding sustainable careers and jobs
  - Workforce development efforts on "skills for the future"
  - Technical or "Blue-Collar" job training is every bit as important as "White-Collar" job training
- **Housing:**
  - Affordable and obtainable
  - Aging in place with a proximity to services
  - Reduce housing and property blight
- **Law Enforcement:**
  - Increased law enforcement presence
  - Substations in rural areas
  - Increased monitoring and enforcement of safe-driving laws
- **Natural Resources:**
  - Protect lakes, mountains and natural beauty
  - Protect drinking water supply
  - Ordered growth and buffers around these areas
  - Preserve rural view

- **Plan for Future:**
  - Increase availability of high-speed internet access countywide
  - Managing growth and protection for agricultural, commercial, community and residential development
  - Sewer expansion
  - Offer youth opportunities for personal and professional growth
- **Tourism:**
  - Promote tourism
  - Expand/maintain parks and recreational sites
  - Promote shopping and sit-down restaurants.
  - Review fee structure for sites and how those fees are distributed throughout the County and municipalities
  - Expand entertainment options
- **Quality Development:**
  - Encourage citizen participation in process
  - Manage sprawl
  - Develop design standards and incentive to encourage
  - Major Corridor standards for safety and aesthetics
  - Facilitate municipality development

Elements

Each element is addressed listing objectives or strategies most commonly mentioned by citizens or citizen groups during the creation of the Plan. These were identified based on the frequency of citizen input and are not intended to be in a ranked order. The numbers represent an objective or strategy found in that element. The text following the number is a brief summary of the related objective or strategy.

The Comprehensive Plan is comprised of an Executive Summary, 10 Elements, or chapters, and an appendix of community input. These 10 Elements are:

1. Executive Summary
2. Population
3. Housing
4. Transportation
5. Community Facilities
6. Cultural Resources
7. Economic
8. Natural Resources
9. Priority Investment
10. Agricultural
11. Land Use

The numbering system is *Element.Goal.Objective.Strategy* For example; 2.2.2.2 is Population Element, Goal two, objective two, strategy two

Population:

a) 2.1.2.4/2.2.2 – Coordinate and develop programs with available agencies for quality education to include advanced training.
b) 2.1.2/2.1.2.3/7.3.1.4 – Seek opportunities for entertainment and recreation options for young adults and families.
c) 2.2.1 – Ensure access to adequate health care and preventative services.

G. GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

The goals, objectives and strategies for implementation (GOIS) table summarizes the actions that will be undertaken in the coming decade to achieve the goals and objectives identified in the Population element.

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
Goal 2.1. Improve the quality of life for existing and future residents of Oconee County.		
Objective 2.1.1. Increase understanding of the County's population composition and characteristics.		
Strategy 2.1.1.1. Monitor demographic patterns in the County and its municipalities in order to respond to growth and the changing needs of residents, especially special populations.	• Oconee County • Service Providers	2023
Strategy 2.1.1.2. Coordinate and collaborate with regional agencies and neighboring jurisdictions to share demographic data and update population projection data and methodologies.	• Oconee County • ACOG • Neighboring Jurisdictions	On-Going
Objective 2.1.2. Encourage and attract young adults and families to remain in Oconee County.		
Strategy 2.1.2.1. Create economic opportunities for residents and potential residents through recruitment and retention of industries and businesses.	• Oconee County • Upstate SC Alliance • Chamber of Commerce • Clemson University	On-Going
Strategy 2.1.2.2. Develop and promote policies and programs that improve economic opportunity for residents and potential residents.	• Oconee County • Municipalities	On-Going
Strategy 2.1.2.3. Develop opportunities to provide or encourage entertainment and recreation options that are attractive to young adults and families.	• Oconee County • Municipalities	On-Going
Strategy 2.1.2.4. Interface with the School District of Oconee County (SDOC), private schools, Clemson University, and Tri-County Technical College (TCTC) to optimize educational quality and access to advanced training opportunities.	• Oconee County • SDOC • Private Schools • TCTC • Clemson University • Inter-regional Education Center representative	2023

d) 2.3.1 – Coordinate planning efforts among the county, municipalities and neighboring jurisdictions.

Housing:

a) 3.1.2/3.1.2.2 – Encourage housing development that will allow residents to "age-in-place" such as higher density, multi-family, assisted living and nursing facilities.
b) 3.2.1.2/3.2.1.3 – Develop housing options that are affordable for low- and middle-income families.
c) 3.2.2.1 – Expand water and sewer facilities for new residential development.
d) 3.1.1.1 – Development of a range of housing types to include single-family, multi-family developments and manufactured homes.

Economic development:

a) 4.3.1.1/4.3.1 – Promote the development of downtown retail and commercial markets.
b) 4.3.2.4 – Improve high speed internet access to all areas of the County.
c) 4.1.1.3 – Continue to develop the I-85 industrial corridor.
d) 4.3.2.1 – Support small business start-up and expansion and assist in clearing key steps in the development process.

Cultural resources:

a) 5.1.1/5.1 – Emphasize the importance of the historic and cultural resources of the County thru plans and ordinances.
b) 5.3.1.1/5.3.2.3 – Develop and promote tourism and recreation.
c) 5.2.2.4 –Encourage volunteer involvement in cultural programming and civic groups.
d) 5.1.2.4 – Explore the reuse of the Utica Mill site.

overnight accommodations. Recent funding has been awarded to festivals, park improvements, and renovation and repair of historic structures.

Visit Oconee SC, formerly the Mountain Lakes Convention and Visitors Bureau, is the destination marketing organization focused on bringing visitors into Oconee County to visit, stay, dine, and shop. Local businesses, restaurants, lodging, arts and cultural events, and recreational opportunities throughout Oconee County are highlighted through newsletters, social media, and visitor guides.

D. GOALS, OBJECTIVES AND STRATEGIES FOR IMPLEMENTATION

Cultural resources, activities, and opportunities are prominent and essential elements of community life, contributing to the vibrancy, place, and identity of the County and the quality of life and well-being of its residents. Rural communities with attractive cultural, scenic, and historical resources are among the fastest growing heritage tourism destinations. A concerted effort to preserve and enhance the community's rich cultural resources base will continue to contribute to the appeal of Oconee County as a desirable place to work and live and as a tourism and retirement destination.

The goals, objectives and strategies for implementation (GOIS) table summarizes the actions that will be undertaken in the coming decade to achieve the goals and objectives identified in the *Cultural Element*.

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
Goal 5.1. Protect the historic and cultural heritage of Oconee County, as embodied and reflected in its historic structures, sites, and districts.		
Objective 5.1.1. Emphasize the importance of historic and cultural resources in the policies, plans, and ordinances of local governments to ensure that the unique character of the County is preserved and enhanced.		
Strategy 5.1.1.1. Identify and address the protection of historical and cultural resources through County and municipal land use plans and regulations.	• Oconee County • Municipalities	2025
Strategy 5.1.1.2. Enhance the visual and aesthetic character of the County and its municipalities using codes enforcement, architectural review boards, and other measures as appropriate.	• Oconee County • Municipalities	2021
Strategy 5.1.1.3. Survey, list, and record the County's archaeological and historical assets, and inventory and add potential sites within the County that have historical and cultural significance.	• Oconee County • Municipalities • SC Archives and History • Property Owners	2020

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
Strategy 5.2.1.4. Enable residents of all ages to acquire knowledge and skills in the arts by supporting arts projects that address lifelong learning.	• SOOC • Cultural and Arts Groups	On-Going
Strategy 5.2.1.5. Promote opportunities for volunteerism and sponsorships of tourism, cultural, and recreational offerings.	• Oconee County • Municipalities • Cultural Organizations • Businesses/Employers	On-Going
Objective 5.2.2. Strengthen the creative and operational capacity of existing community arts and cultural organizations.		
Strategy 5.2.2.1. Increase local arts funding by supporting arts organizations in federal and state grants applications, as well as corporate and private funding.	• Oconee County • Municipalities • Private Businesses/ Nonprofits	2030
Strategy 5.2.2.2. Maximize funding from sources including the National Endowment for the Arts, the S.C. Arts Commission, the S.C. Humanities Council and the S.C. Department of Parks, Recreation and Tourism.	• Oconee County • Cultural and Arts Groups	2030
Strategy 5.2.2.3. Continue to support cultural and arts venues through annual appropriation of accommodations tax revenues.	• Oconee County • Municipalities	2030
Strategy 5.2.2.4. Encourage volunteer involvement in cultural programming, organizations and events by community, faith-based, and civic groups, as well as businesses.	• Cultural and Arts Groups • Faith-based Organizations • SDOC • Civic and Community groups	On-Going
Goal 5.3. Leverage the County's historic and cultural assets as an economic development resource.		
Objective 5.3.1. Integrate the County's heritage into the overall economic development process, especially as it relates to building a cultural tourism industry.		
Strategy 5.3.1.1. Maintain and communicate a shared vision and guiding principles for tourism and recreation development in Oconee County among the public and private sectors.	• Oconee County • Municipalities • Museums/Arts Organizations • Business Owners • Oconee Chamber of Commerce	2021

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
Strategy 5.3.1.2. Increase awareness of the rich genealogical resources in Oconee County as a means to attract additional heritage tourists.	• Oconee County Museums	2030
Strategy 5.3.1.3. Ensure the County's visibility in the regional tourism market to support sustainable tourism development and make the County a destination for cultural enrichment, leisure, entertainment, and the arts.	• Upcountry SC Tourism Association • Visit Oconee SC • Oconee Chamber of Commerce • Oconee County	On-Going
Strategy 5.3.1.4. Recognize, build upon and promote the County's historic and cultural assets with agricultural, Colonial and Civil War, African-American, Native American (Cherokee), and Appalachian themes through local historical and arts institutions and programming.	• Oconee County • Municipalities • Museums/Arts Organizations • Business Owners • Upcountry SC/Visit Oconee SC	2025
Objective 5.3.2. Support employers engaged in the cultural and heritage tourism, agritourism, and nature-based tourism sectors.		
Strategy 5.3.2.1. Pursue additional SCPRT and other grants for local governments and non-profits to supplement promotional efforts in tourism marketing for festivals, attractions, and events.	• Municipalities • Oconee County • Cultural Organizations	2030
Strategy 5.3.2.2. Launch hospitality and tourism sector training and workforce development to support excellence in quality of services.	• SDOC • TCTC • Oconee Chamber of Commerce • Employers	2025
Strategy 5.3.2.3. Collaborate with the private sector to expand local shopping, dining, and lodging amenities as an important means of capturing tourist dollars.	• Oconee Chamber of Commerce • Oconee County • Municipalities • Business Owners	2021
Strategy 5.3.2.4. Preserve the culture and identity tied to agriculture and the landscape of the County's rural communities.	• Oconee County • Farms and Agribusinesses • Land Conservation Groups	2023

Natural resources:

a) 6.2.4.4 – Promote programs to discourage littering; encourage litter pickup programs; review ordnances for littering.
b) 6.2/6.2.1/6.2.3 – Preserve, protect and enhance County's land resources.
c) 6.2.3.1/6.2.3/6.2.4.3 – Protect natural resources for recreational uses and develop opportunities for recreational access.
d) 6.3.3.1/6.3.4.2 – Adopt measures for erosion and sediment control to preserve watersheds around lakes.

Community facilities:

a) 7.2.1.3 – Expand and upgrade library facilities.
b) 7.3.1.4 – Explore ways to increase recreational opportunities for residents of all ages.
c) 7.3.1.3 – Evaluate, amend, and implement recreation plans as necessary.
d) 7.3.1.1 – Develop a Countywide greenway system and connect existing parks to enable safe cycling routes.

Agriculture:

a) 8.1.2.7 – Promote farm stands and farmers markets in rural and urban areas.
b) 8.1.1.2 – Support collaboration between landowners and the public in the development of plans for preservation of farmland and forests.
c) 8.1.1.5 – Support state legislation that links incentives to continue farming with controls preventing conversion of agricultural land to non-farm uses.
d) 8.3/8.3.1 – Ensure access to healthy, fresh food.

Goals/Objectives/Strategies	Accountable Agencies	Time Frame for Evaluation
Strategy 7.2.5.2. Continue coordination of the provision of water, sewer, and electricity with municipalities and other public and private providers.	• Oconee County • Municipal Utility Providers • Public & Private Utilities	On-Going
Strategy 7.2.5.3. Continue coordination with public and private organizations for the provision of services, programs, and facilities such as those for the elderly, for recreation, and for transportation.	• Oconee County • Municipalities • Other Public and Private Organizations • ACOG	On-Going
Objective 7.2.6. Ensure access to quality, lifelong educational opportunities for all residents.		
Strategy 7.2.6.1. Reduce the high school dropout rate.	• SDOC • SC Dept. of Education • SC Dept. of Social Services	Annually
Goal 7.3. Preserve, maintain, expand, and promote opportunities for recreation.		
Objective 7.3.1. Provide passive and active recreational opportunities to meet the diverse needs of County residents and visitors.		
Strategy 7.3.1.1. Partner with public and private entities to develop a countywide greenway system that will offer opportunities for nature-based recreation in areas where few currently exist and to connect existing parks to enable safe cycling routes.	• Oconee County • Municipalities • Other Recreation Providers	2025
Strategy 7.3.1.2. Upgrade and maintain County parks and recreation facilities to encourage and promote ecotourism opportunities.	• Oconee County	2025
Strategy 7.3.1.3. Evaluate, amend, and implement recreation plans, as necessary.	• Parks, Recreation and Tourism Commission • Recreation Task Force	2030
Strategy 7.3.1.4. Seek partnerships to explore ways to increase recreational opportunities for children and families throughout the County, such as access to sports venues and programs.	• Oconee County • Parks, Recreation and Tourism Commission • Municipalities • Other Parks and Recreation Providers	2030
Strategy 7.3.1.5. Continue cooperative efforts and seek additional opportunities with the YMCA to provide recreational programs for County residents of all ages.	• Oconee County • SDOC • YMCA	2025

Transportation:

a) 9.2.1.2/9.2.1.1 – Develop ongoing systematic road maintenance and upgrade program based on steady revenue sources.
b) 9.3.2/9.3.2.1/9.3.2.2 – Provide and maintain safe and accessible trails, sidewalks and bicycle lanes in appropriate areas.
c) 9.2.1.7 – Establish coordination and communication between local and state transportation departments.
d) 9.2.1.4 - Limit curb cuts in high traffic areas.

Priority investment:

a) 10.1.1 – Plan for and prioritize public infrastructure and facility's needs.
b) 10.1.2.1 – Encourage development that protects and preserves our natural resources.
c) 10.1.2.9 – Expand bicycle and pedestrian routes to allow for recreational and greater use of alternative forms of transportation.
d) 10.1.2.3 – Enhance access to affordable housing through both public and private cooperation.

Land use:

a) 11.1.2.2. Coordinate urban/suburban development.
b) 11.1.2.5. Use corridor overlays, design guidelines, and performance standards while respecting private property rights.
c) 11.1.5.2. Work with developers and other public and private agencies and organizations to enable the revitalization of dilapidated and unsafe housing in declining residential areas.
d) 11.1.4.3. Promote development consistent with the scenic character of S.C. Hwy. 11.

STATE OF SOUTH CAROLINA

CERTIFICATION OF VITAL RECORD

Doc ID: 004316870001 Type: DEE

BK 1994 PG 342

DEATH CERTIFICATION

STATE FILE NUMBER : 139-12-037176

DECEDENT'S NAME: *ROY JAMES HOLBROOKS* SEX: MALE

AKA's: NA SOCIAL SECURITY NUMBER: [redacted]

ARMED FORCES: NO

DATE OF BIRTH: JANUARY 01, 1945 AGE: 67 YEARS

TYPE OF PLACE OF DEATH: HOSPITAL- EMERGENCY ROOM/OUTPATIENT COUNTY OF DEATH: OCONEE

NAME AND ADDRESS OF PLACE OF DEATH: OCONEE MEDICAL CENTER, SENECA, SC 29672

PLACE OF DISPOSITION: HERITAGE MEMORIAL GARDENS

DISPOSITION LOCATION: WESTMINSTER, SOUTH CAROLINA

METHOD OF DISPOSITION: BURIAL

DECEDENT'S RESIDENCE: 721 DAVE NIX ROAD, SENECA, OCONEE COUNTY, SC, 29678

PLACE OF BIRTH: SOUTH CAROLINA MARITAL STATUS: MARRIED

SURVIVING SPOUSE'S NAME: JANICE LOUISE NIX

FATHER'S NAME: JAMES CLIFTON HOLBROOKS

MOTHER'S NAME PRIOR TO FIRST MARRIAGE: BEULAH JEFFERSON

INFORMANT'S NAME: JANICE LOUISE HOLBROOKS RELATIONSHIP: WIFE

MAILING ADDRESS: 721 DAVE NIX ROAD, SENECA, SC, 29678

FUNERAL HOME: SANDIFER FUNERAL HOME, INC., 512 E. MAIN ST, PO BOX 69, WESTMINSTER, SC, 29693

FUNERAL DIRECTOR: BENJAMIN T HOOD LICENSE NUMBER: 3160

EMBALMER'S NAME: BENJAMIN T HOOD LICENSE NUMBER: 3160

ACTUAL OR PRESUMED DATE OF DEATH : NOVEMBER 25, 2012 MANNER OF DEATH : NATURAL

ACTUAL OR PRESUMED TIME OF DEATH: 1207

CAUSE OF DEATH - PART I

CARDIOPULMONARY ARREST

ACUTE MYOCARDIAL INFARCTION

CORONARY ARTERY DISEASE

OTHER SIGNIFICANT CONDITIONS - PART II:

NA

CORONER CONTACTED? YES AUTOPSY PERFORMED? NO AUTOPSY AVAILABLE? NA

DATE OF INJURY: NA TIME OF INJURY: NA INJURY AT WORK? NA

PLACE OF INJURY: NA

LOCATION OF INJURY: NA

HOW THE INJURY OCCURRED?

NA

CERTIFIER NAME AND TITLE: MD TIMOTHY J. MCPHERSON LICENSE NUMBER: 30241

CERTIFIER'S ADDRESS: NA

DATE FILED: NOVEMBER 28, 2012

DATE OF ISSUANCE: NOVEMBER 28, 2012

SPECIAL INSTRUCTIONS :

NA

1000 Ref: David (Bldg Codes)

SC02571097 005281

FILED FOR RECORD
OCONEE COUNTY, S.C.
REGISTER OF DEEDS
2013 NOV -4 P 1:42

This is a true certification of the facts on file in the Division of Vital Records, SC Department of Health and Environmental Control.

Catherine Templeton
Catherine Templeton
Director and State Registrar

Guang Zhao
Guang Zhao
Assistant State Registrar

This copy is not valid unless prepared on an engraved border displaying the state seal and issuing agency logo.

Revision Date: 03/21/2012

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

SPEEDWAY MOTORSPORTS PARK

140 SPEEDWAY DRIVE
WESTMINSTER SOUTH CAROLINA 29693

WE SUPPORT WESTMINSTER SPEEDWAY MOTORSPORTS PARK

Supporting Growth In Westminster SC

We believe the Speedway will be a positive, family-friendly, and community focused addition to our town.

- **Boost our local economy with jobs and tourism**
- **Provide a safe, regulated space for motorsports fans**
- **Offering youth programs and driving safety initiatives**
- **Bring high-energy events to Westminster**

Let's Make Westminster The Home Of Motorsports In The Upstate!

FULL NAME PRINT	COMPANY NAME	SIGNATURE	DATE
Derek Reeder	Reeder Meat		8-14-26
Kathryn Guest	Mainstreet Flowers	Kathryn Guest	8-14-26
Thomas Willian	New Life Prayer Ministries	Thomas Willian	08-14-26
Cameron Torres	CT Landscaping	Cameron Torres	08-14-26
Eugene Burrell	ROCAX INN	Eugene Burrell	08-14-26
Stephanie Morgan	Clayers	Stephanie Morgan	8-14-26
Randy Dickson	Dickson Tractor Inc	Randy Dickson	8-14-26
Amanda Courthon	Triangle Stop	Amanda Courthon	8-14-26
Nora Mulkey	Triangle Stop	Nora Mulkey	8-14-26
Tim Burton	Burton Properties		8-14-26
JED Gantrell	Blackwell Glass	Jed Gantrell	8-14-26
Anna Mulkey	Triangle Stop	Anna Mulkey	8-14-26



PERMIT PROJECT

FILE #: 26-002882
154 PEACHTREE LN SENECA SC 29678
REPLACING AN OLD MOBILE HOME WITH A NEW MOBILE HOME NEED TO PUT IN EXISTING LOCATION

PERMIT #: VA26-000010

Permit Type
Variance Application

Subtype
BZA

Work Description:
Replacing an old mobile home with a new mobile home Need to put in existing location

Applicant
Hayden Construction, Inc - Benjamin Childress

Status
Under Review

Valuation
0.00

FEES & PAYMENTS

Plan Check Fees
300.00

Permit Fees
0.00

Total Amount
300.00

Amount Paid
300.00

Balance Due
0.00

☐ Non-Billable

PERMIT DATES

Application Date
09/21/2026

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Code section from which a variance is requested
38-10.2

Property Owner
GALLAGHER THOMAS & DONNA

Property Owner Email
chad.childress@att.net

Property Owners Phone #
864-979-2654

Permit Fees

Upload Supporting Documentation Here
154 Peachtree site.pdf

Application is

Application is not
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 need to replace the mobile home and use its exact location. The existing setback from the rear is 3 feet. The septic

Are the circumstances affecting the subject property the result of actions by the applicant/owner? Explain.
No The current situation has been existing. We want to upgrade the existing home. All other setbacks will be met. If

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 setback requirement is 10 feet from the rear property line. We need a 7 feet variance to be able to replace the

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 This variance will not change anything from the current set up. We just need it to be able to use the same spot for

General Contractor
Hayden Construction, Inc - Benjamin Childress

ICC 113.2 Limitations on authority: An application for appeal shall be based on a claim that the true intent of this code of the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply

or an equally good or better form of construction is proposed. The board shall have no authoirty to waive requirements of this code.

Comments
Thanks for your consideration to help this family update their home!

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.

FEES

FEE	DESCRIPT	QUANTITY	AMOUNT	TOTAL	
Variance Fee				300.00	

Plan Check Fees	**300.00**	
Permit Fees	**0.00**	
Total Fees	**300.00**	

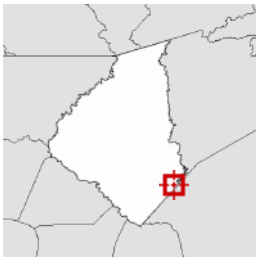
PAYMENTS

DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT	
09/24/2026	Credit	a7031947-5(	VA26-	2677	Hayden Cc	300.00	
					Amount Paid	**300.00**	
					Balance Due	**0.00**	

qPublic.net™ Oconee County, SC



Overview



Legend

- Parcels
- Landhook
- Roads

Parcel ID	304-01-02-004	**Alternate ID**	41004	**Owner Address**	GALLAGHER THOMAS & DONNA	**Last 2 Sales**			
Sec/Twp/Rng	n/a				523 OSTEEN HILL RD	**Date**	**Price**	**Reason**	**Qual**
Property Address	154 PEACHTREE LN	**Class**	101 Residential 1 Family		PIEDMONT, SC 29673	6/2/2022	0	1	U
						4/19/2018	$55000	n/a	Q
		Acreage	0.38						

District 12

Brief Tax Description LOT 10 & LOT 11A OCONEE POINT PARK (0.381AC)

(Note: Not to be used on legal documents)

Date created: 9/21/2026
Last Data Uploaded: 9/18/2026 5:16:15 PM

Developed by SCHNEIDER GEOSPATIAL

qPublic.net™ Oconee County, SC





Legend

- Parcels
- Landhook
- Roads

Parcel ID	304-01-02-004	**Alternate ID**	41004	**Owner Address**	GALLAGHER THOMAS & DONNA 523 OSTEEN HILL RD PIEDMONT, SC 29673	**Last 2 Sales**			
Sec/Twp/Rng	n/a					**Date**	**Price**	**Reason**	**Qual**
Property Address	154 PEACHTREE LN	**Class**	101 Residential 1 Family			6/2/2022	0	1	U
						4/19/2018	$55000	n/a	Q
		Acreage	0.38						

District	12
Brief Tax Description	LOT 10 & LOT 11A OCONEE POINT PARK (0.381AC) (Note: Not to be used on legal documents)

Date created: 11/17/2026
Last Data Uploaded: 11/16/2026 5:14:58 PM

Developed by SCHNEIDER GEOSPATIAL

Oconee County, SC

Parcel Information

Parcel ID	304-01-02-004
Neighborhood	5507699 - Oconee Point Park
Property Address	154 PEACHTREE LN
Legal Description	LOT 10 & LOT 11A OCONEE POINT PARK (0.381AC) (Note: Not to be used on legal documents.)
Acres	0.38
Class	101 Residential 1 Family
Tax District	FRIENDSHIP (District 12)
Exemptions	

View Map

Owner

GALLAGHER THOMAS & DONNA
523 OSTEEN HILL RD
PIEDMONT, SC 29673

Land

Land Use	Acres	Square Footage	Frontage	Depth
O - Other	0.38	16,800	112	150

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units
Equipment Shed:Steel/no Slab	2005	12x12 / 0	0

Valuation

Assessed Year	2026
Land Value	$71,680
Improvement Value	$11,020
Accessory Value	$1,100
Total Value (Market)	**$83,800**
Land Value	$0
Improvement Value	$11,020
Accessory Value	$1,100
Total Value (Capped)	**$12,120**

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/2/2022	2818 156	B828 9	$0	1: Does not match parcel record (multiple parcels)	CROWE TERRY	GALLAGHER THOMAS & DONNA
4/19/2018	2354 205		$55,000	0: Valid Arms-length	MEECE MICHAEL N & CHRISTI L	GALLAGHER THOMAS & DONNA
8/23/2013	1982 76		$70,000	0: Valid Arms-length	SHIPLEY CHARLES M IV & BARBARA A	MEECE MICHAEL N & CHRISTI L
8/12/2009	1731 338		$10	2: Family or business relation	SHIPLEY CHARLES M V & BARBARA A & CH	SHIPLEY CHARLES M IV & BARBARA A
9/9/2006	1530 169		$78,000	NULL	ROGERS BOBBY A	SHIPLEY CHARLES M V & BARBARA A & CH

Recent Sales In Area

Sale date range:

From: 11/17/2

To: 11/17/2(

Search Sales by Neighborhood

Distance: 1500

Units: Feet

Search Sales by Distance


154 PEACHTREE LN
Show search results for 154 PE...
304-01-02-006
0.53 Ac
304-01-02-007
0.35 Ac
158
304-01-01-001
12.53 Ac
Peachtree Ln
10&11-A
304-01-02-004
0.381 Ac
154
152



PERMIT PROJECT

FILE #: 26-002959
983 THE POINTE DR WEST UNION SC 29696
REQUESTING PERMISSION TO CONSTRUCT HOME 10’ OFF THE PRIVATE ROAD IN ACCORDANCE WITH THE 10’ RIGHT OF WAY BUT WITHIN THE 25’ SETBACK FROM OUR PRIVATE ROAD. THERE ARE 9 LOTS IN THIS BAREFOOT COVE COMMUNITY AND OUR PROPERTY EXTENDS ACROSS THE PRIVATE ROAD. WE ALL OWN THIS ROAD AND ARE RESPONSIBLE FOR MAINTAINING ITT, REPAVING, ETC…. BECAUSE WE OWN ACROSS THE ROAD, THE ZONING WHICH T ...

PERMIT #: VA26-000012

Permit Type
Variance Application

Subtype
BZA

Work Description:
Requesting permission to construct home 10’ off the private road in accordance with the 10’ right of way but within the 25’ setback from our private road. There are 9 lots in this Barefoot cove community and our property extends across the private road. We all own this road and are responsible for maintaining itt,

Applicant
Jeremy Skoog

Status
Under Review

Valuation
0.00

FEES & PAYMENTS

Plan Check Fees
300.00

Permit Fees
0.00

Total Amount
300.00

Amount Paid
300.00

Balance Due
0.00

☐ Non-Billable

PERMIT DATES

Application Date
09/25/2026

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Code section from which a variance is requested
38-10.8

Property Owner
SKOOG JEREMY W & SUSANA L

Property Owner Email
Jeremyskoog@gmail.com

Property Owners Phone #
8642548596

Permit Fees

Upload Supporting Documentation Here
- Lake Keowee Original Deed.pdf
- Revised Lot Lines Deed.pdf
- Lake Prop Survey.pdf
- Septic Permit Lake Prop.pdf
- Skoog Lake Keowee Home Plans.pdf

Application is

Application is not
No known conflicts or restrictions prohiibing the request being made

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 are seeking an exception or variance to build within the 25’ set back so that we do not impede on or block lake views from our neighbors. This is a private road owned, paved, and maintained by the property owners and this exception will

Are the circumstances affecting the subject property the result of actions by the applicant/owner? Explain.
Yes - if this variance is denied, we would then build closer to the lake but that would necessitate us blocking lake views

Describe the ways in which application of the requirement(s) of the ordinance effectively prohibit or unreasonably restrict the utilization of the subject property.
Because we own our private road and the property extends beyond the cul-de-sac, the 25’ set back starts after the 10’

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.
Granting the variance will actually serve the public good as it will allow us to build in such a way that would not restrict

General Contractor
SKOOG JEREMY W & SUSANA 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 authoirty to waive requirements of this code.

Comments

Thank you for your consideration of this variance request

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.

FEES

FEE	DESCRIPT	QUANTITY	AMOUNT	TOTAL	
Variance Fee				300.00	
			Plan Check Fees	**300.00**	
			Permit Fees	**0.00**	
			Total Fees	**300.00**	

PAYMENTS

DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT	
10/09/2026	Credit	f27bcc38-cb	VA26-	2846	- Jeremy S	300.00	
					Amount Paid	**300.00**	
					Balance Due	**0.00**	

Doc ID: 004732940004 Type: DEE
BK 2174 PG 212-215

OCONEE COUNTY
STATE TAX 607.10
COUNTY TAX 256.85
EXEMPT

Grantee's Address: 212 Coleman Grove Ct
Greer, SC 29650

Arny 1030

011524

STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
COUNTY OF OCONEE)

KNOW ALL MEN BY THESE PRESENTS, that we, **JASON WOLFE and JULIE R. WOLFE, TRUSTEES OF THE WOLFE LIVING TRUST, DATED OCTOBER 27, 1997,** for and in consideration of the sum of **TWO HUNDRED THIRTY THREE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($233,500.00 US)**, to us in hand paid by **JEREMY W. SKOOG and SUSANA L. SKOOG,** the receipt and sufficiency of which is hereby acknowledged, subject to the matters set forth below, have granted, bargained, sold and released, and by these presents, do hereby grant, bargain, sell and release unto **JEREMY W. SKOOG and SUSANA L. SKOOG, as joint tenants with right of survivorship and not as tenants in common,** his or her heirs and assigns forever:

ALL that certain piece, parcel or lot of land, together with any and all improvements located thereon, lying and being situate in the State of South Carolina, County of Oconee, being known and designated as **LOT NINE (9) of THE POINTE AT BAREFOOT COVE SUBDIVISION, containing 0.579 of an Acre, more or less,** as shown and more fully described on a Plat of Survey prepared by Barry L. Collins, PLS #11903, dated August 3, 2006, and recorded in Plat Book B156, at Page 8, records of the Register of Deeds Office for Oconee County, South Carolina; having the metes and bounds, courses and distances as appear upon said Plat, being incorporated herein by reference thereto.

TOGETHER WITH a perpetual non-exclusive right of ingress and egress across such private roads and common areas as are shown or noted on said Plat of record as part of The Pointe at Barefoot Cove, in order to provide the owner of said lot, his successors, assigns, families, guests, invitees, tenants or lessees with a means of ingress and egress from said lot to McAlister Road, a county road.

This conveyance is made subject to easements, rights-of-way, set back lines, zoning ordinances, covenants and/or restrictions of record and/or appearing upon the premises, and specifically to the Protective Covenants recorded in Deed Book 1524, at Page 210, as amended and/or supplemented, records of the Register of Deeds Office for Oconee County, South Carolina.

This being a portion of property conveyed unto JASON WOLFE and JULIE R. WOLFE, TRUSTEES OF THE WOLFE LIVING TRUST, DATED OCTOBER 27, 1997 by Deed of HERBERT ANDERSON, JR. and KENNETH R. ANDERSON, dated February 8, 2013, and recorded in Deed Book 1946, at Page 78, records of the Register of Deeds Office for Oconee County, South Carolina.

FILED OCONEE COUNTY, SC
ANNA K. DAVISON
REGISTER OF DEEDS
2016 APR 12 A 11:42

APR 13 2016
Kenneth E. Hyde
Auditor, Oconee County, S.C.

TMS # 178-00-01-183

FOR OFFICE USE ONLY
THIS PROPERTY DESIGNATED AS
MAP 178 SUB 00 BLK 01 PARC 183
ON OCONEE COUNTY TAX MAPS

Linda S. Nugent
OCONEE COUNTY ASSESSOR

Scanned with CamScanner

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the above described premises belonging and in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before the aforementioned unto the said **JEREMY W. SKOOG and SUSANA L. SKOOG, as joint tenants with right of survivorship and not as tenants in common,** his or her heirs and assigns forever.

AND, SUBJECT TO the matters set forth above, the Grantors do hereby bind the Grantors and Grantors' successors, heirs, assigns, executors and/or administrators to warrant and forever defend all and singular the said premises unto the said **JEREMY W. SKOOG and SUSANA L. SKOOG, as joint tenants with right of survivorship and not as tenants in common**, his or her heirs and assigns, against the Grantor(s), heirs and assigns, and against every person whomsoever lawfully claiming or purporting to claim the same or any part thereof.

WITNESS, the Grantors' hands and seals this 11th day of April, 2016.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Witnesses:

THE WOLFE LIVING TRUST, DATED OCTOBER 27, 1997

BY: _____, TRUSTEE
JASON WOLFE, TRUSTEE

BY: _____, Trustee
JULIE R. WOLFE, TRUSTEE

Scanned with CamScanner

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGMENT
COUNTY OF OCONEE)

I, Shea B. Airey, a Notary Public for the State of South Carolina, do hereby certify that **JASON WOLFE and JULIE R. WOLFE, TRUSTEES OF THE WOLFE LIVING TRUST, DATED OCTOBER 27, 1997**, personally appeared before me this 11th day of April, 2016, and acknowledged the due execution of the foregoing instrument.

_____(LS)
Notary Public for South Carolina
My Commission Expires: 09-22-2019

SHEA B. AIREY
Notary Public, South Carolina
My Commission Expires
September 22, 2019

Document Prepared By:
The Airey Law Firm Ltd. Co.
1510 Blue Ridge Blvd. · Suite 205
Seneca, South Carolina 29672

Scanned with CamScanner

FILED OCONEE COUNTY, SC
ANNA K. DAVISON
REGISTER OF DEEDS

STATE OF SOUTH CAROLINA)
)
COUNTY OF OCONEE)

AFFIDAVIT 2016 APR 12 A 11:42

PERSONALLY APPEARED BEFORE ME, the Undersigned, who being duly sworn says that they are the Sellers and is familiar with that certain transaction whereby certain real property was conveyed this date from **JASON WOLFE AND JULIE R. WOLFE, TRUSTEES OF THE WOLFE LIVING TRUST, DATED OCTOBER 27, 1997 to JEREMY W. SKOOG AND SUSANA L. SKOOG**, and wherein the consideration was stated as "TWO HUNDRED THIRTY THREE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($233,500.00 US)" that the actual consideration for this transfer was the sum of **TWO HUNDRED THIRTY THREE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($233,500.00 US).**

THE WOLFE LIVING TRUST, DATED OCTOBER 27, 1997

BY: _____, Trustee
JASON WOLFE, TRUSTEE

BY: _____, Trustee
JULIE R. WOLFE, TRUSTEE

SWORN TO before me this
11th day of April, 2016.

_____(LS)
Notary Public of South Carolina
My Commission Expires: 09-22-2019

SHEA B. AIREY
Notary Public, South Carolina
My Commission Expires
September 22, 2019

Scanned with CamScanner

FILED OCONEE COUNTY, SC
ANNA K. DAVISON
REGISTER OF DEEDS

2017 SEP 15 P 2:01

Doc ID: 005156650002 Type: DEE
BK 2299 PG 179-180

10.00 003320 Ref: Airey

Grantee's Address: 107 IVY TRAIL
WILLIAMSTON SC 29697

STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
COUNTY OF OCONEE)

NO TITLE EXAMINATION REQUESTED OR PERFORMED

KNOW ALL MEN BY THESE PRESENTS, that we, **JEREMY W. SKOOG and SUSANA L. SKOOG,** for and in consideration of the sum of **TEN AND 00/100 DOLLARS ($10.00 US) and the exchange of property to adjust a lot line,** to us in hand paid by **DONALD L. BROWN and THERESA K. BROWN,** the receipt and sufficiency of which is hereby acknowledged, subject to the matters set forth below, have granted, bargained, sold and released, and by these presents, do hereby grant, bargain, sell and release unto **DONALD L. BROWN and THERESA K. BROWN, as joint tenants with right of survivorship and not as tenants in common,** his or her heirs and assigns forever:

ALL that certain piece, parcel or lot of land, together with any and all improvements located thereon, lying and being situate in the State of South Carolina, County of Oconee, in **THE POINTE AT BAREFOOT COVE SUBDIVISION, being a triangular portion of land described as "(0.041 Ac.) Combined to Lot 8",** as shown and more fully described on a Plat of Survey prepared by William C. Hutchins, PLS #29117, dated August 1, 2017, and recorded in Plat Book BLOC, at Page 3, records of the Register of Deeds Office for Oconee County, South Carolina; having the metes and bounds, courses and distances as appear upon said Plat, being incorporated herein by reference thereto.

TOGETHER WITH a perpetual non-exclusive right of ingress and egress across such private roads and common areas as are shown or noted on the subdivision Plat for The Pointe at Barefoot Cove Subdivision prepared by Barry L. Collins, PLS #11903, dated August 3, 2006, and recorded in Plat Book B156, at Page 8, in order to provide the owner, his successors, assigns, families, guests, invitees, tenants or lessees with a means of ingress and egress from said lot to McAlister Road, a county road.

This conveyance is made subject to easements, rights-of-way, set back lines, zoning ordinances, covenants and/or restrictions of record and/or appearing upon the premises, and specifically to the Protective Covenants recorded in Deed Book 1524, at Page 210, as amended and/or supplemented, records of the Register of Deeds Office for Oconee County, South Carolina.

This being a portion of Lot 9 of The Pointe at Barefoot Cove Subdivision, which Lot 9 was conveyed unto JEREMY W. SKOOG and SUSANA L. SKOOG by Deed of JASON WOLFE and JULIE R. WOLFE, TRUSTEES OF THE WOLFE LIVING TRUST, DATED OCTOBER 27, 1997, dated April 11, 2016, and recorded in Deed Book 2174, Page 212, and Lot 9 being shown on a plat of survey recorded at Plat Book B156, Page 8; all records of the Register of Deeds Office for Oconee County, South Carolina.

TMS # 178-00-01-183 P/O

SEP 15 2017

OCONEE COUNTY
STATE TAX _____
COUNTY TAX _____
EXEMPT VV

FOR OFFICE USE ONLY

THIS PROPERTY DESIGNATED AS MAP 178 SUB 00 BLK 01 PARC 183 MR
ON OCONEE COUNTY TAX MAPS

Page 1 of 2 Pages

COUNTY ASSESSOR For

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the above described premises belonging and in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before the aforementioned unto the said **DONALD L. BROWN and THERESA K. BROWN, as joint tenants with right of survivorship and not as tenants in common,** his or her heirs and assigns forever.

AND, SUBJECT TO the matters set forth above, the Grantors do hereby bind the Grantors and Grantors' successors, heirs, assigns, executors and/or administrators to warrant and forever defend all and singular the said premises unto the said **DONALD L. BROWN and THERESA K. BROWN, as joint tenants with right of survivorship and not as tenants in common,** his or her heirs and assigns, against the Grantor(s), heirs and assigns, and against every person whomsoever lawfully claiming or purporting to claim the same or any part thereof.

WITNESS, the Grantors' hands and seals this 6th day of September, 2017.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witnesses:

JEREMY W. SKOOG

SUSANA L. SKOOG

STATE OF SOUTH CAROLINA)
) **ACKNOWLEDGMENT**
COUNTY OF OCONEE)

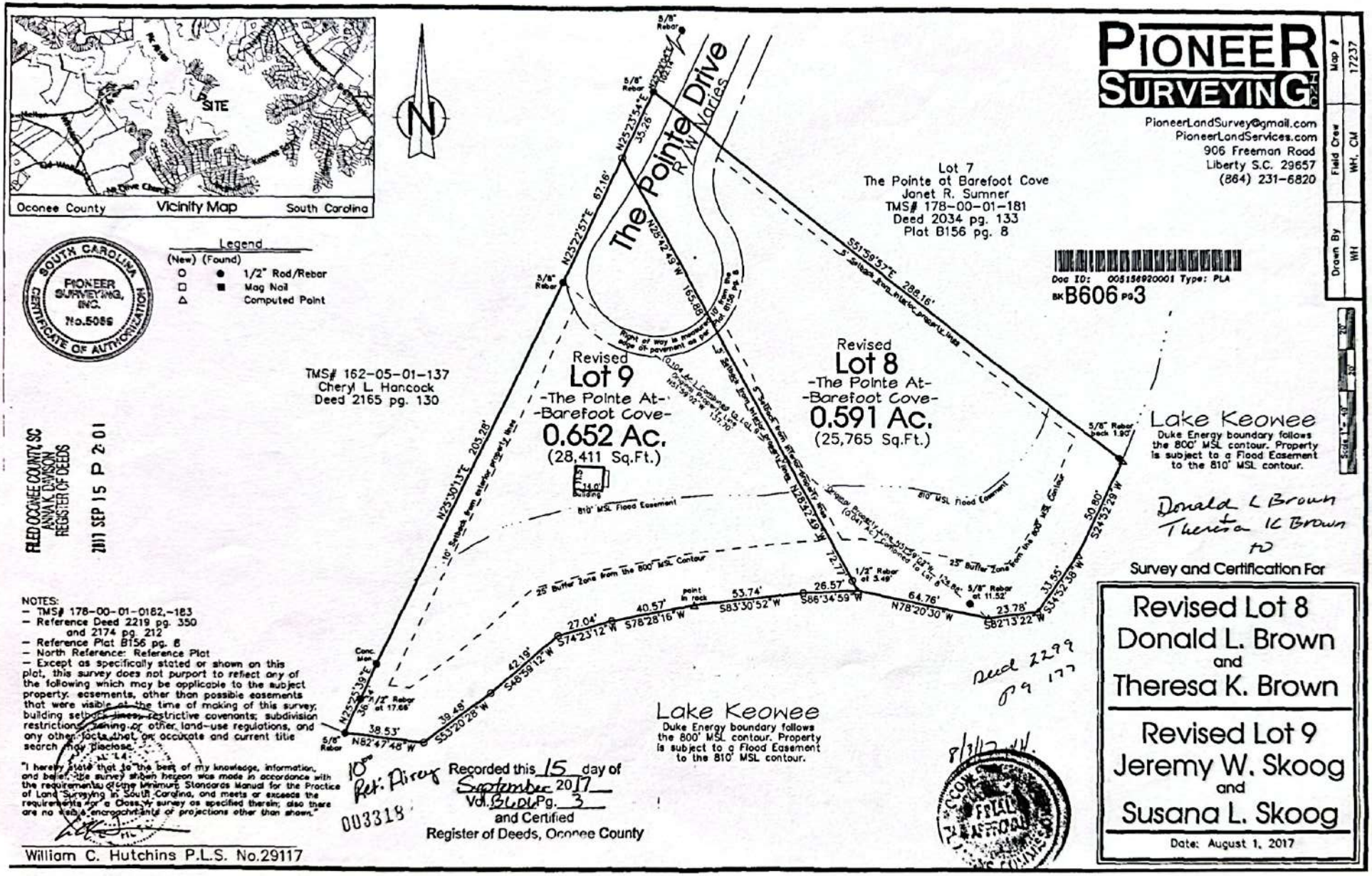
I, Andrew Smith, a Notary Public for the State of South Carolina, do hereby certify that **JEREMY W. SKOOG and SUSANA L. SKOOG**, personally appeared before me this 6th day of September, 2017, and acknowledged the due execution of the foregoing instrument.

_____(LS)
Notary Public for South Carolina
My Commission Expires: _____

ANDREW SMITH
S.C. Notary Public
My Commission Expires
May 15th, 2023

Document Prepared By:
The Airey Law Firm Ltd. Co.
1510 Blue Ridge Blvd. · Suite 205
Seneca, South Carolina 29672

FILED OCONEE COUNTY SC
ANNA K. DAWSON
REGISTER OF DEEDS
2017 SEP 15 P 2:01


PIONEER SURVEYING, LLC
PioneerLandSurvey@gmail.com
PioneerLandServices.com
906 Freeman Road
Liberty S.C. 29657
(864) 231-6820
Map # 17237
Field Crew WH, CM
Drawn By WH
Oconee County Vicinity Map South Carolina
SITE
Legend
(New) (Found)
1/2" Rod/Rebar
Mag Nail
Computed Point
SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION PIONEER SURVEYING, INC. No.5085
FILED OCONEE COUNTY, SC ANNA K. DAWSON REGISTER OF DEEDS 2017 SEP 15 P 2:01
Lot 7
The Pointe at Barefoot Cove
Janet R. Sumner
TMS# 178-00-01-181
Deed 2034 pg. 133
Plat B156 pg. 8
The Pointe Drive
R/W Varies
Doc ID: 005156920001 Type: PLA
BK B606 PG 3
TMS# 162-05-01-137
Cheryl L. Hancock
Deed 2165 pg. 130
Revised
Lot 9
-The Pointe At-
-Barefoot Cove-
0.652 Ac.
(28,411 Sq.Ft.)
Revised
Lot 8
-The Pointe At-
-Barefoot Cove-
0.591 Ac.
(25,765 Sq.Ft.)
Lake Keowee
Duke Energy boundary follows the 800' MSL contour. Property is subject to a Flood Easement to the 810' MSL contour.
Donald L Brown
Theresa K Brown
Survey and Certification For
Revised Lot 8
Donald L. Brown
and
Theresa K. Brown
Revised Lot 9
Jeremy W. Skoog
and
Susana L. Skoog
Date: August 1, 2017
NOTES:
- TMS# 178-00-01-0182,-183
- Reference Deed 2219 pg. 350 and 2174 pg. 212
- Reference Plat B156 pg. 8
- North Reference: Reference Plat
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject property: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, and any other facts that an accurate and current title search may disclose.
"I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown."
William C. Hutchins P.L.S. No.29117
Recorded this 15 day of September 2017
Vol. B606 Pg. 3
and Certified
Register of Deeds, Oconee County
003318
Deed 2299 pg 177
8/3/17 WH
FLOOD PLAIN
Lake Keowee
Duke Energy boundary follows the 800' MSL contour. Property is subject to a Flood Easement to the 810' MSL contour.

PERMIT TO CONSTRUCT
Onsite Wastewater System

File Nbr: 2022010013
County: Oconee

Name: JEREMY SKOOG
Type Facility: HOUSE
Subdivision: BAREFOOT COVE
Block: Lot: 9

Address: 212 COLEMAN GROVE CT
GREER, SC 29650

Site: 983 THE POINT DR
WEST UNION, SC 29696

Program Code: 360
System Code: 360
TM No.: 176-00-01-163
Water Supply: PUBLIC

PERMIT TO CONSTRUCT SYSTEM SPECIFICATIONS

Daily Flow (gpd): 480
Tank Sizes (gal): Septic Tank: 1000 Pump Chamber: Grease Trap: (Store)
LTAR: .40
Trenches: Length (ft): 216 Width (in): 36 Max. Depth (in): 60 Agg. Depth (in): 42
Min Pump Capacity: gpm at ft. of head Alternative Product:

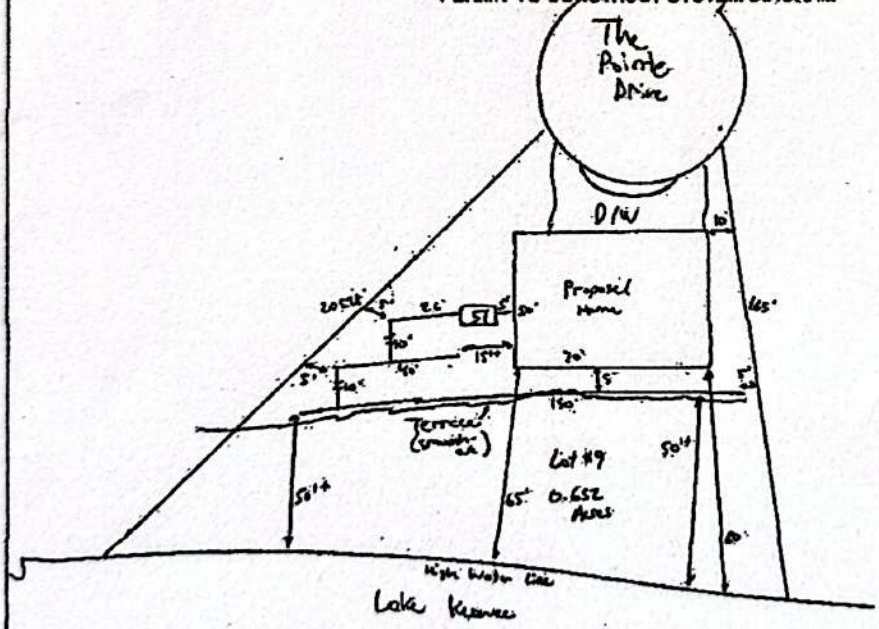
SPECIAL INSTRUCTIONS/CONDITIONS

THIS PERMIT IS SITE SPECIFIC. ANY CHANGES TO THE SYSTEM MUST BE APPROVED BY DHEC. ALTERNATIVE TRENCH PRODUCTS APPROVED UNDER STATE RULES AND REGULATIONS MAY BE SUBSTITUTED. ANY UNAPPROVED CHANGES WILL VOID THIS PERMIT.

Installers must contact the local Environmental Affairs office by 10:00 AM on the day prior to installation in order to schedule a time for the final inspection. If a Department representative does not arrive within 30 minutes of the scheduled time, the installer may conduct the final inspection. When a contractor self-inspection occurs, the installer must complete the DHEC form 3978, Approval to Operate Contractor Self-Inspection. The installer must submit DHEC form 3978 within 2 business days of the completion of the installation.

INSTALL SYSTEM IN ACCORDANCE WITH REGULATION 61-56
KEEP SYSTEM GREATER THAN 50' FROM LAKE KEOWEE
MAINTAIN HIGHEST ELEVATION POSSIBLE AND SMOOTH OUT TERRACE
MUST INSTALL 42" CONVENTIONAL STONE AGGREGATE SYSTEM, NO ALTERNATIVE PRODUCTS MAY BE USED
INSTALL SYSTEM PRIOR TO CONSTRUCTION OF HOME DUE TO LIMITED DRAINFIELD AREA

PERMIT TO CONSTRUCT SYSTEM DIAGRAM (NTS)



Issued/Revised By: _____ Date: 1/13/22

DHEC 1781 (02/2020)

This Permit is Appealable Under the Administrative Procedures Act.
This permit will expire and become null and void five (5) years from the issuance date.
There may be an Additional Fee for Changes in this Permit that Require a Site Reevaluation.

Personal information provided on this form is subject to public scrutiny or release.

COVER SHEET

OWNER - SKOOG RESIDENCE

ADDRESS - LOT 9 THE POINTE DR.

DRAWING INDEX

C-1 COVER SHEET
A-1 FLOORPLAN
A-2 SECOND FLOORPLAN
A-3 BASEMENT FLOORPLAN
A-4 FRONT & REAR ELEVATIONS
A-5 LEFT & RIGHT ELEVATIONS
A-6 ROOF PLAN
F-1 FOUNDATION PLAN
S-1 SITE PLAN

STRUCTURAL NOTES:

1. THE ROOF FRAMING DESIGN FOR THIS BUILDING IS PLATE CONNECTED WOOD TRUSSES & HAND FRAMED RAFTERS.
2. ALL INTERIOR DOOR & WALL OPENINGS IN A LOAD BEARING WALL SHALL HAVE A LINTEL W/ (2) 2X10'S AND (2) STUDS @ EA. LINTEL END UNLESS NOTED OTHERWISE.
3. ALL EXTERIOR DOOR & WALL OPENINGS SHALL HAVE A LINTEL W/ (2) 2X10'S & 1/2" PLYWOOD PLATES. USE (2) STUDS @ EA. LINTEL END UNLESS NOTED OTHERWISE.
4. AT ALL WALLS USE 7/16" STRUCTURAL GRADE 2 PLYWOOD OR NOMINAL 7/16" OSB (ORIENTED STRAND BOARD). USE 8d NAILS @ 4" O.C. FOR EDGE NAILING & 12" O.C. FOR ALL INTERMEDIATE NAILING.
5. ALL CONNECTORS INDICATED ARE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC. SAN LEANDRO, CA 94577 (800-999-5099)
6. ALL NOTED LAMINATED VENEER LUMBER (LVL) MANUFACTURED BY LOUSIANA-PACIFIC OF WILMINGTON, NC OR APPROVED EQUAL. PROPERTIES
   SHALL MEET OR EXCEED: Fb = 2950 PSI Fv = 290 PI E = 2,000,000 PSI.
   IN EXTERIOR APPLICATIONS USE WOLMANIZED "PARALLAM" MEMBERS.
7. FRAMER SHALL BLOCK ALL SHEATHING SEAMS ON EXTERIOR WALLS.
8. ALL PLATE CONNECTED WOOD TRUSSES TO BE MANUFACTURED BY CERTIFIED
   (TPI OR WTC) & SHOP DRAWINGS TO BE FURNISHED WITH DELIVERY SEALED BY SCPE.
9. ALL CONCRETE TO BE MIN. 3,000 PSI , REINFORCEMENT GRADE 60.
10. ALLOWED SOIL BEARING TO BE 2,000 PSF ASSUMED.
11. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY TO BE TREATED.
12. ALL WORK TO CONFORM TO IBC (2021).

GENERAL NOTES

A. GENERAL:

1. AT TIME OF COMPLETION PLANS CONFORM TO 2021 INTERNATIONAL RESIDENTIAL CODE. HOWEVER MODIFICATIONS MAY BE NECESSARY TO COMPLY WITH LOCAL REQUIREMENTS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
3. CONTRACTOR SHALL COMPLY WITH THE CONTENTS OF THE SPECIFICATIONS FOR THIS HOUSE.
4. ALL WOOD USED IN CONSTRUCTION OF DECKS & STEPS SHALL BE TREATED. FASTENERS FOR TREATED WOOD (NAILS, BOLTS, HARDWARE ETC.) SHALL BE GALVANIZED.
5. CONTRACTOR SHALL INSTALL GROUND-FAULT AND ARC-FAULT CIRCUIT-INTERRUPTER OUTLETS AS PER CODE.
6. INSTALL ROOFING MATERIALS ACCORDING TO MANUFACTURERS RECOMMENDATIONS FOR THE AREA & CLIMATE. INCLUDING BUT NOT LIMITED TO SHINGLES, TILES, FELTS, FLASHING & FASTENING DEVICES.
7. INSTALL ALL EXTERIOR FINISH MATERIALS PER MANUFACTURERS RECOMMENDATIONS (I.E. CONTROL JOINTS, ATTACHMENTS/ ANCHORING DEVICES, FLASHING, SEALANTS, ETC.)

B. FRAMING:

1. STUD & JOIST SPANS WERE DETERMINED ON THE BASIS OF THE ALLOWABLE STRESSES IN THE GRADING RULES OF THE SOUTHERN PINE INSPECTION BUREAU GRADE NUMBER TWO (2) KILN DRIED.
2. PROVIDE DOUBLE JOISTS BELOW ALL PARALLEL PORTIONS, ABOVE & AROUND ALL OPENINGS NOT INDICATED ON DRAWINGS.
3. PROVIDE SOLID LOCKING BETWEEN FLOOR JOISTS UNDER WALLS THAT ARE PERPENDICULAR TO FLOOR JOISTS.
4. SHEATH ALL EXTERIOR WALLS WITH NOMINAL 1/2" STRUCTURAL GRADE 2 PLWOOD OR NOMINAL 1/2" OSB (ORIENTED STRAND BOARD)

C. VENTILATION:

1. PROVIDE CONTINUOUS RIDGE VENTS ON ALL ROOFS. LOCATE DOUBLE RIDGE BEAMS TO ALLOW FOR PROPER INSTALATION OF RIDGE VENTS.
2. PROVIDE CONTINUOUS ROOF TO WALL VENTS AT ALL JUNCTURES OF SLOPED ROOFS & VERTICAL WALLS.

D. FOOTINGS:

1. CARRY ALL FOOTINGS TO FIRM UNDISTURBED BEARING:
   A. 18" X 12" FOOTING FOR 8" FOUNDATION WALL W/ (2) #4 REINF. RODS CONTINUOUS.
   B. 24" X 12" FOOTING FOR 12" FOUNDATION WALL W/ (2) #4 REINF. RODS CONTINOUS.
2. AT ELEVATED SLABS PROVIDE #4 REINFORCED RODS TURNED UP VERTICLLY INTO THE FOUNDATION WALL @ 48" O.C. & LIMIT UNBALANCED FILL TO 32" IN HEIGHT.

E. PIER FOOTINGS:

PIER FOOTINGS (TYPICAL UNLESS NOTED OTHERWISE)

1. PROVIDE 2'-8" SQUARE X 1'-0" DEEP CONCRETE FOOTING W/ (3) #4 REINF. RODS EA. WAY UNDER 20" SQUARE MASONRY PIERS.
2. FILL PIERS SOLID W/ 2,500 PSI CONCRETE, TYPICAL.
3. HEIGHT OF PIERS:
   A. PIERS LESS THAN 36" IN HEIGHT MAY BE 8" X 16" OR AS NOTED ON FOUNDATION PLAN.
   B. PIERS BETWEEN 36" & 80" IN HEIGHT SHALL BE A MIN. OF 16" X 16".
   C. PIERS GREATER THAN 80" IN HEIGHT SHALL BE A MIN. OF 16" X 16" W/ (4) CONTINUOUS #5 BARS.

DIMENSIONAL DESIGN
dimdesign7@gmail.com

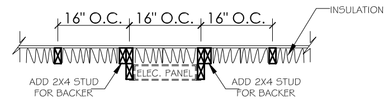
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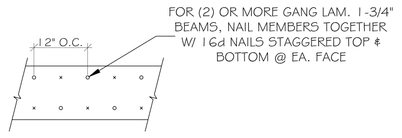
SKOOG RESIDENCE
LOT 9 THE POINTE DR.
COVER SHEET

DESIGN INFO.

SCALE:	N/A
DRAFTER:	JK
EXT. WALL SIZE:	2X4
INT. WALL SIZE:	2X4
BEARING HEIGHT:	
ROOF PITCH:	VARIOUS
OVERHANG:	12"
DATE:	
SHEET:	C-1

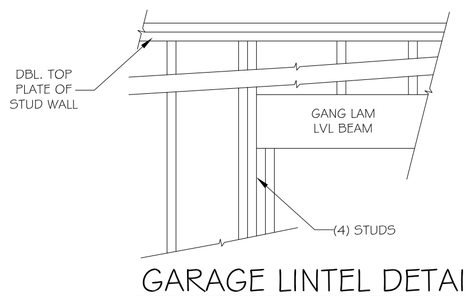


FRAMING DETAIL @ ELEC. PANEL
(PANEL LOCATED IN FIELD)



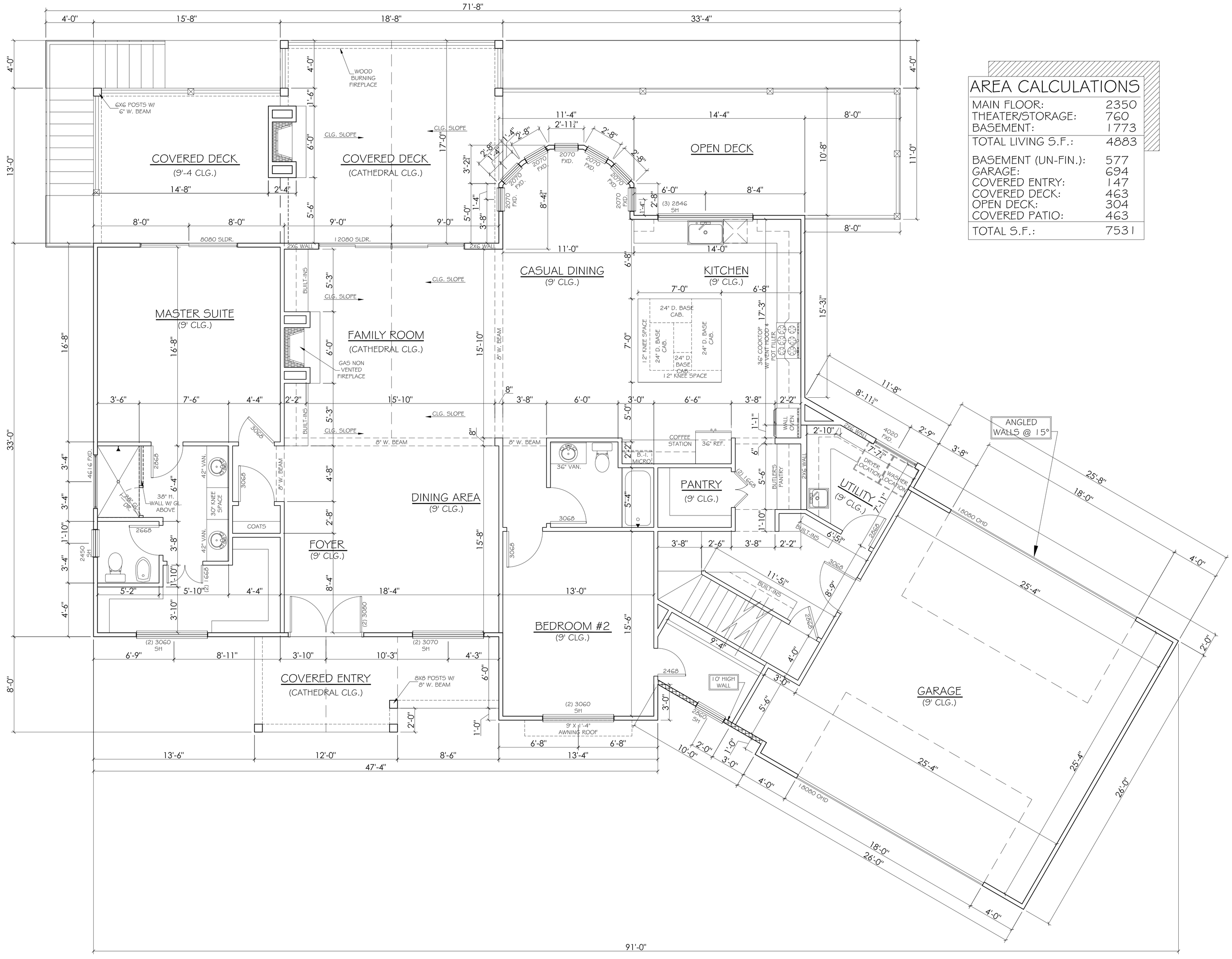
MULTIPLE GANG LAM. DETAIL

SCALE: N.T.S.



GARAGE LINTEL DETAIL

SCALE: N.T.S.



AREA CALCULATIONS	
MAIN FLOOR:	2350
THEATER/STORAGE:	760
BASEMENT:	1773
TOTAL LIVING S.F.:	4883
BASEMENT (UN-FIN.):	577
GARAGE:	694
COVERED ENTRY:	147
COVERED DECK:	463
OPEN DECK:	304
COVERED PATIO:	463
TOTAL S.F.:	7531

DIMENSIONAL DESIGN
dimdesign7@gmail.com

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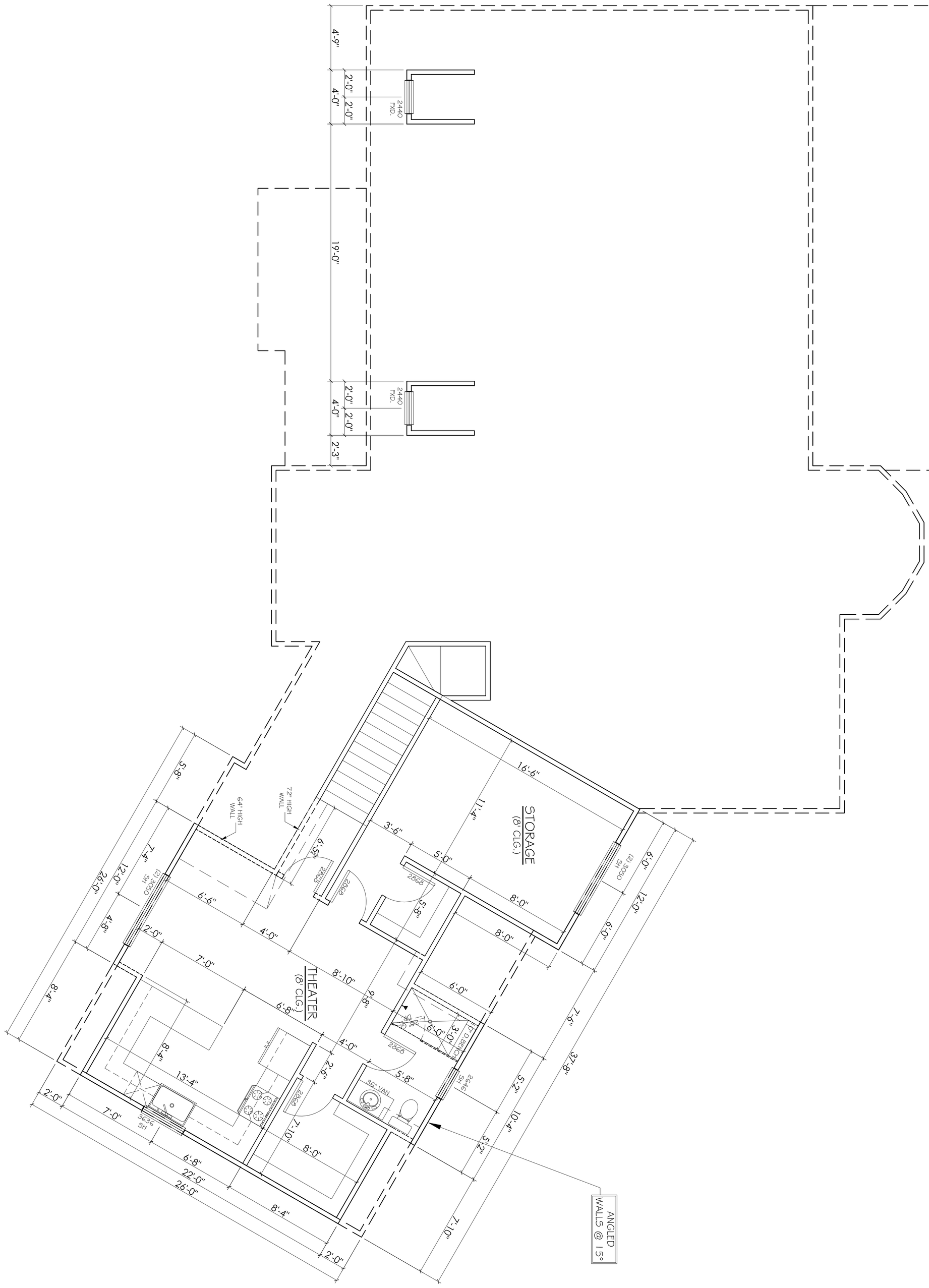
SKOOG RESIDENCE
LOT 9 THE POINTE DR.
FLOORPLAN

DESIGN INFO.

SCALE:	1/4"=1'-0"
DRAFTER:	JK
EXT. WALL SIZE:	4"
INT. WALL SIZE:	4"
BEARING HEIGHT:	
ROOF PITCH:	VARIOUS
OVERHANG:	12"
DATE:	

SHEET:

A-1



SKOOG RESIDENCE
LOT 9 THE POINTE DR.

THEATER / STORAGE

DESIGN INFO.

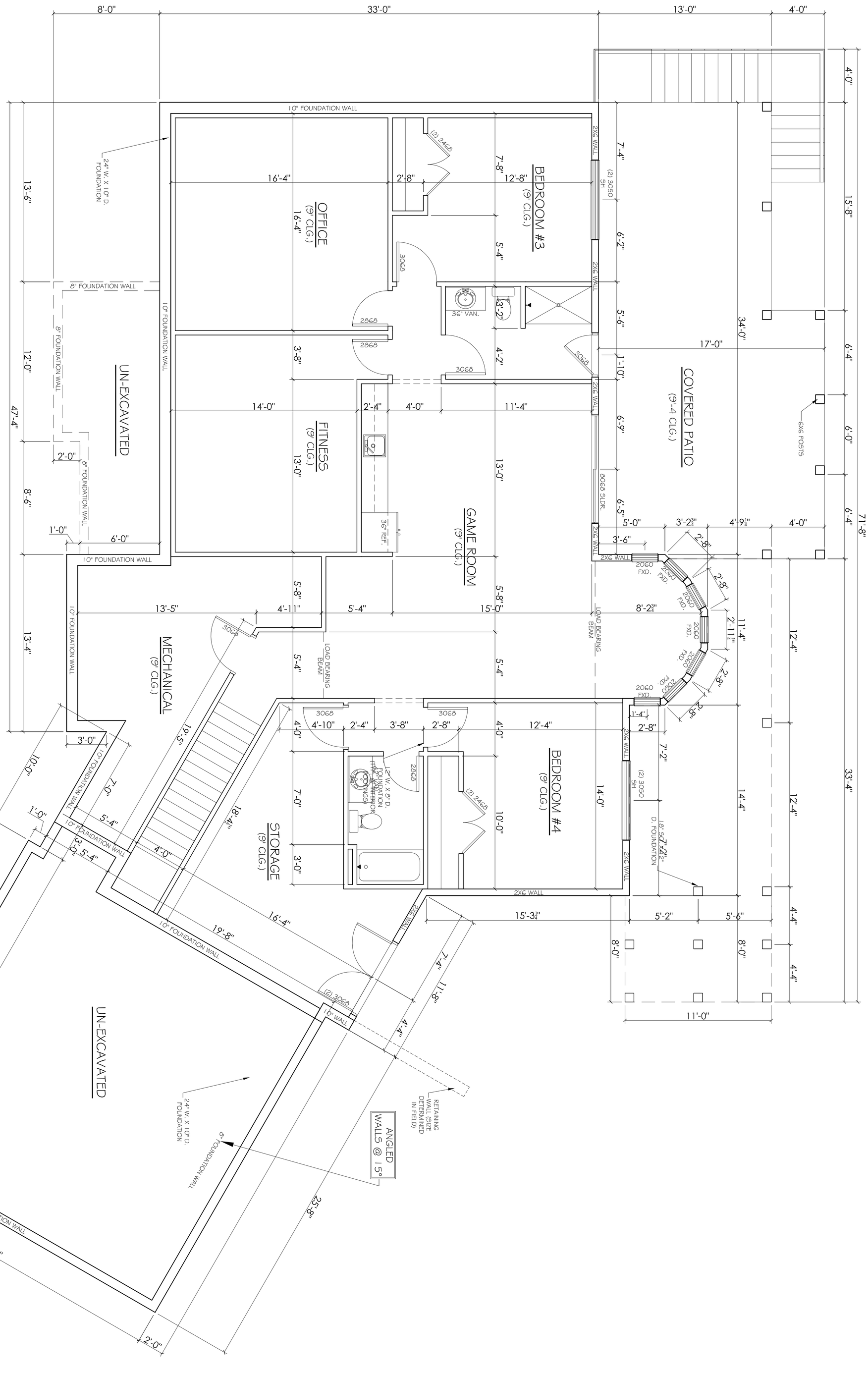
SCALE:	1/4"=1'-0"
DRAFTER:	JK
EXT. WALL SIZE:	4"
INT. WALL SIZE:	4"
BEARING HEIGHT:	
ROOF PITCH:	VARIOUS
OVERHANG:	12"
DATE:	

SHEET: A-2

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SKOOG RESIDENCE
LOT 9 THE POINTE DR.
BASEMENT

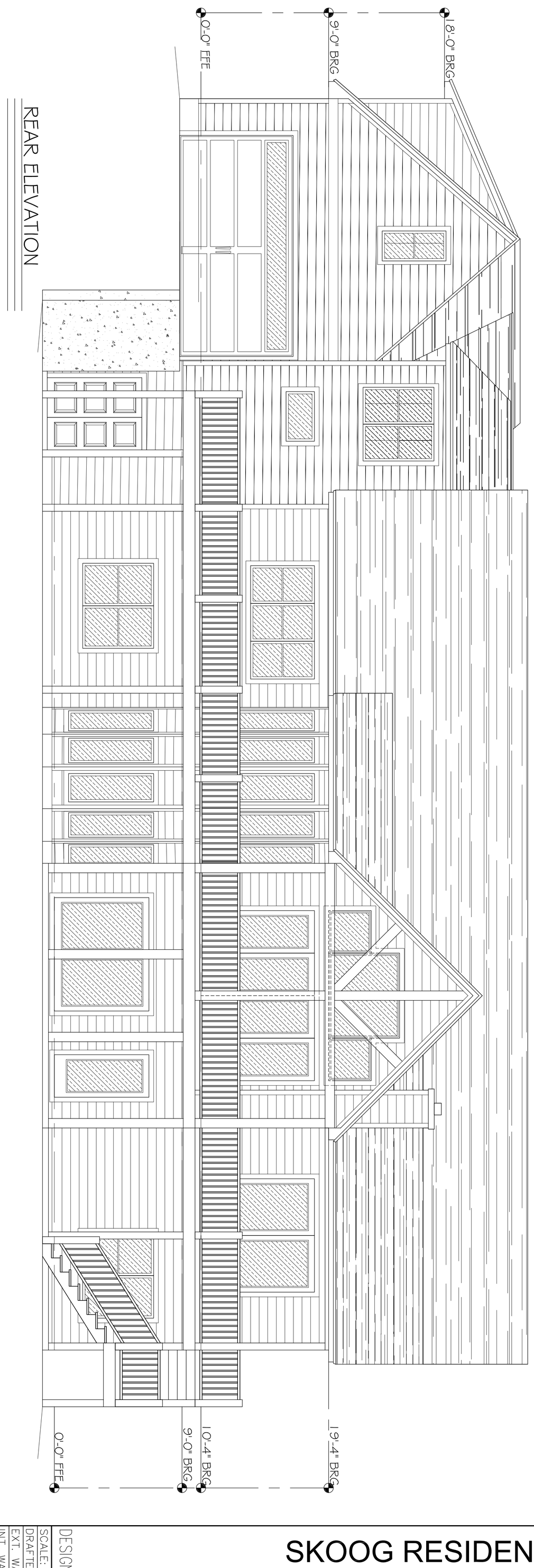
DESIGN INFO.

SCALE: 1/4"=1'-0"
DRAFTER: JK
EXT. WALL SIZE: 4"
INT. WALL SIZE: 4"
BEARING HEIGHT: 9'-0"
ROOF PITCH: VARIOUS
OVERHANG: 12"
DATE:
SHEET: A-3

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DESIGN INFO.

SCALE: 1/4"=1'-0"
DRAFTER: JK
EXT. WALL SIZE: 4"
INT. WALL SIZE: 4"
BEARING HEIGHT:
ROOF PITCH:VARIOUS
OVERHANG: 12"
DATE:
SHEET:

A-4

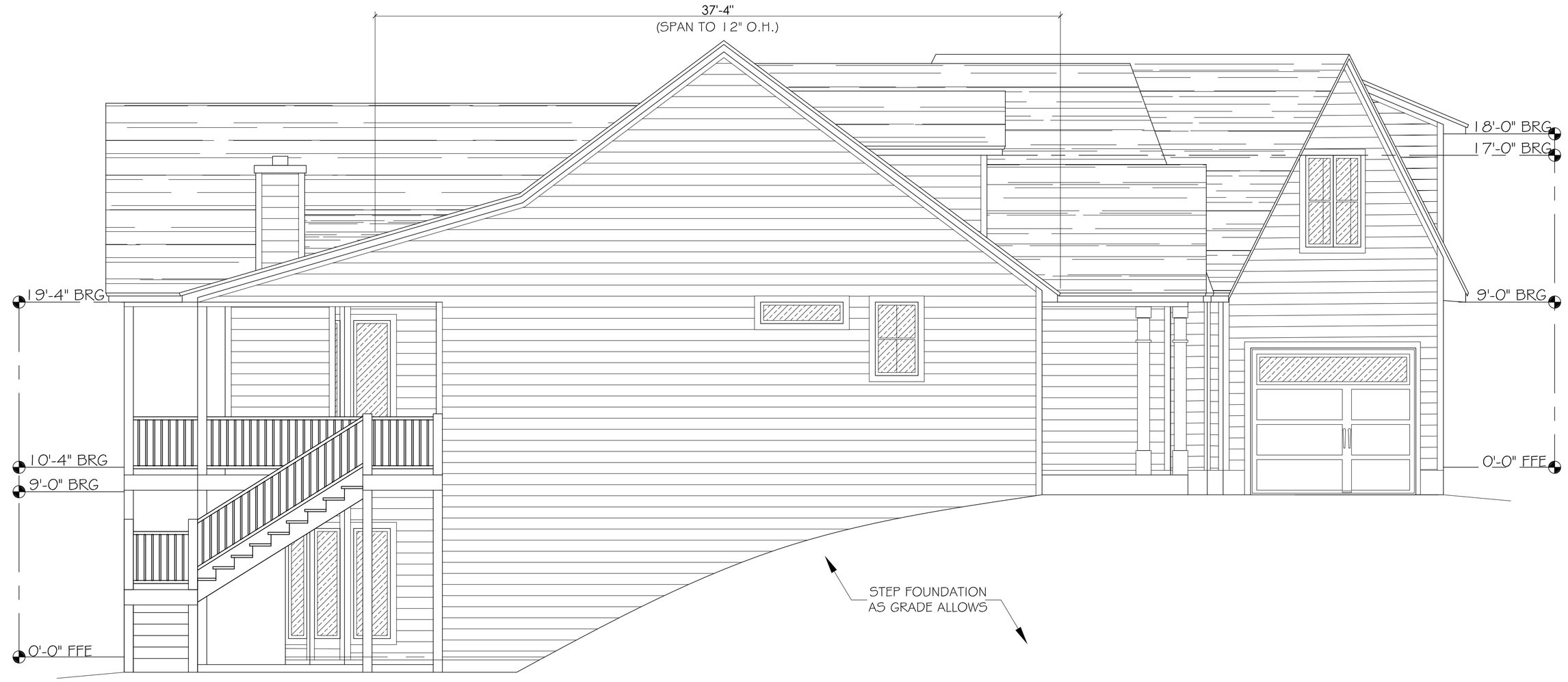
SKOOG RESIDENCE
LOT 9 THE POINTE DR.

ELEVATIONS

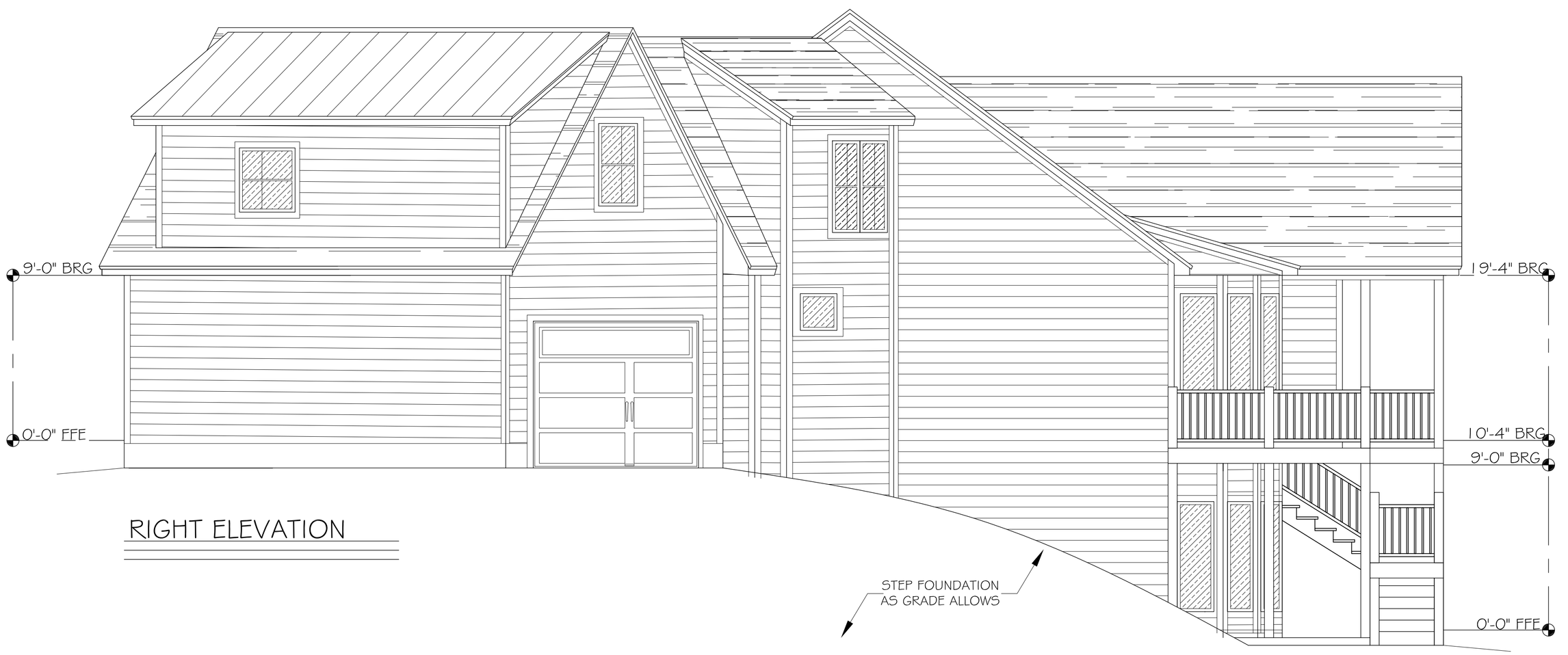
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LEFT ELEVATION



RIGHT ELEVATION

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SKOOG RESIDENCE
LOT 9 THE POINTE DR.

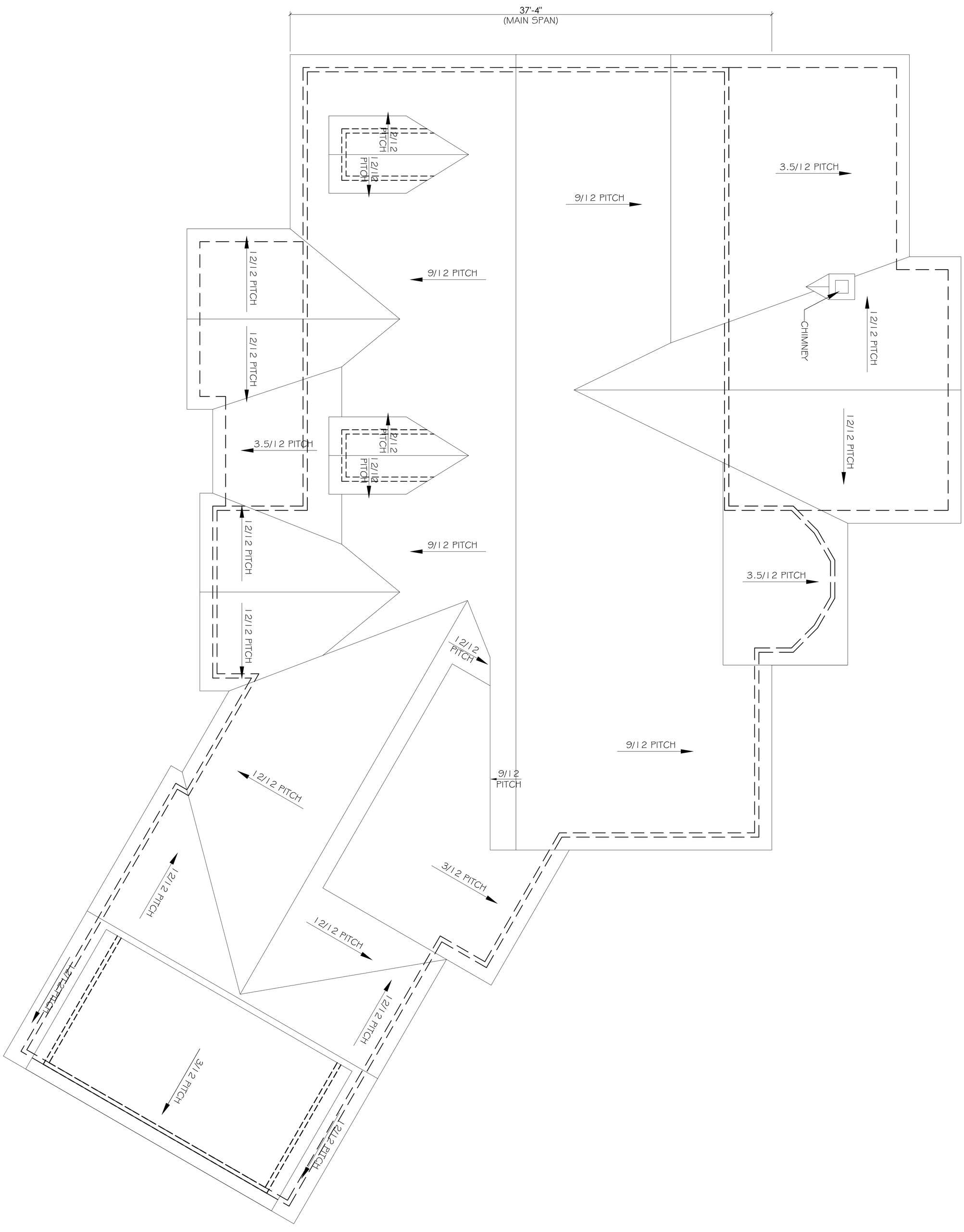
ELEVATIONS

DESIGN INFO.

SCALE:	1/4"=1'-0"
DRAFTER:	JK
EXT. WALL SIZE:	4"
INT. WALL SIZE:	4"
BEARING HEIGHT:	
ROOF PITCH:	VARIOUS
OVERHANG:	12"
DATE:	

SHEET:

A-5



SKOOG RESIDENCE
LOT 9 THE POINTE DR.

ROOF PLAN

DESIGN INFO.

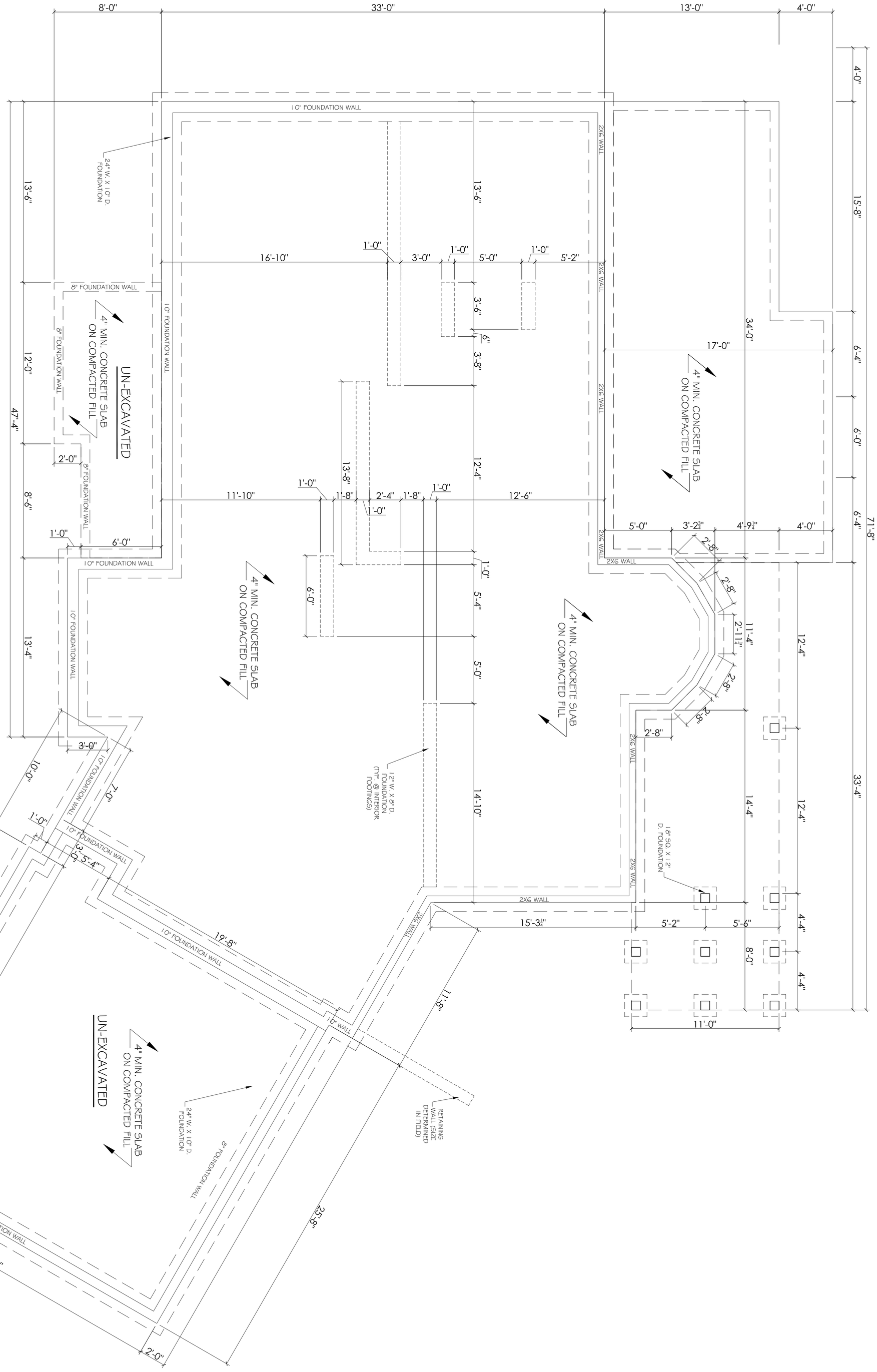
SCALE: 1/4"=1'-0"
DRAFTER: JK
EXT. WALL SIZE:4"
INT. WALL SIZE: 4"
BEARING HEIGHT:
ROOF PITCH:VARIOUS
OVERHANG: 12"
DATE:
SHEET:

A-6

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SKOOG RESIDENCE
LOT 9 THE POINTE DR.

FOUNDATION LAYOUT

DESIGN INFO.

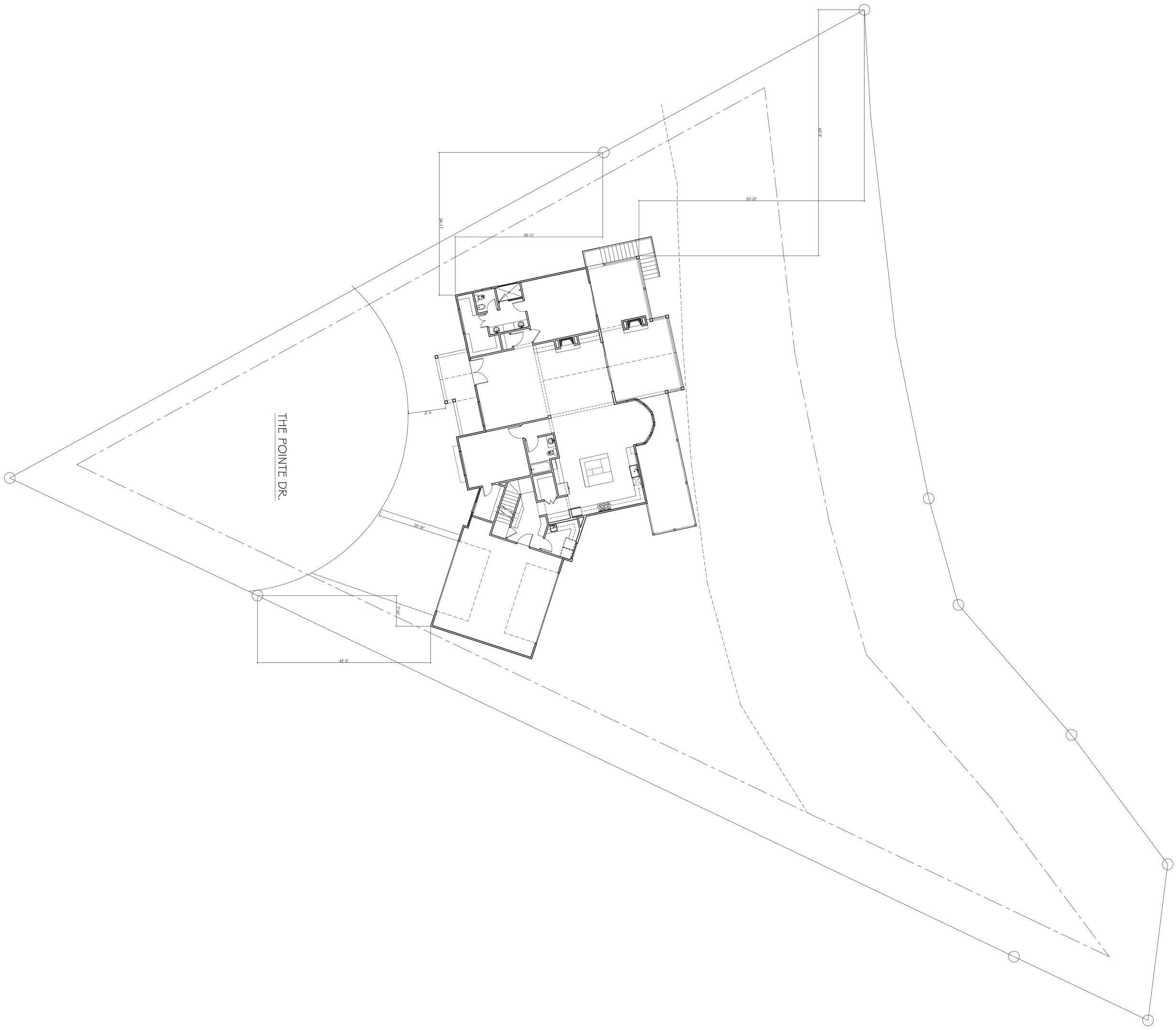
SCALE: 1/4"=1'-0"
DRAFTER: JK
EXT. WALL SIZE: 4"
INT. WALL SIZE: 4"
BEARING HEIGHT:
ROOF PITCH: VARIOUS
OVERHANG: 12"
DATE:
SHEET:

F-1

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SKOOG RESIDENCE
LOT 9 THE POINTE DR.

SITE PLAN

DESIGN INFO.

SCALE: N.T.S.
DRAFTER: JK
EXT. WALL SIZE: 4"
INT. WALL SIZE: 4"
BEARING HEIGHT: 9'-0"
ROOF PITCH: VARIOUS
OVERHANG: 12"
DATE:

SHEET:

S-1

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dimdesign7@gmail.com

COVER SHEET

OWNER - SKOOG RESIDENCE

ADDRESS - LOT 9 THE POINTE DR.

DRAWING INDEX

C-1 COVER SHEET
A-1 FLOORPLAN
A-2 SECOND FLOORPLAN
A-3 BASEMENT FLOORPLAN
A-4 FRONT & REAR ELEVATIONS
A-5 LEFT & RIGHT ELEVATIONS
A-6 ROOF PLAN
F-1 FOUNDATION PLAN
S-1 SITE PLAN

STRUCTURAL NOTES:

1. THE ROOF FRAMING DESIGN FOR THIS BUILDING IS PLATE CONNECTED WOOD TRUSSES & HAND FRAMED RAFTERS.
2. ALL INTERIOR DOOR & WALL OPENINGS IN A LOAD BEARING WALL SHALL HAVE A LINTEL W/ (2) 2X10'S AND (2) STUDS @ EA. LINTEL END UNLESS NOTED OTHERWISE.
3. ALL EXTERIOR DOOR & WALL OPENINGS SHALL HAVE A LINTEL W/ (2) 2X10'S & 1/2" PLYWOOD PLATES. USE (2) STUDS @ EA. LINTEL END UNLESS NOTED OTHERWISE.
4. AT ALL WALLS USE 7/16" STRUCTURAL GRADE 2 PLYWOOD OR NOMINAL 7/16" OSB (ORIENTED STRAND BOARD). USE 8d NAILS @ 4" O.C. FOR EDGE NAILING & 12" O.C. FOR ALL INTERMEDIATE NAILING.
5. ALL CONNECTORS INDICATED ARE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC. SAN LEANDRO, CA 94577 (800-999-5099)
6. ALL NOTED LAMINATED VENEER LUMBER (LVL) MANUFACTURED BY LOUSIANA-PACIFIC OF WILMINGTON, NC OR APPROVED EQUAL. PROPERTIES
   SHALL MEET OR EXCEED: Fb = 2950 PSI Fv = 290 PI E = 2,000,000 PSI.
   IN EXTERIOR APPLICATIONS USE WOLMANIZED "PARALLAM" MEMBERS.
7. FRAMER SHALL BLOCK ALL SHEATHING SEAMS ON EXTERIOR WALLS.
8. ALL PLATE CONNECTED WOOD TRUSSES TO BE MANUFACTURED BY CERTIFIED
   (TPI OR WTC) & SHOP DRAWINGS TO BE FURNISHED WITH DELIVERY SEALED BY SCPE.
9. ALL CONCRETE TO BE MIN. 3,000 PSI , REINFORCEMENT GRADE 60.
10. ALLOWED SOIL BEARING TO BE 2,000 PSF ASSUMED.
11. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY TO BE TREATED.
12. ALL WORK TO CONFORM TO IBC (2021).

GENERAL NOTES

A. GENERAL:

1. AT TIME OF COMPLETION PLANS CONFORM TO 2021 INTERNATIONAL RESIDENTIAL CODE. HOWEVER MODIFICATIONS MAY BE NECESSARY TO COMPLY WITH LOCAL REQUIREMENTS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
3. CONTRACTOR SHALL COMPLY WITH THE CONTENTS OF THE SPECIFICATIONS FOR THIS HOUSE.
4. ALL WOOD USED IN CONSTRUCTION OF DECKS & STEPS SHALL BE TREATED. FASTENERS FOR TREATED WOOD (NAILS, BOLTS, HARDWARE ETC.) SHALL BE GALVANIZED.
5. CONTRACTOR SHALL INSTALL GROUND-FAULT AND ARC-FAULT CIRCUIT-INTERRUPTER OUTLETS AS PER CODE.
6. INSTALL ROOFING MATERIALS ACCORDING TO MANUFACTURERS RECOMMENDATIONS FOR THE AREA & CLIMATE. INCLUDING BUT NOT LIMITED TO SHINGLES, TILES, FELTS, FLASHING & FASTENING DEVICES.
7. INSTALL ALL EXTERIOR FINISH MATERIALS PER MANUFACTURERS RECOMMENDATIONS (I.E. CONTROL JOINTS, ATTACHMENTS/ ANCHORING DEVICES, FLASHING, SEALANTS, ETC.)

B. FRAMING:

1. STUD & JOIST SPANS WERE DETERMINED ON THE BASIS OF THE ALLOWABLE STRESSES IN THE GRADING RULES OF THE SOUTHERN PINE INSPECTION BUREAU GRADE NUMBER TWO (2) KILN DRIED.
2. PROVIDE DOUBLE JOISTS BELOW ALL PARALLEL PORTIONS, ABOVE & AROUND ALL OPENINGS NOT INDICATED ON DRAWINGS.
3. PROVIDE SOLID LOCKING BETWEEN FLOOR JOISTS UNDER WALLS THAT ARE PERPENDICULAR TO FLOOR JOISTS.
4. SHEATH ALL EXTERIOR WALLS WITH NOMINAL 1/2" STRUCTURAL GRADE 2 PLWOOD OR NOMINAL 1/2" OSB (ORIENTED STRAND BOARD)

C. VENTILATION:

1. PROVIDE CONTINUOUS RIDGE VENTS ON ALL ROOFS. LOCATE DOUBLE RIDGE BEAMS TO ALLOW FOR PROPER INSTALATION OF RIDGE VENTS.
2. PROVIDE CONTINUOUS ROOF TO WALL VENTS AT ALL JUNCTURES OF SLOPED ROOFS & VERTICAL WALLS.

D. FOOTINGS:

1. CARRY ALL FOOTINGS TO FIRM UNDISTURBED BEARING:
   A. 18" X 12" FOOTING FOR 8" FOUNDATION WALL W/ (2) #4 REINF. RODS CONTINUOUS.
   B. 24" X 12" FOOTING FOR 12" FOUNDATION WALL W/ (2) #4 REINF. RODS CONTINOUS.
2. AT ELEVATED SLABS PROVIDE #4 REINFORCED RODS TURNED UP VERTICLLY INTO THE FOUNDATION WALL @ 48" O.C. & LIMIT UNBALANCED FILL TO 32" IN HEIGHT.

E. PIER FOOTINGS:

PIER FOOTINGS (TYPICAL UNLESS NOTED OTHERWISE)

1. PROVIDE 2'-8" SQUARE X 1'-0" DEEP CONCRETE FOOTING W/ (3) #4 REINF. RODS EA. WAY UNDER 20" SQUARE MASONRY PIERS.
2. FILL PIERS SOLID W/ 2,500 PSI CONCRETE, TYPICAL.
3. HEIGHT OF PIERS:
   A. PIERS LESS THAN 36" IN HEIGHT MAY BE 8" X 16" OR AS NOTED ON FOUNDATION PLAN.
   B. PIERS BETWEEN 36" & 80" IN HEIGHT SHALL BE A MIN. OF 16" X 16".
   C. PIERS GREATER THAN 80" IN HEIGHT SHALL BE A MIN. OF 16" X 16" W/ (4) CONTINUOUS #5 BARS.

DIMENSIONAL DESIGN
dimdesign7@gmail.com

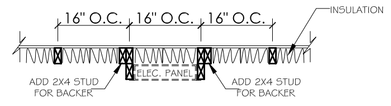
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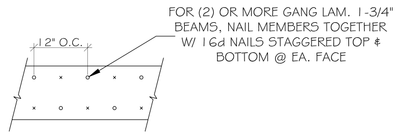
SKOOG RESIDENCE
LOT 9 THE POINTE DR.
COVER SHEET

DESIGN INFO.

SCALE:	N/A
DRAFTER:	JK
EXT. WALL SIZE:	2X4
INT. WALL SIZE:	2X4
BEARING HEIGHT:	
ROOF PITCH:	VARIOUS
OVERHANG:	12"
DATE:	
SHEET:	C-1

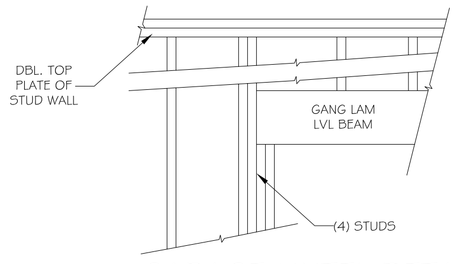


FRAMING DETAIL @ ELEC. PANEL
(PANEL LOCATED IN FIELD)



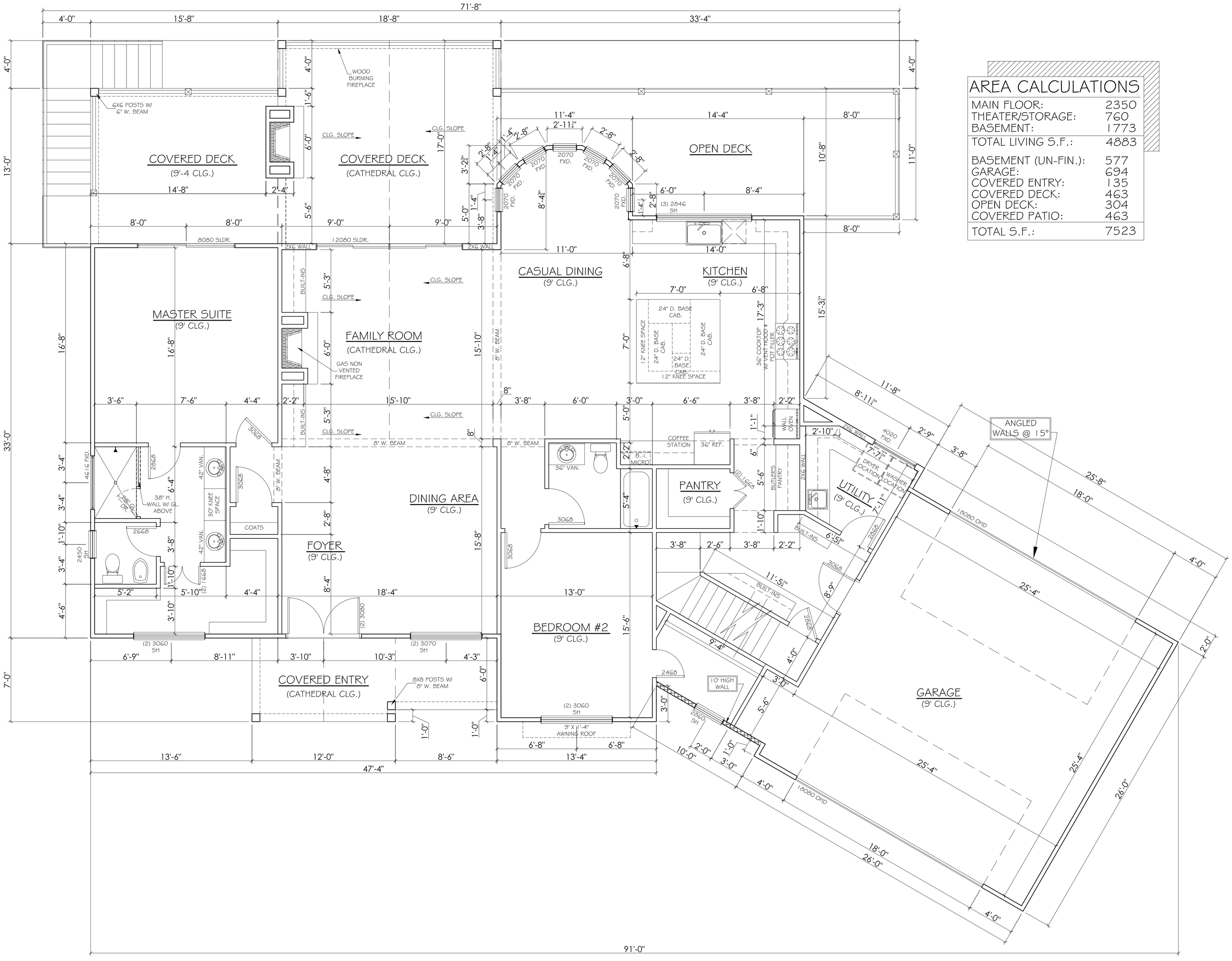
MULTIPLE GANG LAM. DETAIL

SCALE: N.T.S.



GARAGE LINTEL DETAIL

SCALE: N.T.S.



AREA CALCULATIONS	
MAIN FLOOR:	2350
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COVERED PATIO:	463
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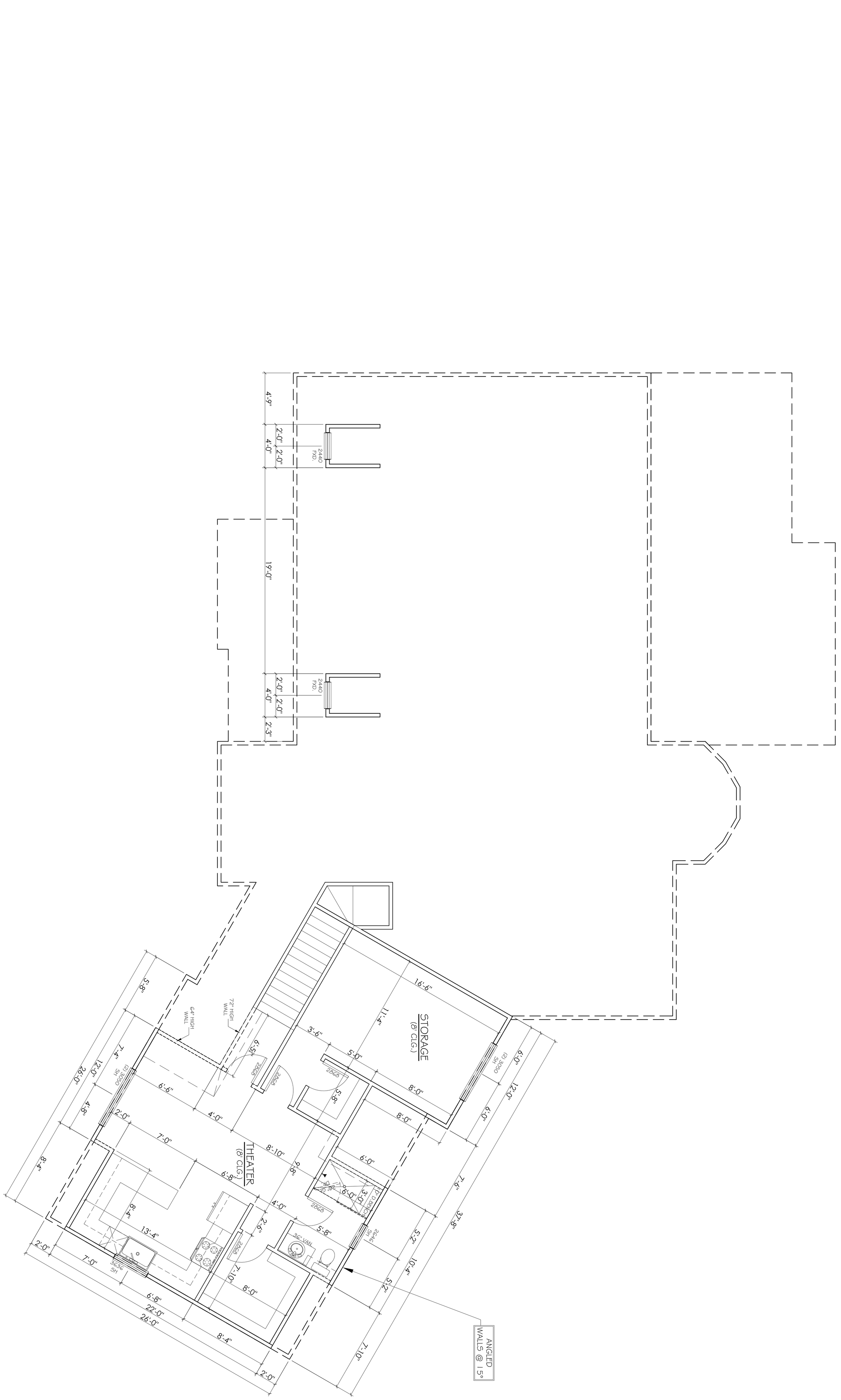
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SKOOG RESIDENCE
LOT 9 THE POINTE DR.
FLOORPLAN

DESIGN INFO.

SCALE:	1/4"=1'-0"
DRAFTER:	JK
EXT. WALL SIZE:	4"
INT. WALL SIZE:	4"
BEARING HEIGHT:	
ROOF PITCH:	VARIOUS
OVERHANG:	12"
DATE:	

SHEET: A-1



SKOOG RESIDENCE
LOT 9 THE POINTE DR.

THEATER / STORAGE

DESIGN INFO.

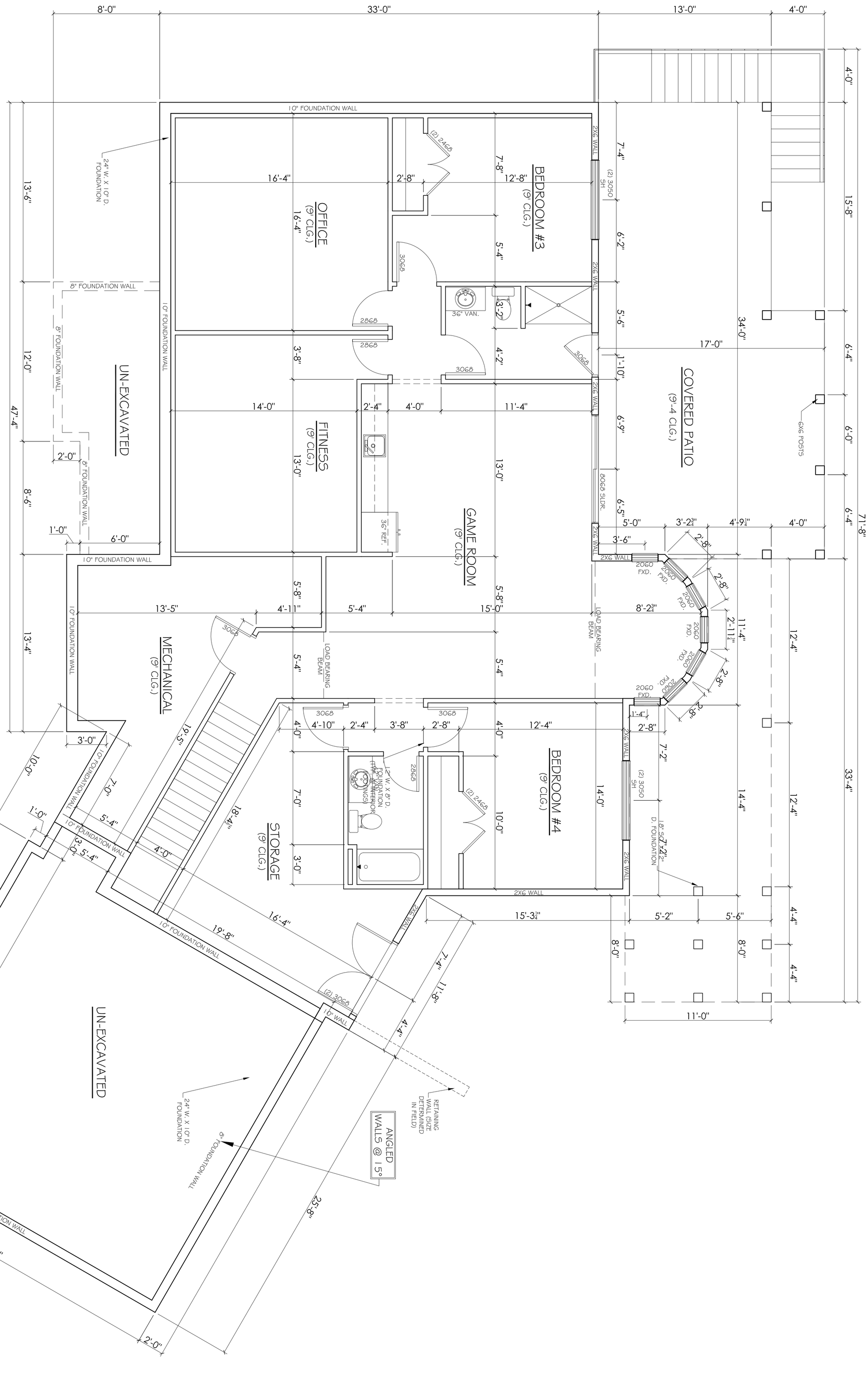
SCALE: 1/4"=1'-0"
DRAFTER: JK
EXT. WALL SIZE: 4"
INT. WALL SIZE: 4"
BEARING HEIGHT:
ROOF PITCH:VARIOUS
OVERHANG: 12"
DATE:

SHEET: A-2

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SKOOG RESIDENCE
LOT 9 THE POINTE DR.
BASEMENT

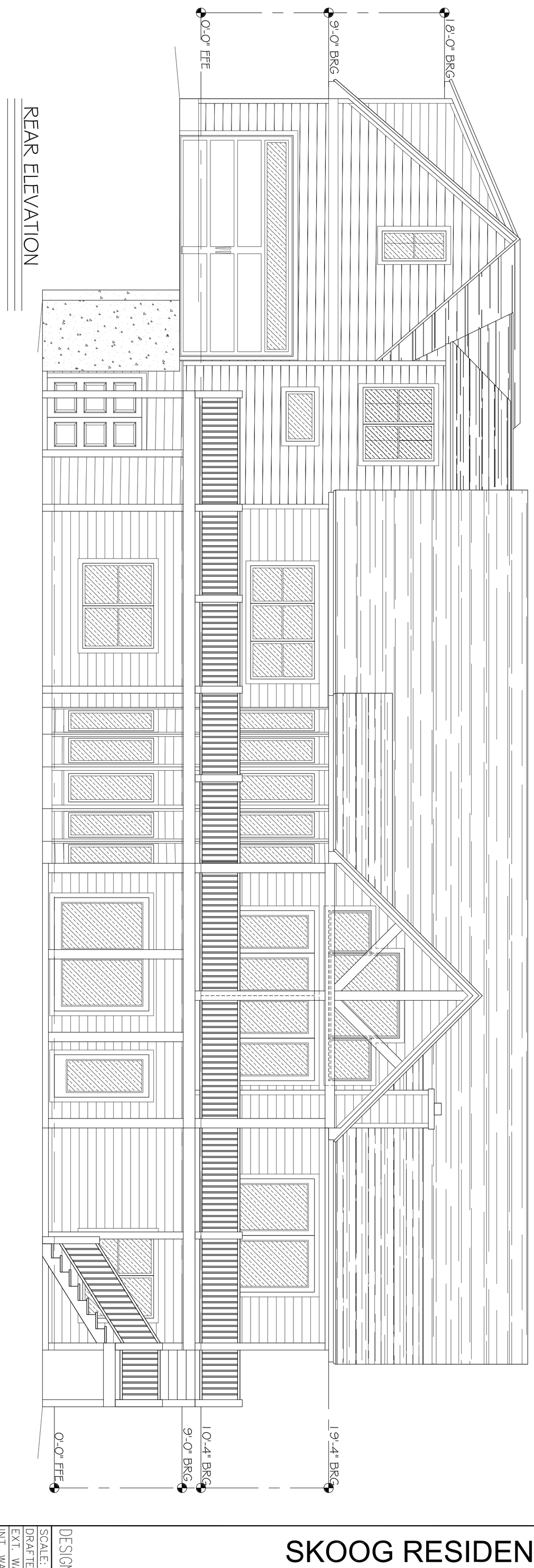
DESIGN INFO.

SCALE: 1/4"=1'-0"
DRAFTER: JK
EXT. WALL SIZE: 4"
INT. WALL SIZE: 4"
BEARING HEIGHT: 9'-0"
ROOF PITCH: VARIOUS
OVERHANG: 12"
DATE:
SHEET: A-3

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dimdesign7@gmail.com



DESIGN INFO.

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EXT. WALL SIZE: 4"
INT. WALL SIZE: 4"
BEARING HEIGHT:
ROOF PITCH:VARIOUS
OVERHANG: 12"
DATE:
SHEET:

A-4

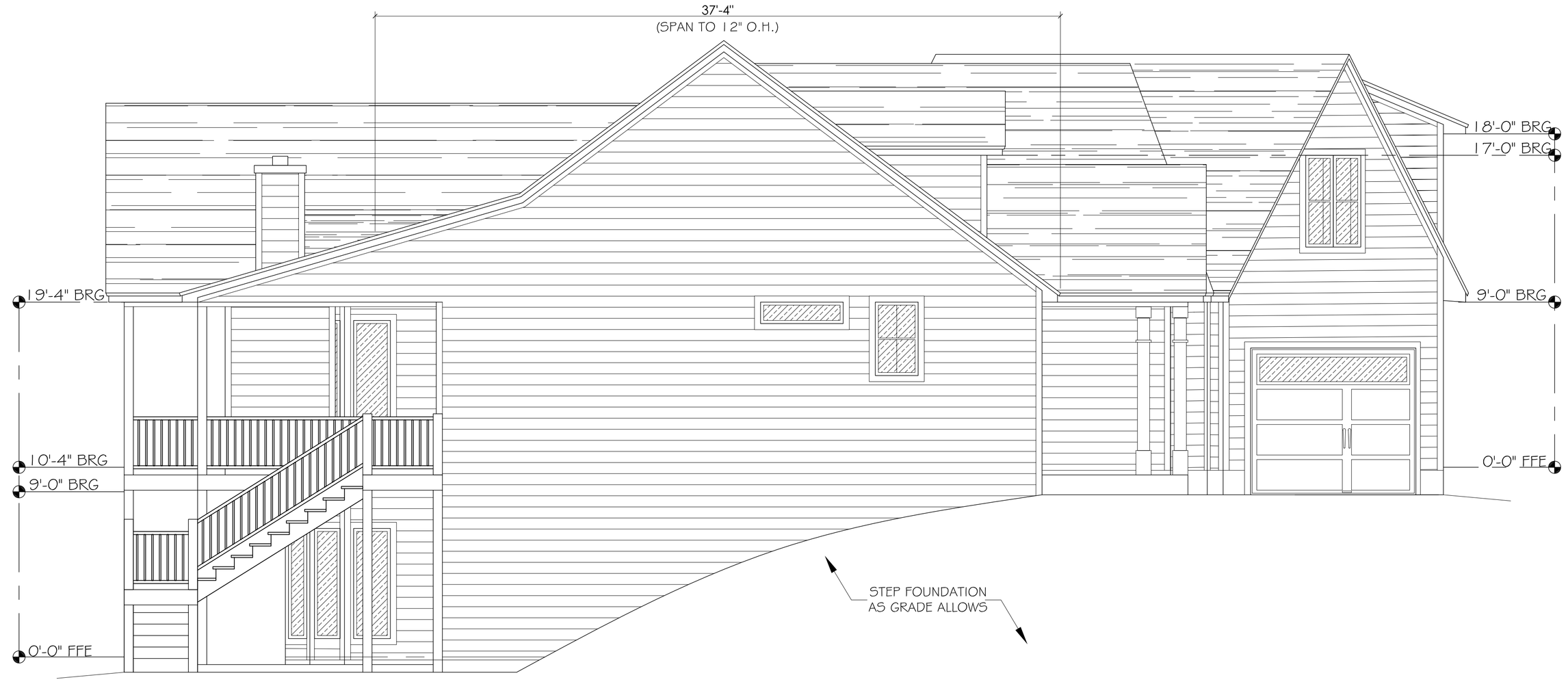
SKOOG RESIDENCE
LOT 9 THE POINTE DR.

ELEVATIONS

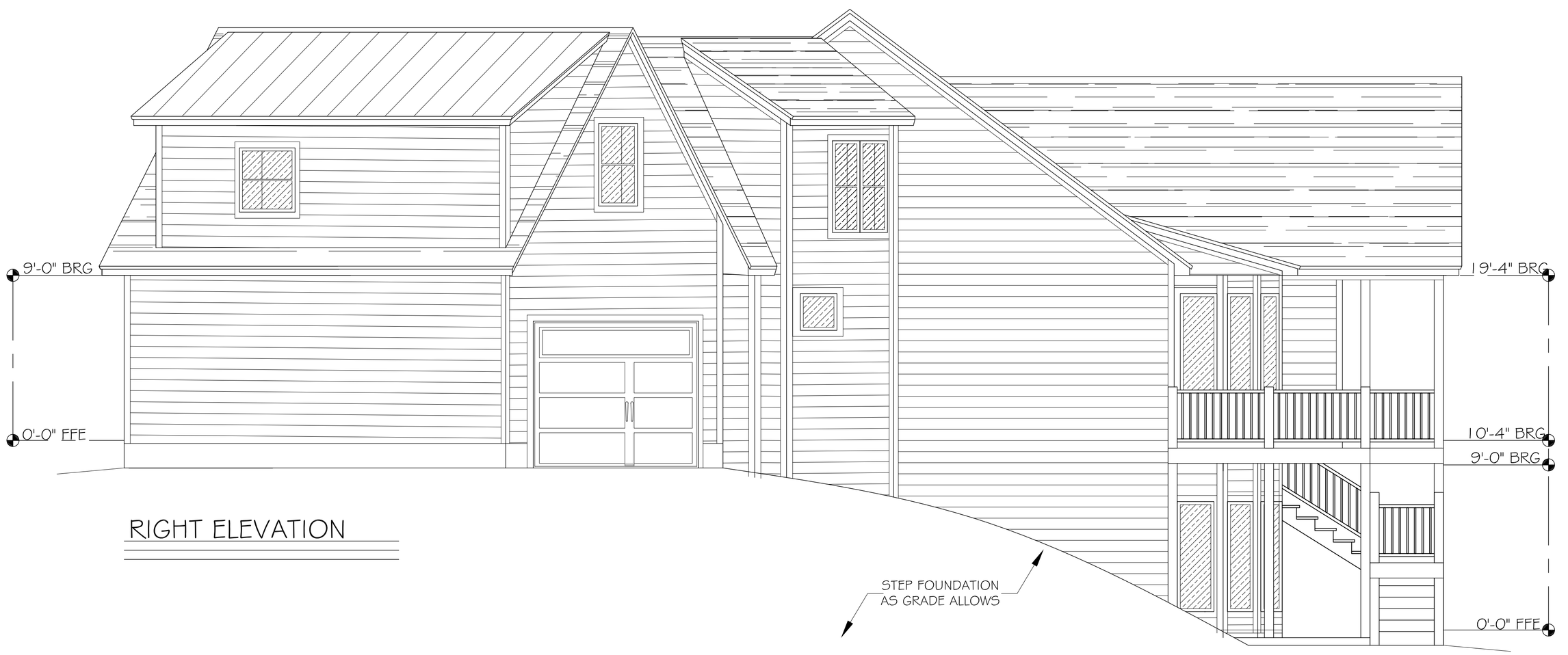
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DIMENSIONAL DESIGN
dimdesign7@gmail.com



LEFT ELEVATION



RIGHT ELEVATION

DIMENSIONAL DESIGN
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SKOOG RESIDENCE
LOT 9 THE POINTE DR.

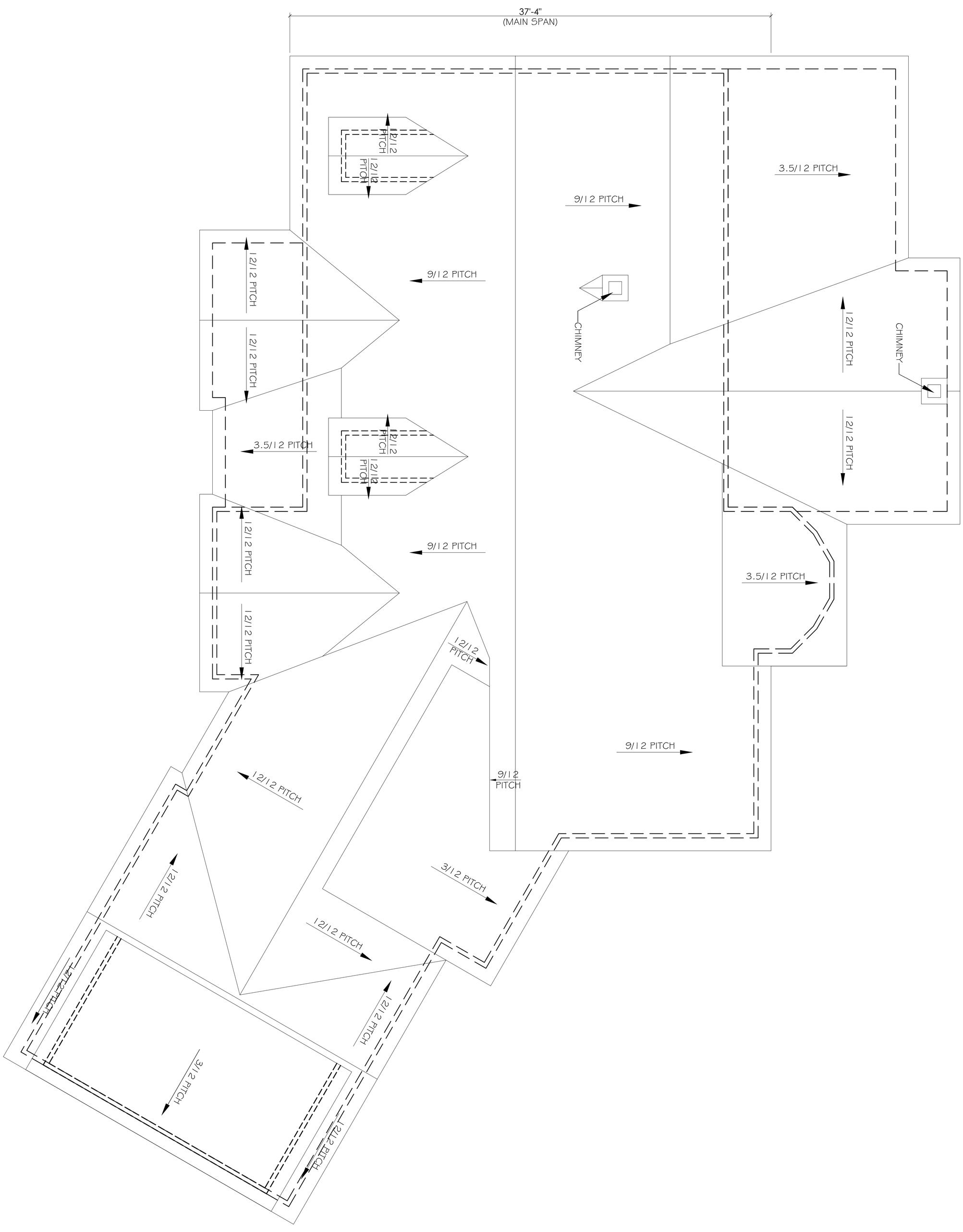
ELEVATIONS

DESIGN INFO.

SCALE:	1/4"=1'-0"
DRAFTER:	JK
EXT. WALL SIZE:	4"
INT. WALL SIZE:	4"
BEARING HEIGHT:	
ROOF PITCH:	VARIOUS
OVERHANG:	12"
DATE:	

SHEET:

A-5



SKOOG RESIDENCE
LOT 9 THE POINTE DR.

ROOF PLAN

DESIGN INFO.

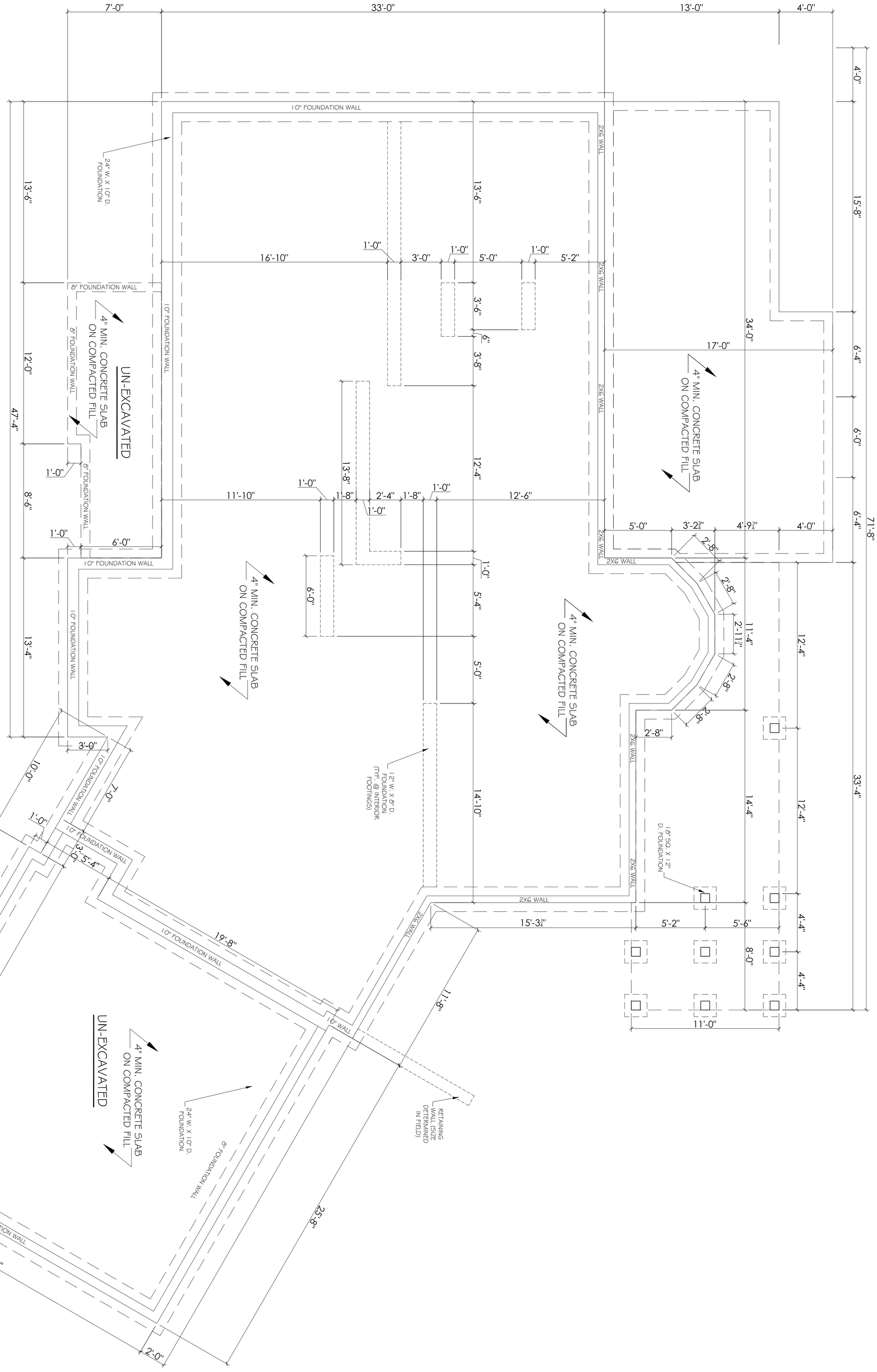
SCALE: 1/4"=1'-0"
DRAFTER: JK
EXT. WALL SIZE:4"
INT. WALL SIZE: 4"
BEARING HEIGHT:
ROOF PITCH:VARIOUS
OVERHANG: 12"
DATE:
SHEET:

A-6

THESE DRAWINGS CONTAIN ARCHITECTURAL SYMBOLS USED FOR GRAPHIC PURPOSES ONLY. SIZE AND LOCATION MAY VARY TO MEET MANUFACTURER'S SPECIFICATIONS.

DO NOT SCALE DRAWINGS. ANY QUESTIONS ABOUT DIMENSIONS, CONTACT DESIGNER.

DIMENSIONAL DESIGN
dimdesign7@gmail.com



DESIGN INFO.

SCALE: 1/4"=1'-0"
DRAFTER: JK
EXT. WALL SIZE: 4"
INT. WALL SIZE: 4"
BEARING HEIGHT:
ROOF PITCH: VARIOUS
OVERHANG: 12"
DATE:
SHEET: F-1

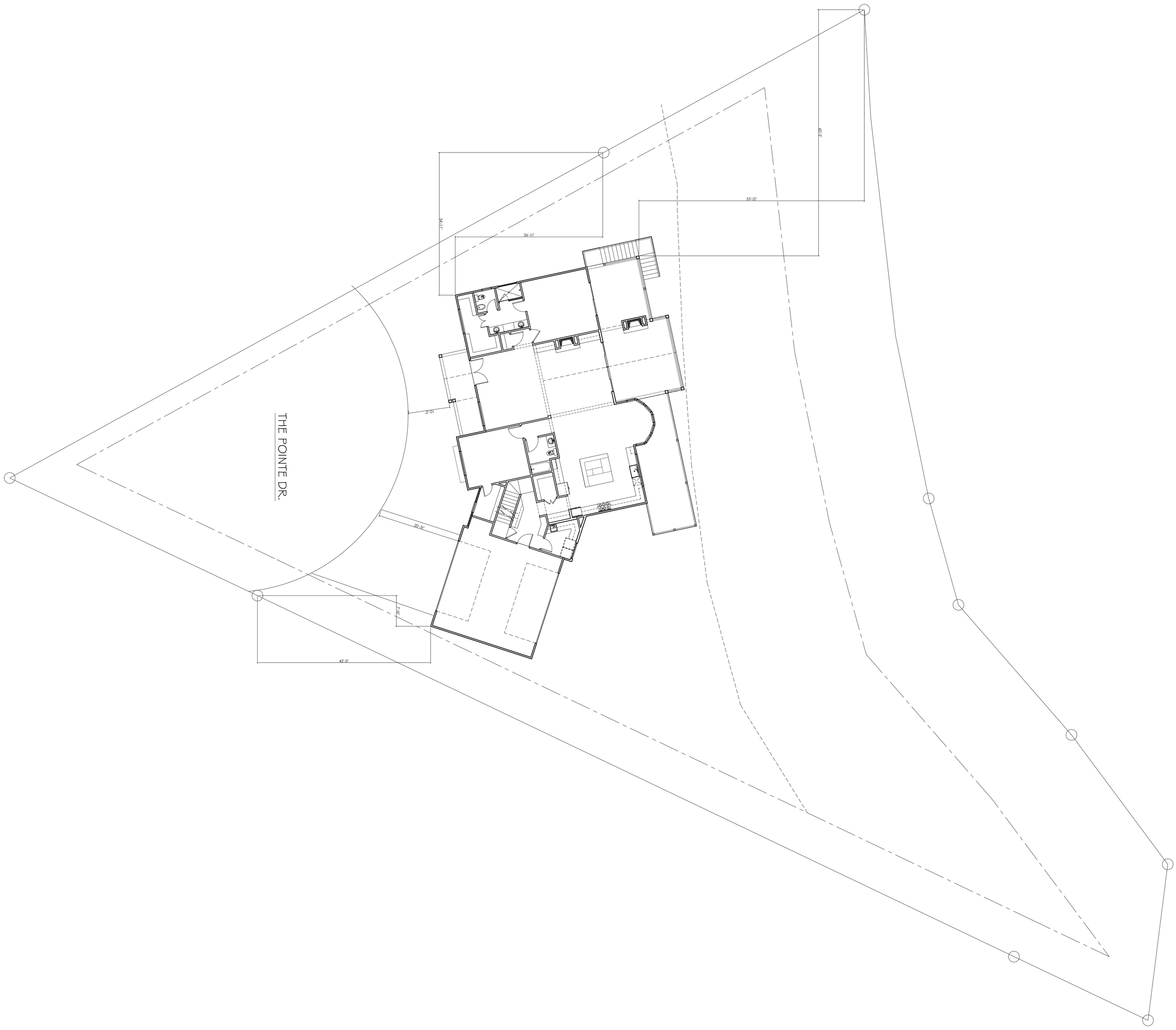
SKOOG RESIDENCE
LOT 9 THE POINTE DR.

FOUNDATION LAYOUT

THESE DRAWINGS CONTAIN ARCHITECTURAL SYMBOLS USED FOR GRAPHIC PURPOSES ONLY. SIZE AND LOCATION MAY VARY TO MEET MANUFACTURER'S SPECIFICATIONS.

DO NOT SCALE DRAWINGS. ANY QUESTIONS ABOUT DIMENSIONS, CONTACT DESIGNER.

DIMENSIONAL DESIGN
dimdesign7@gmail.com



DIMENSIONAL DESIGN

dimdesign7@gmail.com

THESE DRAWINGS CONTAIN ARCHITECTURAL SYMBOLS USED FOR GRAPHIC PURPOSES ONLY. SIZE AND LOCATION MAY VARY TO MEET MANUFACTURER'S SPECIFICATIONS.

DO NOT SCALE DRAWINGS. ANY QUESTIONS ABOUT DIMENSIONS, CONTACT DESIGNER.

SKOOG RESIDENCE
LOT 9 THE POINTE DR.
SITE PLAN

DESIGN INFO.

SCALE: N.T.S.
DRAFTER: JK
EXT. WALL SIZE: 4"
INT. WALL SIZE: 4"
BEARING HEIGHT: 9'-0"
ROOF PITCH: VARIOUS
OVERHANG: 12"
DATE:

SHEET:

S-1

Architectural Review Process. Prior to the commencement of any construction activity of any type (including any clearing, grading work or driveway installation) on any Lot, an Application for Approval (using the appropriate Schedule contained herein) must be submitted by the Lot Owner to the ACC. The ACC must receive, verify plans conform to the Declaration and approve the information and documentation required to be submitted prior to the commencement of any such work. Completed applications along with documentation shall be emailed to the ACC at: thepointeatbarefootcovehoa@gmail.com.

Diligent Construction. All Homesite Improvements to be constructed on a Lot must be completed within 15 months following commencement of construction (i.e. commencement of grading) of the first of such Improvements, unless a longer time is approved in writing by the ACC. Should the construction not be completed in the designated timeframe unless an extension is granted by the ACC in writing, a fine of $100 per week shall be levied until construction is completed. Extension requests shall be sent to the ACC prior to the 15th month from construction commencement.

Construction Hours and Noise. All construction activities must be conducted and all deliveries must be made from 7:00 a.m. until 8:00 p.m. Monday through Saturday; provided, however, no construction activities shall be conducted and no deliveries shall be made on Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Day or New Year's Day. Additionally, construction activities are permitted on Sundays, but such activities shall be performed in a manner as to be considered "low impact" by the ACC in its sole discretion; excessive noise and the use of heavy equipment shall be prohibited on Sundays. No loud radios or distracting noise (other than normal construction noise) will be allowed within the community during construction. This is distracting to Lot Owners. Normal radio levels are acceptable within the interior of fully enclosed homes. Radio and stereo speakers shall not be mounted on vehicles or outside of homes under construction.

Property Damage. Any damage to streets, right of ways, drainage, water meters or boxes, street lights, street markers, mailboxes, walls, fences, gate, etc. may be repaired by The Pointe HOA and the cost of such repairs will be billed to the responsible Owner. If not paid promptly, the repair cost will be assessed as a special individual assessment in accordance with the Declaration. If any telephone, cable TV, electrical, water or other utility lines are cut, it is the responsible party's obligation to report such an accident within thirty (30) minutes to the appropriate utility company.

Builder: Bench Mark Telephone: 864.884.1184

Estimated Completion Date: 11/15/2027

For potential final ACC approval, the following items must be included in the submittal in .pdf files or similar.
Landscaping plans not required for submittal but must be consistent with existing homes.

I. Site Plan - Each of the following should be shown on the plan:
   1. Property lines
   2. Front, rear and side setbacks (dimensioned)
   3. Proposed house location and scale (etc.)
   4. Garage, decks, driveway, walkways, patios, etc
   5. Mechanical equipment: HVAC, etc.
   6. Pools, hot tubs, etc.

II. A copy of the septic permit from Oconee County (if this is not available at time of submittal, notify ACC of status and provide to ACC as soon as available)

III. Final Floor Plans with dimensions and Exterior Elevations. Complete the following:
   1. # of levels 2 (maximum 3-levels)
   2. Garage # of vehicles: 2 (minimum 2-vehicle)
   3. 1# of Bedrooms 4
   4. # Full Baths 5 # Half Baths 0
   5. Square footage for each floor.
      Heated space (main level) 2350 sq. ft.
      Heated space (lower level) 2350 sq. ft.
      Heated space (upper level) 760 sq. ft space above Garage
      Total indoor heated living space 5,460 sq. ft. (Minimum 3,000 sqft)
   6. List exterior materials and colors: (Vinyl limited to the soffit and facia)
      Foundation: Basement Foundation
      Ext. Veneer Primary: Mirateo Fascia
      Ext. Veneer Secondary: & Hardisoffits
      Ext. Trim: & Hardi board siding
      Front Door: Mahogany Equat Double Door
      Shutters: ~~Composite~~ N/A
      Garage Door: Aluminum
      Roof: Asphalt

Owners' Signatures: _____ Date: 9/21/26

Builder Signature: _____ Date: 9/21/26

Reviewed and Approved By:

The Pointe at Barefoot Cove ACC Members

By: Peter Kronsbein _____ Date: 10/4/2026

By: _____ Date: Oct 5, 2026

By: _____ Date: _____







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Legend
- Parcels
- Landhook
- Roads

Parcel ID	178-00-01-183	**Alternate ID**	19497	**Owner Address**	SKOOG JEREMY W & SUSANA L 212 COLEMAN GROVE CT GREER, SC 29650	**Last 2 Sales**			
Sec/Twp/Rng	n/a					**Date**	**Price**	**Reason**	**Qual**
Property Address	983 THE POINTE DR	**Class**	n/a			9/15/2017	0	PR	U
		Acreage	0.65			9/13/2017	0	PR	U
District	16								

Brief Tax Description LOT 9 POINTE @ BAREFOOT COVE (0.652 AC)
(Note: Not to be used on legal documents)

Date created: 11/17/2026
Last Data Uploaded: 11/16/2026 5:14:58 PM

Developed by SCHNEIDER GEOSPATIAL

Oconee County, SC

Parcel Information

Parcel ID	178-00-01-183
Neighborhood	7705299 - Barefoot Cove
Property Address	983 THE POINTE DR
Legal Description	LOT 9 POINTE @ BAREFOOT COVE (0.652 AC) (Note: Not to be used on legal documents.)
Acres	0.65
Class	
Tax District	WEST UNION (District 16)
Exemptions	

View Map

Owner

SKOOG JEREMY W & SUSANA L
212 COLEMAN GROVE CT
GREER, SC 29650

Land

Land Use	Acres	Square Footage	Frontage	Depth
O - Other	0.65	25,221	334	82

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units
Dock: Steel-Boat Slip -3 AV	2016	0x0 / 672	0
xRailing - double	2016	0x0 / 240	0
xGangway	2016	0x0 / 240	0

Valuation

Assessed Year	**2026**
Land Value	$271,610
Improvement Value	$0
Accessory Value	$19,600
Total Value (Market)	**$291,210**
Land Value	$270,830
Improvement Value	$0
Accessory Value	$19,600
Total Value (Capped)	**$290,430**

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/15/2017		B-606 3	$0	PLAT REFERENCE ONLY	PLAT REFERENCE ONLY	
9/13/2017		B-606 3	$0	PLAT REFERENCE ONLY	PLAT REFERENCE ONLY	
4/12/2016	2174 212		$233,500	0: Valid Arms-length	WOLFE LIVING TST	SKOOG JEREMY W & SUSANA L
2/19/2013	1946 78		$360,000	0: Valid Arms-length	Multiple Owners	WOLFE LIVING TST
3/30/2007	1578 350		$225,000	NULL	ANDERSON HERBERT JR ETAL	ANDERSON HERBERT (JR) & KENNETH R

Recent Sales In Area

Sale date range:

From: 11/17/2

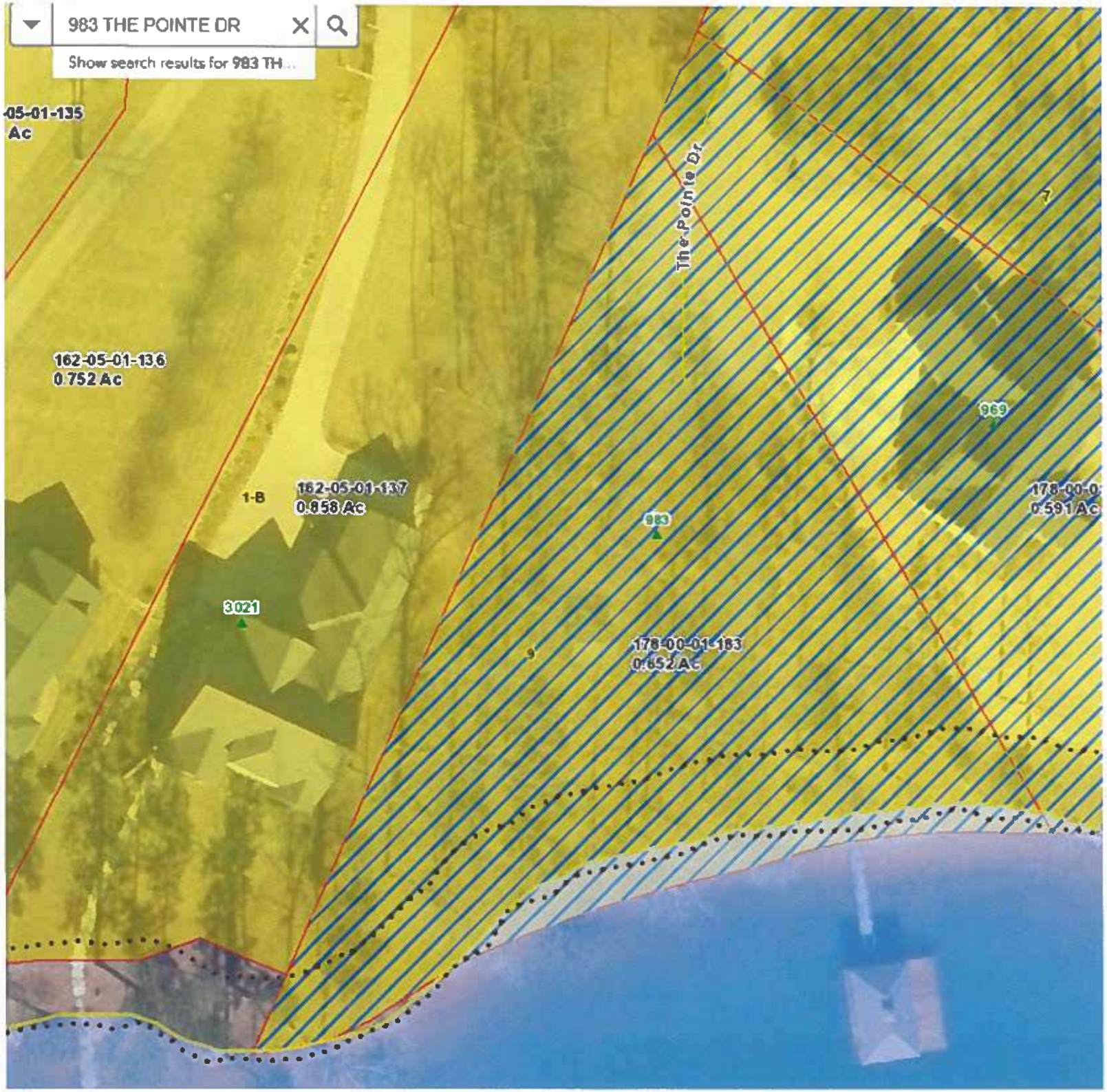
To: 11/17/2

Search Sales by Neighborhood

Distance: 1500

Units: Feet

Search Sales by Distance


983 THE POINTE DR
Show search results for 983 TH...
-05-01-135
Ac
162-05-01-136
0.752 Ac
1-B
162-05-01-137
0.858 Ac
3021
The Pointe Dr
969
983
178-00-01-183
0.652 Ac
178-00-0
0.591 Ac

To:
Oconee County Board of Zoning / Building Codes

From:
Mike and Linda Moniot
969 The Pointe Drive
West Union, SC 29696
10/10/2026

Re: Letter of Support for Variance Request for Jeremy and Susana Skoog / 983 The Pointe Drive West Union, SC 29676

Dear Members of the Board,

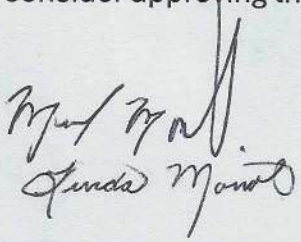
I'm writing to express my support for my neighbors (Jeremy and Susana Skoog), and their request for a variance regarding their property located immediately next to us (983 The Pointe Drive West Union, SC 29696). Together, we are the only two lots at the end of this quiet, privately owned road, and small gated 9 lot community.

As the only immediate adjoining neighboring property owner at the end of this small private community, I am familiar with the surrounding area and believe the requested variance is reasonable and appropriate for the circumstances. I support their efforts to make improvements to their property while continuing to be considerate neighbors and contributing positively to our small private nine lot community.

Based on my understanding of the request, I do not believe the proposed variance will negatively affect neighboring properties, the character of the neighborhood, or the enjoyment and use of surrounding homes. I appreciate the importance of the county's zoning requirements and believe this request deserves strong consideration based on its individual circumstances.

I respectfully ask that the Board consider approving this variance request. Thank you for your time and consideration.

[Signature]
Mike Moniot / Linda Moniot
Lmoniot1@gmail.com



Gmail

Jeremy Skoog <jeremyskoog@gmail.com>

Oconee County Board of Zoning Review

2 messages

Monty Hammontree <montyham@msn.com> Fri, Nov 13, 2026 at 12:54 PM
To: Jeremy Skoog <jeremyskoog@gmail.com>, Jeremy Skoog <jeremy.skoog@atipt.com>, "amyhammontree@hotmail.com" <amyhammontree@hotmail.com>

Attention:
Oconee County Board of Zoning / Building Codes

From:
Monty and Amy Hammontree
953 The Pointe Drive
West Union, SC 29696
10/10/2026

Re: Letter of Support for Variance Request for Jeremy and Susana Skoog / 983 The Pointe Drive West Union, SC 29676

Dear Members of the Board,

I'm writing to express my support for the request for a variance made by our neighbors, Jeremy and Susana Skoog. Their request pertains to the property located 983 The Pointe Drive West Union, SC 29696. Their new home will be on the cul-de-sac at the end of our street two houses down from ours.

My wife Amy and I are familiar with our community's HOA, surrounding properties, and believe the requested variance is reasonable and appropriate. We do not believe the proposed variance will negatively affect our local neighborhood or the broader community.

We very much look forward to seeing Jeremy and Susana join our community as residents upon completion of their home.

We respectfully ask that the Board consider approving this variance request. Thank you for your time and consideration.

Monty and Amy Hammontree
montyham@msn.com

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

PERMIT PROJECT
FILE #: 26-003131
1114 MEARES DR SENECA SC 29672
REQUEST FOR VARIANCE TO EXTEND EXISTING BACK DECK PAST THE 25' NATURAL BUFFER LINE

PERMIT #: VA26-000013

Permit Type
Variance Application

Subtype
BZA

Work Description:
Request for Variance to extend existing back deck past the 25' Natural Buffer Line

Applicant
Dean Morrison

Status
Payment Required

Valuation
0.00

FEES & PAYMENTS

Plan Check Fees
300.00

Permit Fees
0.00

Total Amount
300.00

Amount Paid
300.00

Balance Due
0.00

☐ Non-Billable

PERMIT DATES

Application Date
10/10/2026

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Code section from which a variance is requested
38-11

Property Owner
MORRISON DEAN

Property Owner Email
dmorrison@central.com

Property Owners Phone #
706-474-0714

Permit Fees

Upload Supporting Documentation Here
Dean Morrison Site Survey.pdf
Dean Morrison Deck Addition Proposal.pdf

Application is

Application is not
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.
The existing house and deck on the subject property sits at an angle in relation to the water line and the 25' buffer line. The request is for an addition to the back deck on the Lot 3 side of the home and an addition on the Lot 1 side of the home. These proposed additions can be seen in the drawings provided. The Lot 1 side addition would only be squaring off the existing back deck and side deck/walkway, which is the existing state of many of the decks of the other homes on the battery. The addition on the Lot 3 side of the home would not protrude any further toward the water line, rather it

Are the circumstances affecting the subject property the result of actions by the applicant/owner? Explain.
No, the circumstances affecting the subject property are the results of the natural orientation of the home in relation to

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 utilization of the subject property concerning the new additions is bound by the buffer line concerning less than a linear foot of new area beyond the line on the Lot 3 side of the deck and the squaring off of the existing decks on the Lot 1 side. The Lot 1 side addition is a feature found at many of the other surrounding homes. This line is prohibiting the current owner from experiencing that external feature on their property which the other residents are able to enjoy. The

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 proposed variance will not result in any activity that will be of substantial detriment to adjacent users or to the public good. The character of the district will not be harmed by the granting of the variance, but rather it will be aided by the variance. The new additions are minimal, and will not block the view of the lake of any neighbors. It will not cross or

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 authoirty to waive requirements of this code.

Comments

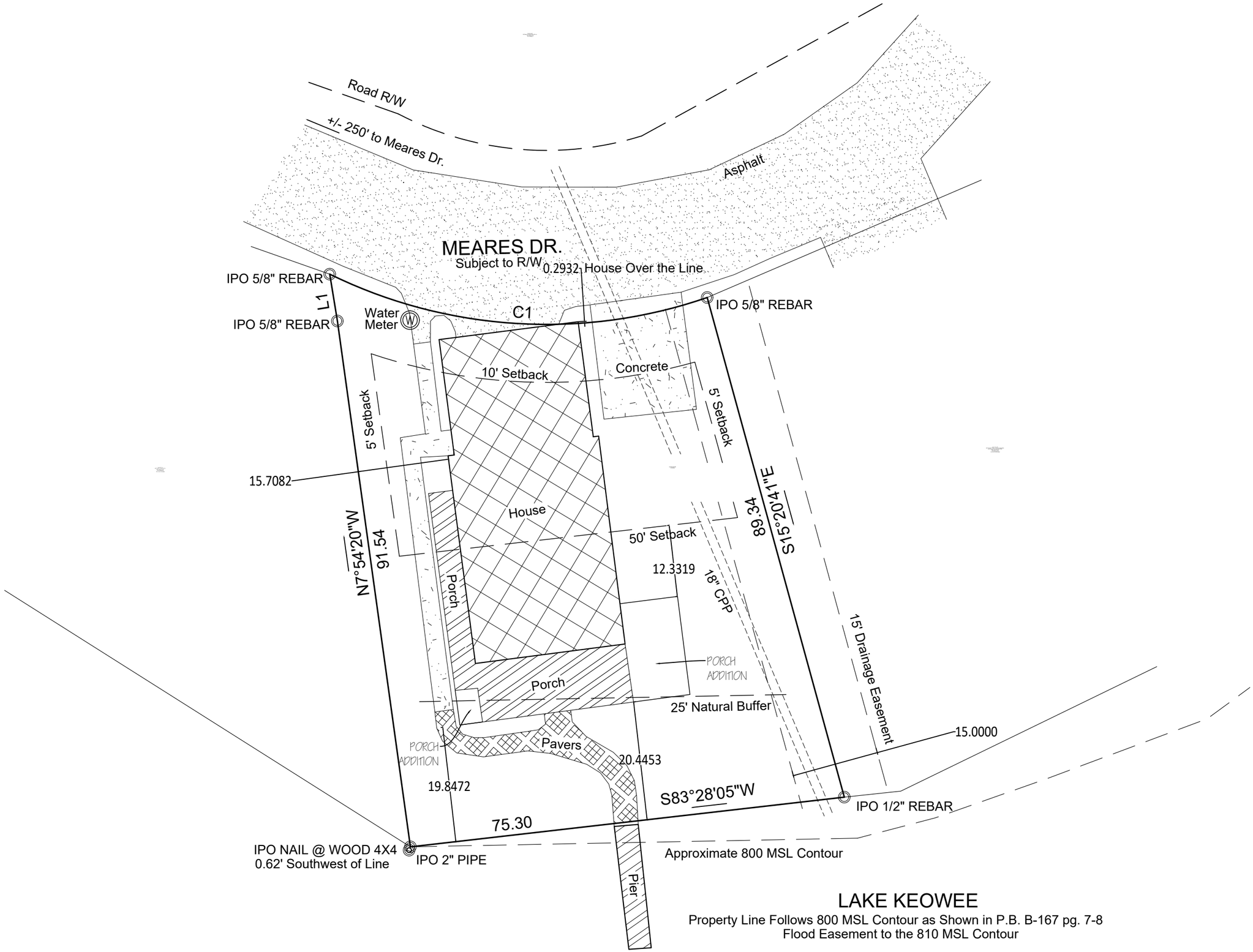
OCONEE COUNTYS APPROVAL, PERMITTING, AND/OR INSPECTION(S) OF THIS PROJECT DOES NOT MEAN THAT THE PROJECT IS IN COMPLIANCE WITH ALL APPLICABLE SUBDIVISION AND/OR HOMEOWNERS ASSOCIATION, OR SIMILAR ENTITYS, BUILDING AND LAND USE REQUIREMENTS OR RESTRICTIONS. BY SIGNING BELOW YOU ACKNOWLEDGE THAT COMPLIANCE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

FEES

FEE	DESCRIPT	QUANTITY	AMOUNT	TOTAL	
Variance Fee				300.00	
			Plan Check Fees	**300.00**	
			Permit Fees	**0.00**	
			Total Fees	**300.00**	

PAYMENTS

DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT	
10/23/2026	Credit			3026	MORRISON	300.00	
					Amount Paid	**300.00**	
					Balance Due	**0.00**	



LAKE KEOWEE

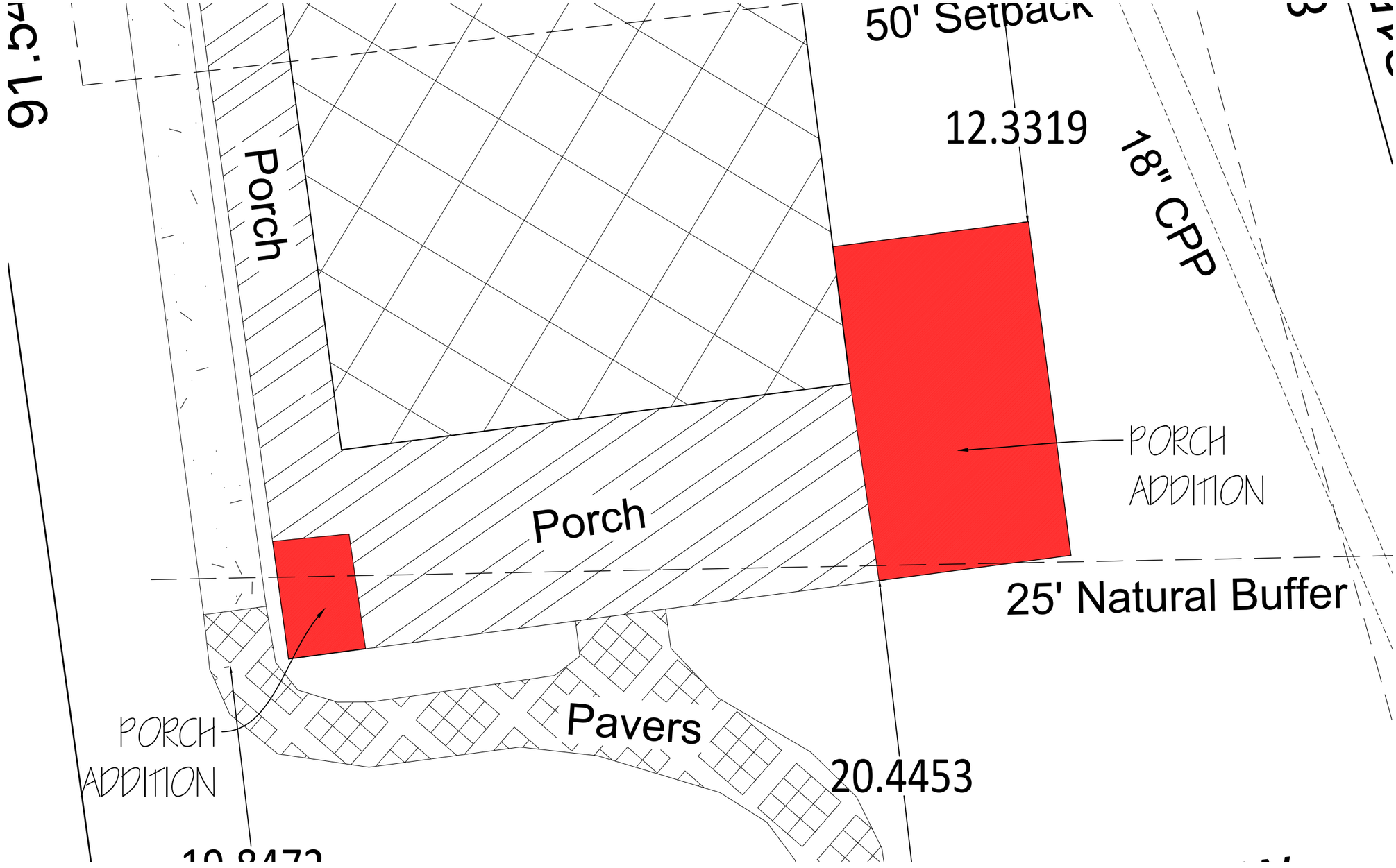
Property Line Follows 800 MSL Contour as Shown in P.B. B-167 pg. 7-8
Flood Easement to the 810 MSL Contour

DRAWN BY: LUKE C.
DWG VERSION: V1.0
DATE: 10/2/26
SCALE: 1/16" = 1'

DEAN MORRISON
SITE SURVEY AND DECK PROPOSITION

C:\Users\lukec\OneDrive\Desktop\DEAN M PORCH.dwg Oct 10, 2026 - 3:51pm

DWG NO: A-101



DRAWN BY: LUKE C.

DWG VERSION: V1.0

DATE: 10/2/26

SCALE: 3/16" = 1'

DEAN MORRISON

FOCUS AREA FOR DECK PROPOSITION

C:\Users\lukec\OneDrive\Desktop\DEAN M PORCH.dwg Oct 10, 2026 - 3:51pm

DWG NO: A-102

BOUNDARY SURVEY FOR

DEAN MORRISON

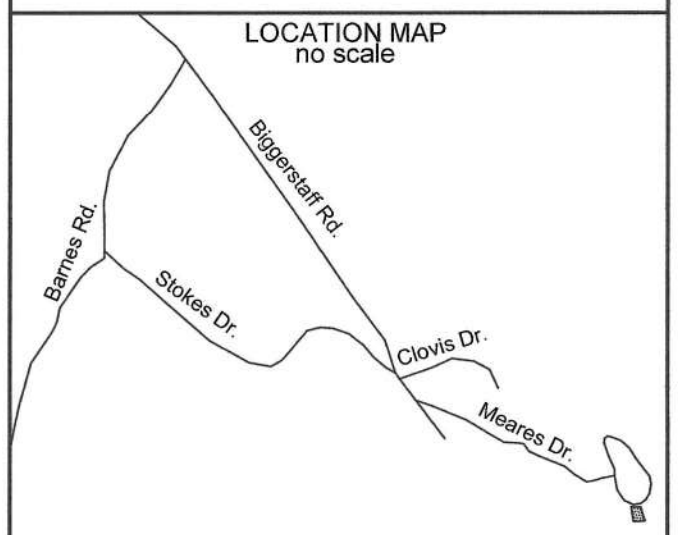
SENECA TOWNSHIP, OCONEE COUNTY, S.C.

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

DATE: 07-10-2026 JOB NUMBER: 26-380

0 20 40 60
SCALE: 1"=20'

LOCATION MAP
no scale



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

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

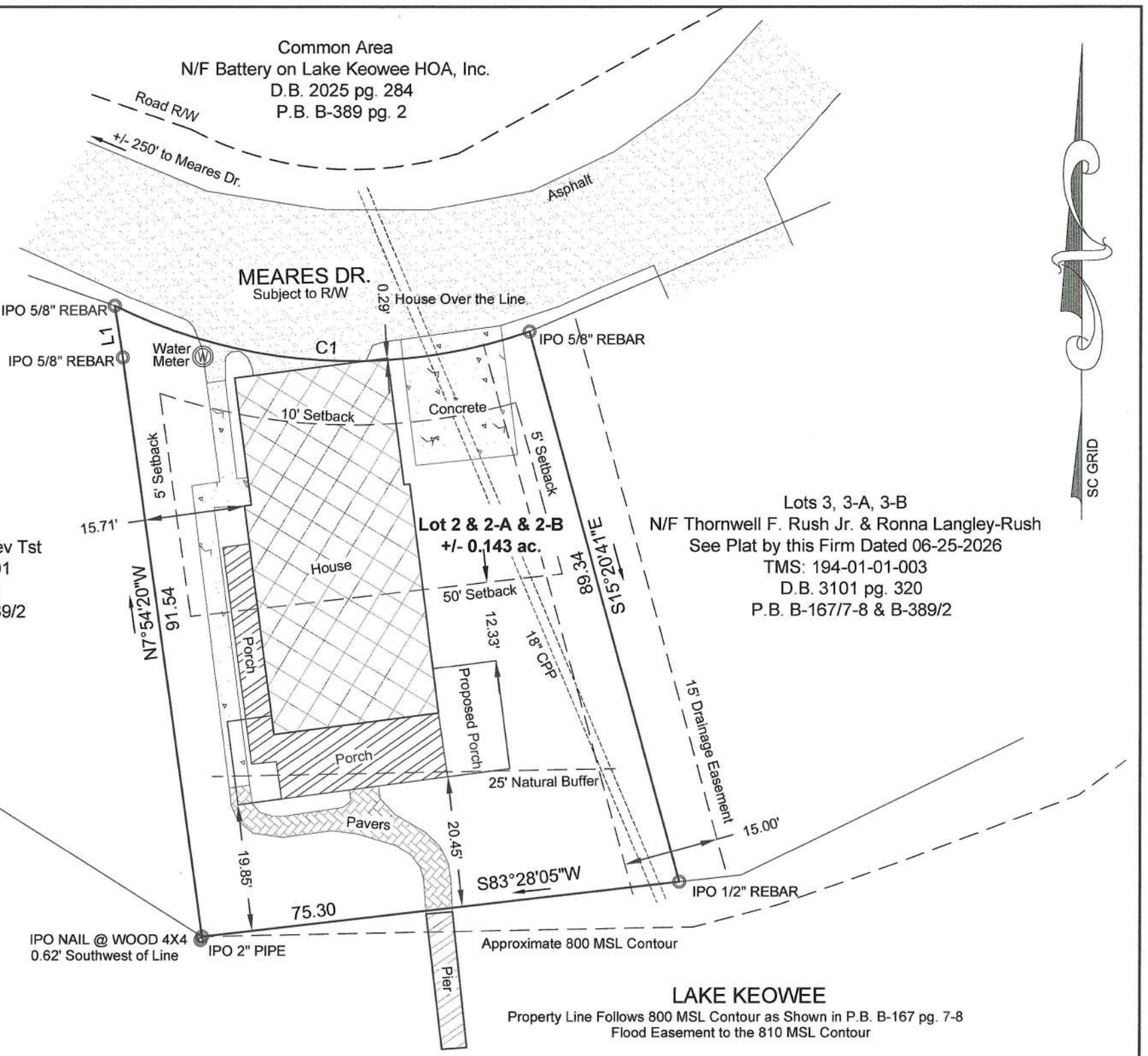
I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN,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

Stephen R. Edwards

STEPHEN R. EDWARDS PLS NO. 19881

EXEMPTION FROM REVIEW PROCESS

THIS PLAT IS A RESURVEY OF AN EXISTING PARCEL OF RECORD WITH NO CHANGES TO EXISTING PROPERTY LINES.



NOTES

1) REFERENCES
-D.B. 2272 PG. 277
-P.B. B-167/7-8 & B-389/2
-TAX MAP NUMBER: 194-01-01-002
-LOT 2, 2A & 2B BATTERY ON LAKE KEOWEE

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) SETBACKS SHOWN ARE BASED ON AVAILABLE INFORMATION AND SHOULD BE VERIFIED BEFORE ANY CONSTRUCTION.

6) ALL FEATURES LABELED "PROPOSED" ON SITE PLAN HAVE BEEN PROVIDED BY OTHERS AND ARE NOT CERTIFIED OR VERIFIED IN ANY WAY BY THE SURVEYOR. THIS INFORMATION IS BEING PROVIDED FOR PLANNING PURPOSES ONLY.

Field Work: JS	
Drafting: CE	
Revision:	

Parcel Line Table

Line #	Length	Direction
L1	8.19	N9°16'30"W

Curve Table

Curve #	Length	Radius	Chord Bearing	Chord Length
C1	66.92	85.00	S86° 27' 32"E	65.20

qPublic.net™ Oconee County, SC



Overview



Legend

- Parcels
- Landhook
- Roads

						Last 2 Sales			
Parcel ID	194-01-01-002	Alternate ID	22629	Owner Address	MORRISON DEAN	Date	Price	Reason	Qual
Sec/Twp/Rng	n/a	Class	n/a		1114 MEARES DR	6/2/2017	$580000	n/a	Q
Property Address	1114 MEARES DR	Acreage	0.15		SENECA, SC 29672	2/21/2013	0	PR	U

District	21
Brief Tax Description	LOT 2 & 2A & 2B BATTERY ON KEOWEE (0.15 AC)
	(Note: Not to be used on legal documents)

Date created: 11/17/2026
Last Data Uploaded: 11/16/2026 5:14:58 PM

Developed by SCHNEIDER GEOSPATIAL

Oconee County, SC

Parcel Information

Parcel ID	194-01-01-002
Neighborhood	5506499 - Battery on Keowee
Property Address	1114 MEARES DR
Legal Description	LOT 2 & 2A & 2B BATTERY ON KEOWEE (0.15 AC) (Note: Not to be used on legal documents)
Acres	0.15
Class	
Tax District	BOUNTYLAND (District 21)
Exemptions	Legal Residence

View Map

Owner

MORRISON DEAN
1114 MEARES DR
SENECA, SC 29672

Land

Land Use	Acres	Square Footage	Frontage	Depth
R - Residential	0.15	5,663	75	75

Residential Improvement Information

Style	1 Family (Detached)
Heated Square Feet	936
Interior Walls	Finished
Exterior Walls	Vinyl Siding
Foundation	Other
Attic Square Feet	0
Basement Square Feet	0
Year Built	2009
Roof Type	Metal
Heating Type	Cent Ht/AC-Ht Pmp
Number Of Bedrooms	2
Number Of Full Bathrooms	2
Number Of Half Bathrooms	1
Value	$210,990
Condition	Good

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units
Dock: Steel-Boat Slip-3 AV	2009	4x28 / 0	0
xRailing - double	2009	5x40 / 0	0
xMISC	2007	1x100 / 0	0

Valuation

Assessed Year	2026
Land Value	$187,500
Improvement Value	$210,990
Accessory Value	$17,880
Total Value (Market)	**$416,370**
Land Value	$0
Improvement Value	$210,990
Accessory Value	$17,880
Total Value (Capped)	**$228,870**

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/2/2017	2272 277		$580,000	0: Valid Arms-length	LAFLAM ROBERT REV TST	MORRISON DEAN
2/21/2013		B389 2	$0	PLAT REFERENCE ONLY	PLAT REFERENCE ONLY	
2/21/2013		1946 201	$0	PLAT REFERENCE ONLY	PLAT REFERENCE ONLY	
8/6/2012		B389 2	$0	PLAT REFERENCE ONLY	PLAT REFERENCE ONLY	
8/5/2009	1731 13		$0	9: Other Not Valid	LAFLAM ROBERT REVOCABLE TRUST	LAFLAM ROBERT REV TST
4/24/2007	1581 48		$500,000	NULL	INVEST WET LLC	LAFLAM ROBERT REVOCABLE TRUST


1114 MEARES DR
Show search results for 1114 M...
194-01-01-006
0.12 Ac
1126
194-01-01-017
2.64 Ac
194-01-01-005
0.11 Ac
1122
1113
194-00-02-010
1.02 Ac
1110
Meares Dr
1118
194-01-01-004
0.115 Ac
1114
194-01-01-001
0.15 Ac
194-01-01-003
0.13 Ac
194-01-01-002
0.15 Ac



PERMIT PROJECT
FILE #: 26-003235
8 BEACON RIDGE CIR SALEM SC 29676
DECK 14 X 14 WITH ELECTRICAL

PERMIT #: VA26-000015

Permit Type
Variance Application

Subtype
BZA

Work Description:
DECK 14 X 14 WITH ELECTRICAL

Applicant
Michelle Levine

Status
Under Review

Valuation
0.00

FEES & PAYMENTS

Plan Check Fees
300.00

Permit Fees
0.00

Total Amount
300.00

Amount Paid
300.00

Balance Due
0.00

☐ Non-Billable

PERMIT DATES

Application Date
10/19/2026

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Code section from which a variance is requested

Property Owner
LEVINE MICHELLE B

Property Owner Email
BAGES18@YAHOO.COM

Property Owners Phone #
(954) 644-9471

Permit Fees
Calculate Fees

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.

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

Will the proposed variance result in an activity that will not be of substantial detriment to adjacent uses or to the public good, and the character of the district will not be harmed by the granting of the variance. Explain.

General Contractor

ICC 113.2 Limitations on authority: An application for appeal shall be based on a claim that the true intent of this code of the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply

or an equally good or better form of construction is proposed. The board shall have no authoirty to waive requirements of this code.

Comments

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.

FEES

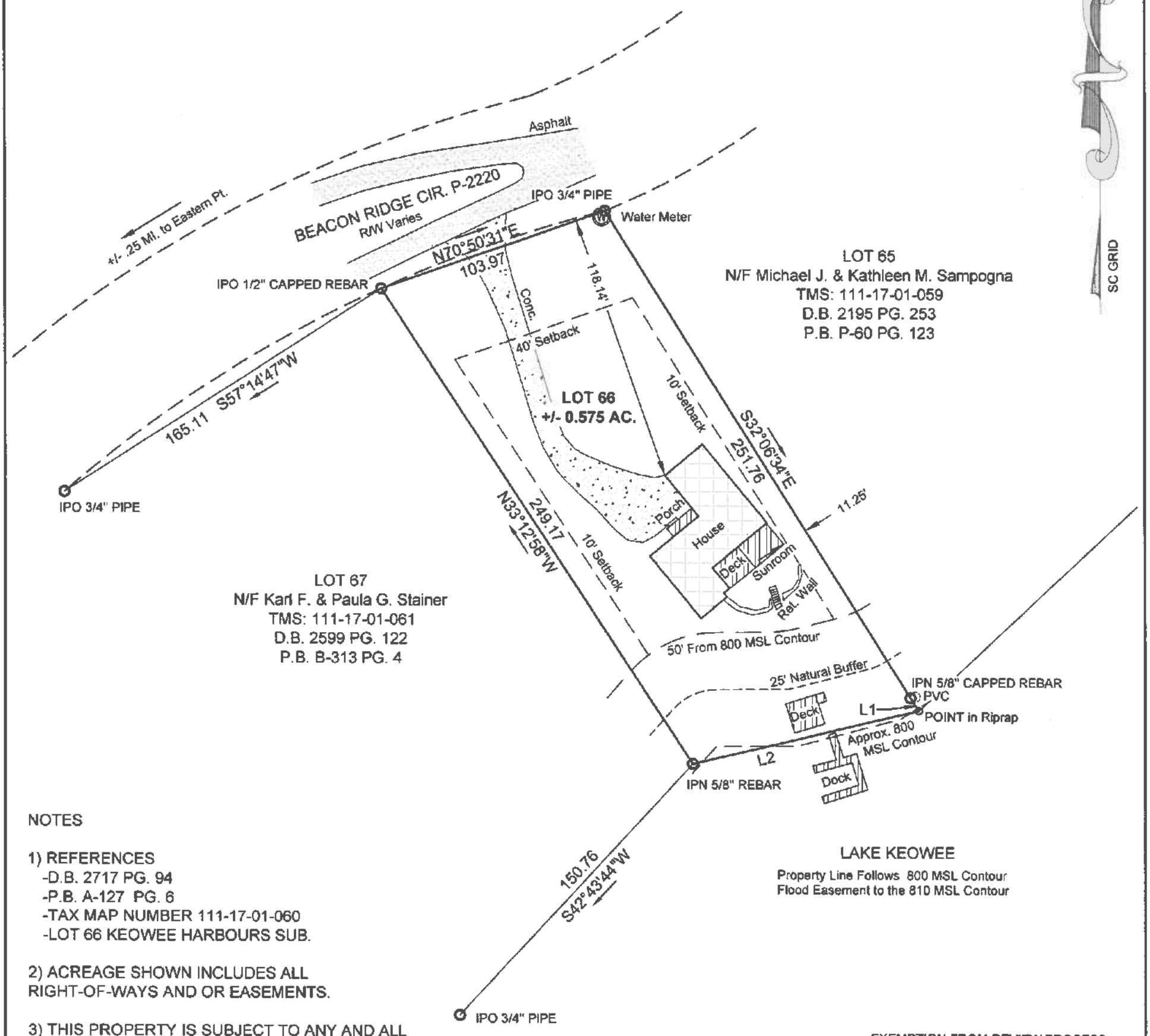
FEE	DESCRIPT	QUANTITY	AMOUNT	TOTAL	
Variance Fee				300.00	
			Plan Check Fees	**300.00**	

Permit Fees	**0.00**	
Total Fees	**300.00**	

PAYMENTS

DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT	
10/19/2026	Check	346		2972	- Michelle	300.00	
					Amount Paid	**300.00**	
					Balance Due	**0.00**	

Field Work: TCB
Drafting: GCM
Revision:



LOT 65
N/F Michael J. & Kathleen M. Sampogna
TMS: 111-17-01-059
D.B. 2195 PG. 253
P.B. P-60 PG. 123

LOT 67
N/F Karl F. & Paula G. Stainer
TMS: 111-17-01-061
D.B. 2599 PG. 122
P.B. B-313 PG. 4

LAKE KEOWEE
Property Line Follows 800 MSL Contour
Flood Easement to the 810 MSL Contour

NOTES

1) REFERENCES
-D.B. 2717 PG. 94
-P.B. A-127 PG. 6
-TAX MAP NUMBER 111-17-01-060
-LOT 66 KEOWEE HARBOURS SUB.

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) SETBACKS SHOWN ARE BASED ON AVAILABLE INFORMATION AND SHOULD BE VERIFIED BEFORE ANY CONSTRUCTION.

EXEMPTION FROM REVIEW PROCESS

THIS PLAT IS A RESURVEY OF AN EXISTING PARCEL OF RECORD WITH NO CHANGES TO EXISTING PROPERTY LINES.

Parcel Line Table		
Line #	Length	Direction
L1	6.81	S32°05'02"E
L2	101.92	S76°37'49"W

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

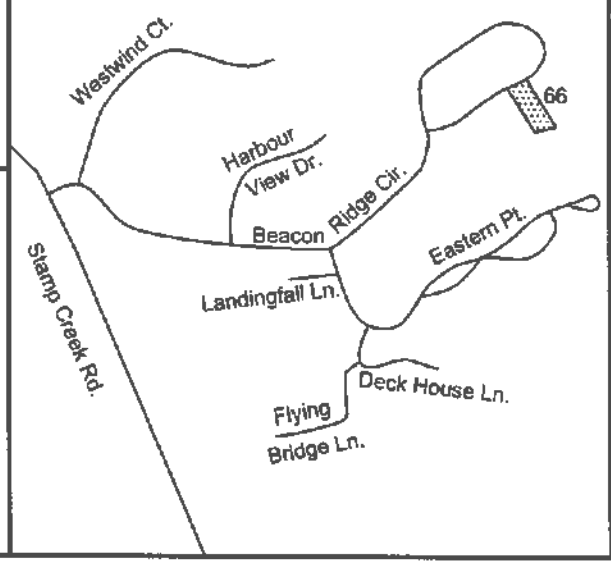
SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION STEPHEN R. EDWARDS & ASSOC. INC. NO. C02104

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

Stephen R. Edwards

STEPHEN R. EDWARDS PLS NO. 19881

LOCATION MAP
no scale



BOUNDARY SURVEY FOR

MICHELLE LEVINE

KEOWEE TOWNSHIP, OCONEE COUNTY, S.C.

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

DATE: 10/08/2026 JOB NUMBER: 26-569

0 50 100 150
SCALE 1"= 50'

qPublic.net™ Oconee County, SC





Legend

- Parcels
- Landhook
- Roads

Parcel ID	111-17-01-060	**Alternate ID**	8848	**Owner Address**	LEVINE MICHELLE B	**Last 2 Sales**			
Sec/Twp/Rng	n/a	**Class**	n/a		8 BEACON RIDGE CIR	**Date**	**Price**	**Reason**	**Qual**
Property Address	8 BEACON RIDGE CIR	**Acreage**	0.59		SALEM, SC 29676	8/11/2021	$570000	n/a	Q
						12/17/2001	0	N	U

District	17
Brief Tax Description	LOT 66 KEOWEE HARBOURS (Note: Not to be used on legal documents)

Date created: 11/17/2026
Last Data Uploaded: 11/16/2026 5:14:58 PM

Developed by SCHNEIDER GEOSPATIAL

Oconee County, SC

Parcel Information

Parcel ID	111-17-01-060
Neighborhood	3302299 - Keowee Harbours Waterfront
Property Address	8 BEACON RIDGE CIR
Legal Description	LOT 66 KEOWEE HARBOURS (Note: Not to be used on legal documents.)
Acres	0.59
Class	
Tax District	KEOWEE (District 17)
Exemptions	Legal Residence

View Map

Owner

LEVINE MICHELLE B
8 BEACON RIDGE CIR
SALEM, SC 29676

Land

Land Use	Acres	Square Footage	Frontage	Depth
R - Residential	0.59	25,700	105	246

Residential Improvement Information

Style	1 Family (Detached)
Heated Square Feet	1029
Interior Walls	Finished
Exterior Walls	Vinyl Siding
Foundation	Other
Attic Square Feet	0
Basement Square Feet	0
Year Built	1994
Roof Type	Asphalt Shingles
Heating Type	Cent Ht/AC-Ht Pmp
Number Of Bedrooms	3
Number Of Full Bathrooms	1
Number Of Half Bathrooms	1
Value	$188,940
Condition	Good
House Address	8 BEACON RIDGE CIR

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units
Dock: Steel-Boat Slip-3 AV	1995	20x28 / 0	0

Valuation

Assessed Year	2026
Land Value	$171,600
Improvement Value	$188,940
Accessory Value	$11,580
Total Value (Market)	$372,120
Land Value	$0
Improvement Value	$188,940
Accessory Value	$11,580
Total Value (Capped)	$200,520

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/11/2021	2717 94	A127 6	$570,000	0: Valid Arms-length	WALDO STUART F TR	LEVINE MICHELLE B
12/17/2001	1192 284		$0	NULL	WALDO STUART F TRUST	WALDO STUART F TR
4/23/1998	975 216		$0	0: Valid Arms-length	WALEO STUART F & WANDA T TRSTS	WALDO STUART F TRUST
4/10/1992	689 58		$50,000	0: Valid Arms-length	FOOTHILLS GALLERY OF HOMES INC	WALEO STUART F & WANDA T TRSTS
9/2/1990	646 5		$1	0: Valid Arms-length	FOOTHILLSGALLERY OF HOMES INC	FOOTHILLS GALLERY OF HOMES INC
9/1/1990	646 5		$1	0: Valid Arms-length	KEOWEE HARBOURS ASSOCIATES	FOOTHILLSGALLERY OF HOMES INC


8 BEACON RIDGE CIR
Show search results for 8 BEAC...
111-17-02-003
0 Ac
111-17-02-004
0.71 Ac
Beacon Ridge Cir
111-17-01-059
0.56 Ac
111-17-01-060
0.575 Ac
111-17-01-061
0.96 Ac
111-17-01-062
0 Ac
0.58 Ac