



# Oconee County Planning Commission

415 S. Pine St. • Walhalla, South Carolina 29691  
Phone (864) 638-4218 • Fax (864) 638-4168

## NOTICE OF APPEAL

Date 04-10-2014

I, Pablo Galindo & Aurelio Perez (owner) (agent of owner)

hereby request an appeal to the following action (be specific):

To be able to build 5 feet away from the property line instead of the 10 feet required.

Reason for appeal:

I have the need to build a garage, but there is not enough space to build it. Therefore, I need to build the garage at least 5 feet away from the property line. Another major reason is that I can not build the garage attached to the house because the power meter is on that side.

Applicant's Name Aurelio Perez

Address 316 Weeping Willow Dr, Seneca, SC 29672

Mailing Address (if different) \_\_\_\_\_

Phone Number 864-885-0264 Fax Number \_\_\_\_\_

Signature: [Signature]

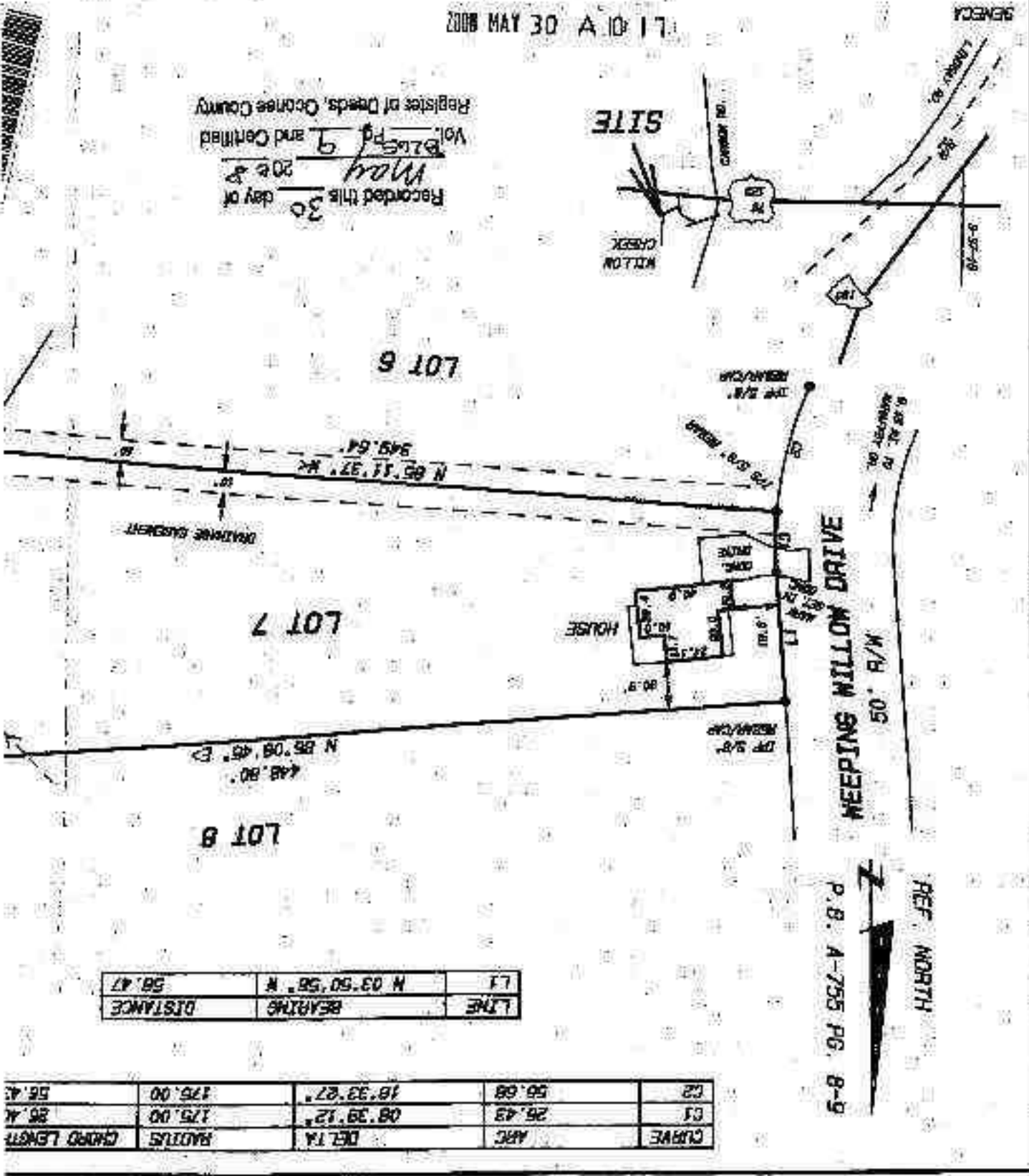
Please be advised that an Appeals Application Fee of \$50 must be paid in full at the time the application is received by the Planning Department. Applicants shall be notified at the specified mailing address once a public hearing date is set.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND

LOCATION MAP

LI 01 A 03 MAY 2002

Recorded this 30 day of May 2002  
 Vol. 216, Pg. 9 and Certified  
 Register of Deeds, Boone County



LINE	BEARING	DISTANCE
L1	N 03° 50' 58" W	58.47

CURVE	ARC	DEL TA	RADIUS	CHORD LENGTH
C2	50.68	18° 33' 27"	175.00	58.47
C1	26.43	08° 39' 12"	175.00	26.43

CHORD BEARING
N 00°32'05" E
N 14°08'24" E

*Index:*

PLAT PREPARED FOR :

**PABLO GALINDO**  
**AURELIO PEREZ**

DB 1663

P# 218

LOT 7 WILLOW CREEK SUBD.  
REF. D.B. 1300 PG. 310  
REF. PB A-953/04, A-755/8-9  
TMP# 225-07-01-007

018556

ACREAGE - 1.026

*July 10-06*

DATE : MAY 27, 2008

STATE OF SOUTH CAROLINA

COUNTY OF OCONEE

TOWNSHIP OF SENECA

SCALE : 1" = 60'



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN 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 PRESCRIBED THEREIN.

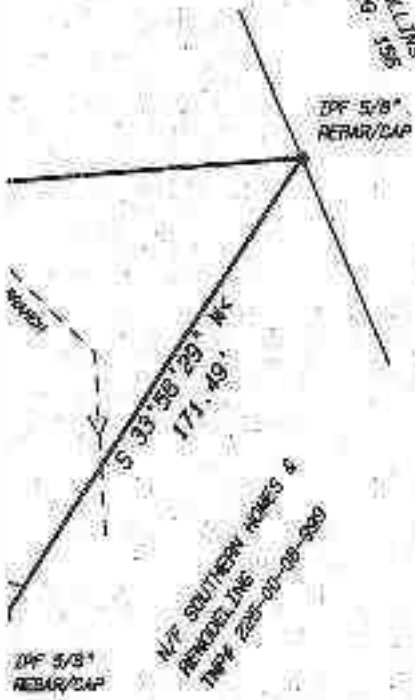
THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

*Gregory B. Sosebee*



© COPYRIGHT BY:

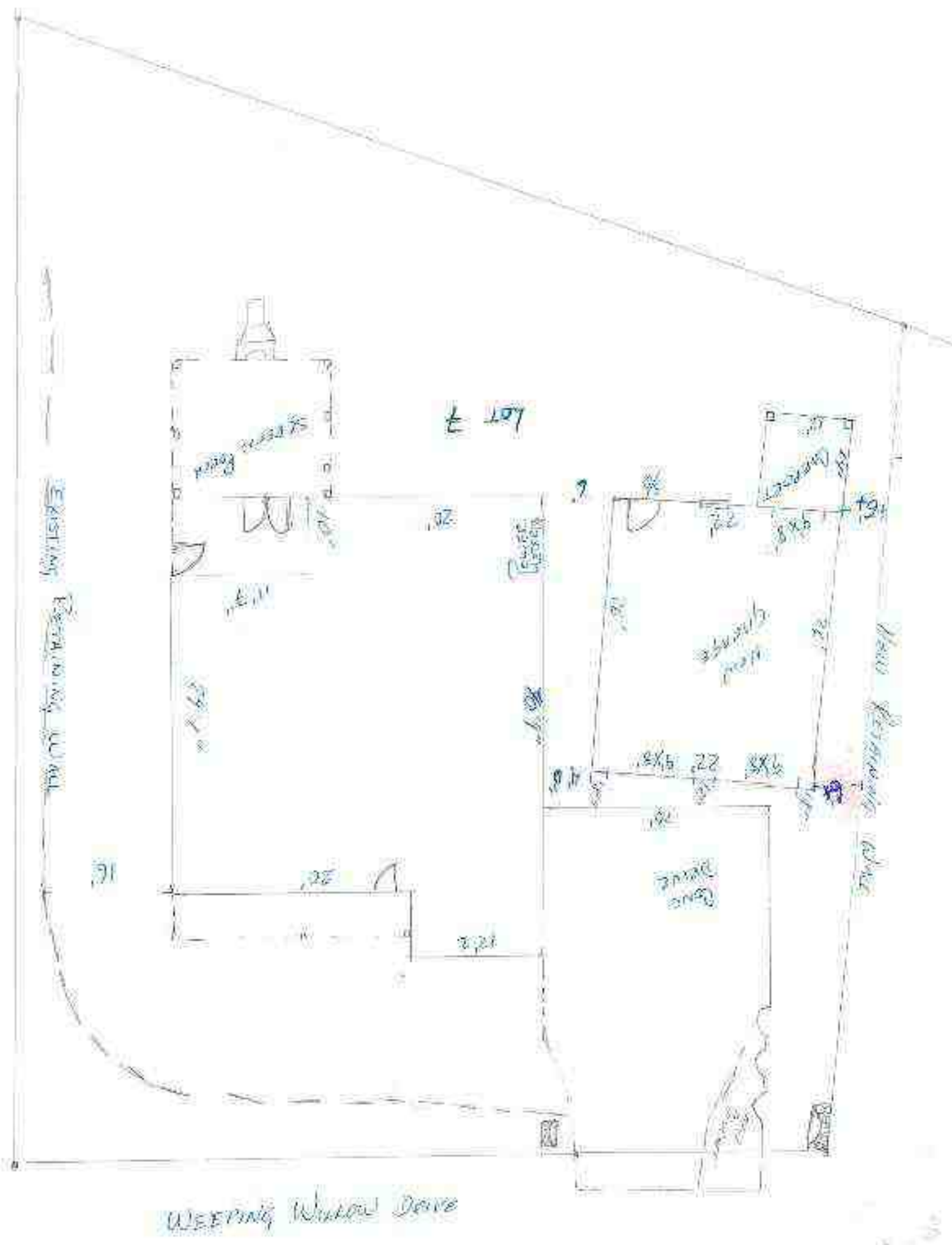
GREGORY BLAKE SOSEBEE P.L.S. #14818  
P.O. BOX 275 SENECA, S.C. 29679-0275  
TELEPHONE (864) 882-0024



01470100001 Type: PL4  
 P. 59a & 100001 Type: PL4  
 01470100001 Type: PL4

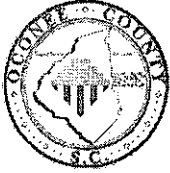
THIS PLAT AND THE ORIGINAL HEREON ARE THE PROPERTY OF GREGORY B. SOSEBEE & ASSOCIATES AND MAY NOT BE USED IN WHOLE OR PART WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR AND ANY INFRACTION WILL BE SUBJECT TO LEGAL ACTION.

FILED FOR RECORD  
 OCONEE COUNTY, S.C.  
 MAY 30 A.M. 11









Oconee County  
 415 South Pine Street, Rm. 31  
 Walhalla, SC 29691

Phone: (864) 718-1005  
 Fax: (864) 638-4168

# Paid Invoice

DATE	INVOICE #
4/14/2014	000470
PAID DATE	4/14/2014

**ACCOUNT:**

Aurelio Perez  
 316 Weeping Willow Dr  
 Seneca SC 29672

Phone:

PROJECT NAME	316Weeping WillowDr-140414-2
316 Weeping Willow Dr WEEPING WILLOW DR 316 SENECA SC 29672 Seneca, SC 29672	

Date	Status	Payment	Amount
4/14/2014	Original Due		50.00
4/14/2014	Paid	Cash	(-) 50.00

<b>Total Paid</b>	50.00
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# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

## NOTICE OF PUBLIC HEARING

This notice is to the owner of property *AND* property owners adjacent to a parcel located at:

316 Weeping Willow Dr., Seneca, SC 29672 (Tax Map Sequence (TMS) # 225-07-01-007)

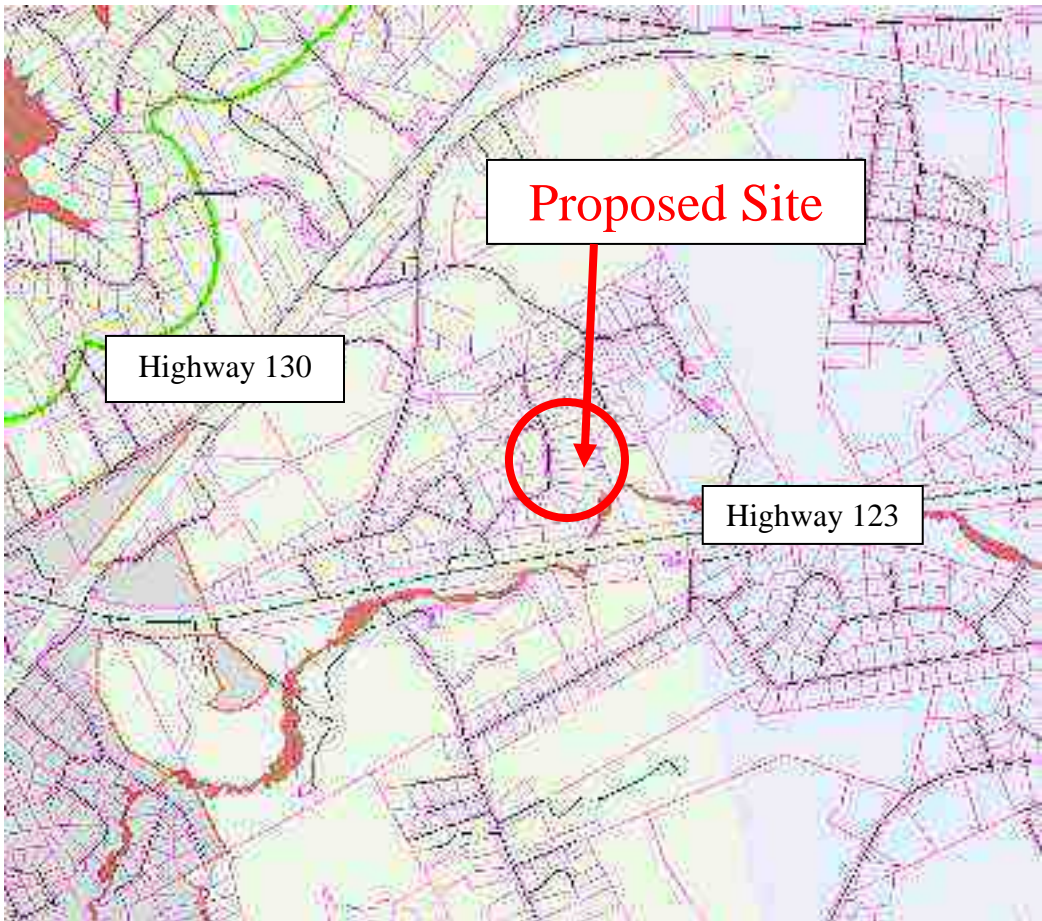
- Who:** The Applicant: Pablo Galindo & Aurelio Perez,
- What:** The Oconee County Planning Commission will conduct a Public Hearing concerning a potential Variance. The Variance would be for construction of a detached garage within the side setback requirement of 10 feet on **TMS # 225-07-01-007**, located at 316 Weeping Willow Dr., Seneca, SC 29672.
- When:** The Public Hearing will be held at 6:00 p.m. on Monday, May 5, 2014.
- Where:** The Public Hearing will be held at the County Chambers in the County Administrative Complex located at 415 S Pine St., Walhalla, SC 29691.
- Why:** Any lot within the Control Free District of Oconee County is required to have a minimum setback of 10' from each side lot line. Any potential for variation from this must go before the Planning Commission for Public Hearing of a Variance Request. This requirement is per Chapter 32, Article 6.

If you would like additional information concerning this request for a Variance, please contact the Community Development Office at (864) 638-8518. A copy of the application is available for public viewing in the Oconee County Community Development Office.

Sincerely,

Oconee County Community Development Staff





# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

..... LEGAL AD.....

**PLEASE ADVERTISE IN THE NEXT ISSUE  
OF YOUR NEWSPAPER**

TO: DAILY JOURNAL [classadmgr@dailyjm.com]

The Oconee County Planning Commission will conduct a public hearing on Monday, May 5th, 2014 at 6:00 p.m. in the Council Chambers of the County Administrative Complex, 415 S. Pine Street, Walhalla, SC 29691. The applicants, Pablo Galindo & Aurelio Perez, is requesting a Variance regarding construction of a deck to be located at 316 Weeping Willow Dr., Seneca, SC 29672 (TMS# 225-07-01-007). If you would like additional information concerning this request please contact the Community Development Office at (864) 638-8518.

**PUBLISHER'S AFFIDAVIT**

STATE OF SOUTH CAROLINA  
COUNTY OF OCONEE

OCONEE COUNTY COMMUNITY DEVELOPM

IN RE: Public Notice: Pablo Galindo & Aurelio Perez

BEFORE ME the undersigned, a Notary Public for the State and County above named, This day personally came before me, Hal Welch, who being first duly sworn according to law, says that he is the General Manager of THE JOURNAL, a newspaper published Tuesday through Saturday in Seneca, SC and distributed in Oconee County, Pickens County and the Pendleton area of Anderson County and the notice (of which the annexed is a true copy) was inserted in said papers on 04/22/2014 and the rate charged therefore is not in excess of the regular rates charged private individuals for similar insertions.



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Hal Welch  
General Manager

Subscribed and sworn to before me this  
04/22/2014



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Cheryl L. Lee  
Notary Public for South Carolina  
My commission Expires: 01/02/2023

LEGAL NOTICES

LEGAL'S

Clerk of Court for Orange County, will sell on Monday, May 5, 2014, at 11:00 a.m., at the Orange County Courthouse, 110 North Broad Street, to the highest bidder:

All that piece, parcel or tract of land with the buildings and improvements thereon situate, lying and being in the State of South Carolina, County of Orange, on the east-west side of North Grant Road (SR-111), and on the east side of Oak Creek Road, being known and designated as Parcel A, containing 0.753 of An Acre, more or less, as shown and more fully described on a plat drawn by Gregory Blake Seeshan, PLS #14218, dated 10-10-2007 and recorded in Plat Book 3215, page 1, records of Orange County, South Carolina.

This is the identical lot of land conveyed to Bruce W. Reed, or clerk of Nancy Sweeney and John U. Ladd, recorded at what law here with in Plat Book 7625, page 86, records of Orange County, South Carolina.

445 Oak Creek Road, Benedict, South Carolina 29828. (704) 278-01-05 (08)

**TERMS OF SALE:** The successful bidder, other than the Auctioneer, will deposit with the Clerk of Court at the time of the bid in cash or equivalent as evidence of good faith. Same to be applied to the purchase price in case of compliance. Lot to be located and appraised and to be sold and to stand the debt in the case of non-compliance. If the Plaintiff's responsibility is not in accordance at the proposed time of the sale, the sale shall be canceled and the property sold on some subsequent date after due advertisement. Should the lot and fixtures be sold or refuse to break the required deposit of 10% of the bid within thirty (30) days, then the Clerk of Court may resell the property on the same terms and conditions on some subsequent date. Buyer at his risk or the need to report failure.

LEGAL NOTICES

LEGAL'S

As a delinquent judgment is being vendicated, this bidding will remain open thirty (30) days after the date of sale.

Purchaser to pay for preparation of deed, documentary stamps on the deed, and recording of the deed. The successful bidder will be required to pay interest on the amount of the bid from date of sale to date of completion with the bid at its rate of 8.750% per annum. Subject to applicable Orange County taxes, assessments, easements and restrictions of record, and other relevant encumbrances. Beverly H. Workfield, Clerk of Court for Orange County, Kenyon Dudley & Crawford, LLC, P. O. Box 10000, Suite 700, E. Lake Forest, Raleigh, NC 27607. (919) 276-4889

NOTICE OF APPLICATION

Notice to Creditors: Notice that because the Priority Creditors' Association, Inc. wishes to apply to the South Carolina Department of Revenue for a license permit that will allow the sale and of premises consisting of 4000 River and Wine at 25, Tall Ship Drive, Seaton SC 29582. To direct to the sale date of the permit application process must be submitted no later than April 30, 2014.

For a permit to be valid, it must contain, and should include the following information:

- (1) the name, address and telephone number of the person filing the notice;
- (2) the specific reasons why the application should be denied;
- (3) that the person proposing is willing to allow a hearing if one is requested by the applicant;
- (4) that the person proposing resides in the same county where the proposed piece of business is located or within one mile of the business; and
- (5) the name of the applicant and the address of the business to be licensed.

Sell it in the Classifieds!

LEGAL NOTICES

LEGAL'S

Projects may be located in: SO Department of Revenue, 481, 500-TOM, P.O. Box 125, Columbia, SC 29214-0067, or even to (803) 262-3113.

The Orange County Board of Commissioners will conduct a public hearing on Monday, May 05, 2014 at 10:00 a.m. in the Board Chamber of the County Administrative Complex, 4715 S. Pine Street, Waltham, SC 29081. The American Public Gaining & Access Panel is requesting a variance regarding construction of a deck to be located at 515 Weeping Willow Drive, Seaton, SC 29582. (704) 276-07-01-0071. If you would like additional information concerning this request, please contact the Community Development Office at (803) 262-3200.

**Found a pet?**

Help find its owner by placing 80 ad in the Classifieds. 862-2375



SERVICE

GRAND

Josh Stephens

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From: classadmgr@upstatetoday.com  
Sent: Monday, April 21, 2014 9:05 AM  
To: Josh Stephens  
Subject: Classified Ad# 9030 Confirmation

Good Morning Josh, I have the Public Notice scheduled for tomorrow. Thanks, Patty

# THE JOURNAL

210 W. North  
Ph. 864.882.2  
classadmgr@

THE JOURNAL *online*  
Upstate

## Classified Advertising Invoice

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**OCONEE COUNTY COMMUNITY DEVELOPM**  
**415 S PINE ST**  
**JOSH STEPHENS**  
**WALHALLA, SC 29691**

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**Acct#:63480**  
**Ad#:9030**  
**Phone#:864-364-5109**  
**Date:04-21-2014**

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**Salesperson: PVINSON**

**Classification: Legals**

**Ad Size: 1.0 x 1.70**

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**Advertisement Information:**

<b>Description</b>	<b>Start</b>	<b>Stop</b>	<b>Ins.</b>	<b>Cost/Day</b>	<b>Total</b>
The Journal	04-22-2014	04-22-2014	1	21.85	21.85
Affidavit Fee	-	-	-	-	5.00

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**Payment Information:**

**Date:** 04-21-2014      **Order#** 9030      **Type** BILLED ACCOUNT

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**Total Amount: 26.85**

**Amount Due: 26.85**

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**Comments: Public Notice: Pablo Galindo & Aurelio Perez**

**Attention: Please return the top portion of this invoice with your payment including account and ad number.**

**Ad Copy**

The Oconee County Planning Commission will conduct a public hearing on Monday, May 5th, 2014 at 6:00 p.m. in the Council Chambers of the County Administrative Complex, 415 S. Pine Street, Walhalla, SC 29691. The applicants, Pablo Galindo & Aurelio Perez, is requesting a Variance regarding construction of a deck to be located at 316 Weeping Willow Lane, Seneca, SC 29672 (TMS# 225-07-01-007). If you would like additional information concerning this request please contact the Community Development Office at (864) 638-8518.

WEeping WILLOW DR

**FOR SALE** ←  
LES WALDEN  
REAL ESTATE TEAM  
More with Les  
**864.985.1234**

**Public  
Hearing**  
864-638-4218



**Public  
Hearing**  
864-638-4218





Josh,

**Article 11.1 Chapter 38**

No single or multi-family development shall have a net density greater than two dwellings per acre.

**All single family lake front lots must be:**

1. ½ acre or greater
2. At least 100' wide at the build site
3. Build site must be at least 50' back from the 804 line.

**Multi-family buildings of 5 units or more on the lake front must be:**

1. 100' back from the 804 line
2. Multiple buildings must be 50' apart

**Duplexes – Quadplexes must be:**

1. 50' back from the 804
2. 50' apart
3. Staggered pattern back from the lake

Lots behind the lake frontage lots would have the net density apply.

Thanks,

Andy