Oconee County Planning Commission

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

Application for Land Use Permit

Date 3/10/2014

I, R Scott Loggins (owner) (agent of owner)
hereby make application to the Oconee County Planning Commission for the following land usage: proposed 65-foot utility Pole installation for Wireless Broadband site at 299 Dogwood Hill Dr. West Union, SC. by OneTone Telecom, Inc.

Company Name(s): OneTone Telecom, Inc.

Lot Number: Block Number:

Tax Map Number(s): 134-00-01-008

Address: 299 Dogwood Hill Dr., West Union, SC 29696

Existing Land Use: Pasture

Special Conditions (if any): n/a

Is the tract or parcel of land restricted by any recorded covenant that is contrary to or conflicts with, or prohibits the proposed activity? Yes X No

As the developer of this tract or parcel of land have you applied any restrictions by recorded convenant? (If yes, please attach a copy) Yes X No

Applicant's Name: R Scott Loggins / OneTone Telecom, Inc.

Address: 100 Century Plaza, Suite 9, Seneca, SC 29678

Mailing Address (if different) Same

Phone Number: 864-985-3906 Fax Number: 864-885-9222

Signature: R S Loggins Date: 3/10/14

Please be advised that this is NOT A BUILDING PERMIT APPLICATION. Contact the the Oconee County Building Codes Office (864-718-1005) for more information on required building permits or applications.

Date: 3/3/14

To: Oconee County / Mr. Josh Stephens

From: OneTone Telecom, Inc / R Scott Loggins

Re: The proposed installation of a 65' Utility Pole at 299 Dogwood Hill , West Union SC 29696 for the deployment of Wireless Broadband Equipment in order to utilize and offer Last Mile Services on the Oconee County Network known as the Oconee Focus Project.

Dear Mr. Stephens,

Enclosed please find the application of OneTone Telecom, Inc. for a proposed 65- foot Utility pole and site to be installed for the deployment of a Wireless Broadband Application over the Oconee County Fiber Network known as the Oconee Focus Project. This site will be located at the property of Marshall & Doris Childress, which is located at 299 Dogwood Hill, West Union, SC 29696 and is designated as Oconee County tax parcel number 134-00-01-008. This is a key location to OneTone Telecom, Inc in the application of its new Broadband offerings to rural areas of Oconee County because it is a completely un-served area with no co-location opportunities available or any basic internet services to the residences of the surrounding areas.

In order to offer these services we will be utilizing the Oconee Focus Fiber Network which was classified as a **Non Telecommunications project by the South Carolina legislative bodies and was given an exempt status.** For this reason we would ask that it not be necessary to follow the process that a large communication tower must go through and are giving the same exempt status as the Focus Project.

However, if it is decided necessary then we have taken the liberty of recasting the relevant sections of the Oconee County Communication Towers Ordinance, found in Article Four, with our answers to the relevant sections in bold beneath the section. We believe that upon review it will be evident that even though we are asking for the exempt status we have still met all the necessary requirements included in the Communication Towers Ordinance. We greatly appreciate your time and consideration in the review of our application and look forward to working with you and the Oconee County Staff in the future.

Sec. 32-134. General Requirements.

(a) *Illumination.* Communication towers shall be illuminated only as required by the Federal Communications Commission (FCC) and/or the Federal Aviation Administration (FAA).

The proposed height of the Utility pole that we would be installing is well under any height requirements as can bee seen in the site plans and drawings attached as Exhibit 1 and requires no additional FCC licensing

(b) *Color.* Communication towers shall only be painted with a gray, non-reflective paint unless otherwise required by state or federal regulations.

We will be installing a traditional Wooden Pole.

(c) *Signs.* A single sign, two square feet in size which included the names of the companies operating the equipment and a phone number for emergencies shall be displayed in a visible location on or near the communication tower. No advertising of any type may be attached to a communication tower.

Signs for the purpose of identification, warning, emergency function, and contact will be placed as required by applicable state and federal law.

(d) Removal. A communication tower which use has been discontinued for a continuous period of one year shall be removed within 120 days of the date of the end of such period. Companies must notify the county within 30 days if the company ceases operations at a tower or antenna. All structures, fencing, screening and other improvements must be removed, and the site must be returned to its original condition at the company's expense.

A tower removal letter by Scott Loggins of OneTone Telecom, Inc. is attached hereto as Exhibit 2 and incorporated herein by reference.

(e) Security. A freestanding communication tower and associated structures shall be appropriately secured by means of a wall, fence or other device at least eight feet in height.

The proposed location would be surrounded by a fence installed by Mr. Hal Alexander of Oconee Fence Company at a height of 8 Feet and meet all local, state and federal requirements.

(f)Screening. The purpose of this subsection is to establish control for the visual quality of communication towers from the ground level. A communication tower, as pertains to this subsection, includes the tower and the land and everything within the required security fencing including any other building and equipment. The screen shall be a minimum of ten feet of land surrounding the tower except for one service access. An appropriate plant material screen shall be evergreen plants of a quality and planted in accordance with the standards of the American Nurserymen Association that are indigenous or native to the county area. Such plantings shall be appropriately spaced and of such a size so as to achieve a dense screen with a minimum height of six feet within a three-year period from erection of a tower. Additional screening with deciduous or evergreen trees is desirable and encouraged. Existing trees shall be preserved unless a waiver has been granted by the planning director to selectively cut specified trees. If in extreme or unusual situations and where it is proven impossible to properly construct the plant Material screen, the planning director may grant permission to construct the security fence as a solid masonry wall, either brick or stucco-type finish with a minimum height of six feet above ground level and constructed in accordance with applicable construction codes. A certificate of occupancy shall not be issued by the county codes department until the required planting is completed. When the occupancy of a structure is desired prior to the completion of the required planting, a certificate of occupancy may be issued only if the owners or developers provide to the county a form of surety satisfactory to the county attorney and in an amount equal to 125 percent of the costs of the remaining plant materials, related materials, and installation (with the costs agreed to by the planning director or designee). The form of the surety shall be in conformity with the land development regulations for the county. All required planting must be installed and approved by the first planting season following issuance of the certificate of occupancy or bond will be forfeited to the county. The owners and their agents shall be responsible for providing, protecting, and maintaining all required plant material in healthy condition, replacing unhealthy or dead plants within one year or by the next planting season, whichever comes first. Replacement material shall conform to the original intent of the approved plan.

We will install a mesh screen around the fenced area and if necessary plant shrubbery or trees around the exterior of the fence that would satisfy any local ordinances.

(g)*Antenna capacity; wind load.* The communication tower shall be designed to

withstand winds in accordance with ANSI/EIA/TIA 222 (latest revision) standards. Certification from a structural engineer registered in the state shall constitute proof that such standard has been met.

The ANSI/EIA/TIA222 letter and structural analysis report by South Carolina Licensed Professional Engineer, Jim Turley of The Booth and Associates firm located in Raleigh, NC. Booth and Associates have an extensive background in working with wooden pole manufacturers and utility based companies in both traditional and wireless delivery methods. Our drawings and stamped letter are near completion and will be available in the upcoming days. Exhibit 3

(h)FCC license. The owner of a communication tower shall possess a valid FCC license for the proposed activity, or at the discretion of the board, the owner shall provide other substantial documentation in lieu of FCC licensing proving to the board that the owner has a verifiable history of satisfactory communications tower construction and operation.

Our Equipment located at this site will operate on the 2.4 un-licensed spectrum thus requires no FCC license.

(i)Design for multiple use. A new communication tower shall be designed to accommodate additional antennae as provided for elsewhere in this article.

The site is a Utility pole and would not be applicable.

(j)Safety codes. A communication tower shall comply with all applicable health, nuisance, noise, fire, building and safety code requirements.

OneTone Telecom, Inc. accepts and acknowledges, and willfully comply with, this provision.

(k)*Distance between towers.* A proposed communication tower shall not be permitted within 1,300 feet of an existing communication tower unless the applicant certifies to the board that the existing communication tower does not meet applicant's structural specifications and applicant's technical design requirements, or that a co-location agreement could not be obtained.

There are no existing structures in the area and our Wireless Broadband Equipment is a completely different technology and would have encounter overwhelming interference if located on a traditional cellular type tower.

(l)*Application of county land use regulations.* Land development regulations and other performance standards shall apply to the use, unless otherwise provided in this article.

Applicants accept and acknowledge, and will fully comply with this provision.

(m)*Minimum setbacks.* Minimum setbacks of communication tower (not including guy

anchors) must be a minimum distance equal to one foot horizontally for every one foot in height plus 50 feet from:

(1) All lot lines of residential or commercial property.
(2) The nearest point of any structure meeting minimum standards for human occupation as put forth in applicable building codes adopted by the county.
(3) Properties or districts designated historic.
(4) Properties containing churches, schools, colleges, children's homes and shelters, hospitals and nursing homes: except that communication facilities which meet the definition of stealth tower in section 32-132 may be permitted by special exception on these properties.
(5) The right-of-way of all streets and roads.

As the proposed site is 65 feet in height, this provision would require minimum setbacks of 115 feet. The proposed tower will be set back more than 115 feet from any existing property line, road, or residential structure, as shown in Exhibit 1.

Sec. 32-135 Additional requirements for location near the county airport.

(a) With the exception of towers for aeronautical purposes, in no case may a communication tower penetrate any imaginary surface, as described in chapter 14 of the Code of Federal Regulations, Federal Aviation Regulation (FAR) Part 77, associated with existing or proposed runways at any publicly owned airport. All communications towers located within the first 12,000 feet of the approach surface of an existing or proposed runway at such facility, or within the horizontal surface associated with such runways as described in FAR Part 77, shall be lighted. Such towers shall be illuminated by strobe lights during daylight and twilight hours, and red lights during nighttime hours.

not applicable.

(b) A copy of any plans whereby a communication tower will be located within such 12,000 feet area shall be provided by the applicant to the county airport manager and the county planning director for comment. Any comments shall be made within ten days of delivery to such manager with an copy to the planning director and the applicant. Prior to issuance of a building permit, the applicant shall provide documentation to the planning director that the proposed communications tower has been reviewed by the Federal Aviation Administration (FAA), if so required, and that a finding of no hazard to air navigation has been determined.

not applicable.

Sec. 32-136. Maximum height of freestanding communication towers.
The maximum height of freestanding communication towers shall be as follows:

District	*Maximum /-height*
Residential	Not exceeding 175 feet
Commercial	Not exceeding 200 feet
Industrial/agricultural	Not exceeding 250 feet

The Utility pole application we are seeking to deploy is 65' in height above ground

Sec. 32-138. Application Requirements.

The following information shall be submitted for all applications for approval of a communication tower:

(1) *Specifications.* Two copies of the specifications for proposed structures and antennae, including description of design characteristics and material.

This information can be found in the Site Plans and Drawings prepared by Edwards and Associates Surveying and Engineering Firm attached hereto as Exhibit 1 & 2

(2) *Site plan.* Two copies of a site plan drawn to scale showing property boundaries, communication tower location, communication tower height, guy wires and anchors, existing structures, photographs or elevation drawings depicting typical design of proposed structures, parking, fences, landscape plan, and existing land uses on adjacent property. A site plan is not required if antenna is to be mounted on an approved existing structure. Prototypical drawings indicating various types of equipment to be located on the communication tower may be submitted at the time of the permit application. Identification of the owners of all antennae and equipment to be located on the site. Other equipment may be added to the communication tower without additional permits or inspections as long as electrical wiring is not required.

This information can be found in the Site Plans and Drawings prepared by Edwards and Associates Surveying and Engineering Firm attached hereto as Exhibit 1 & 2

(3) *Location map.* Two copies of a current map, or update for an existing map on file, showing locations of applicant's antennae, coverage areas, facilities, existing communication towers, and proposed communication towers, serving any property within the county are required. An applicant may request that specific proprietary or confidential information be withheld from the public record.

A site Location Heat Map is included as Exhibit 4 OneTone request that this be withheld from public record.

(4)*Owner authorization.* Written authorization from the site owner for the application.

A letter of authorization from Marshall Childress, property owner, is attached as Exhibit 5 and incorporated herein by reference.

(5)*Visual impact analysis.* A line of sight analysis showing the potential visual and aesthetic impact on adjacent residential districts.

Site Photos are included of a balloon visual test and the surrounding areas and listed as Exhibit 8.

(6) *Alternative to co-location or stealth design.* Co-located or stealth designs shall be required unless satisfactory documented evidence can be provided indicating

Not Applicable

(7)*Indemnity.* The applicant must show by certificate from a registered engineer that the proposed facility will contain only equipment meeting FCC rules, and must file with the planning director a written indemnification of the county and proof of liability insurance or financial ability to respond to claims up to $1, 000, 000.00 in the aggregate which may arise from operation of the facility during its life, at no cost to the county, in a form approved by the county attorney.

The Indemnification Letter by Scott Loggins of One Tone Telecom,Inc. are attached hereto as Exhibit 6 and incorporated herein by reference. The Certificate of Insurance for One Tone Telecom, Inc. will be submitted under separate cover to be included in Exhibit 7

(8)*Application fees.* All communication tower applications shall include a check made out to the county treasurer in an amount to be determined by the planning director, based upon a schedule of fees enacted by the county council. Additional fees may be imposed in order to offset the costs associated with processing applications for special exceptions, appeals, or variances.

A check in the amount of $1,000.00 is included.

Oconee County Community Development

415 South Pine St., Walhalla, South Carolina 29691
TEL: (864) 718-1005 (Building Codes)
TEL: (864) 638-4218 (Planning & Zoning)
FAX: (864) 638-4168

Section 1: Applicant Information (individual filling out application)

Name: R Scott Loggins

Address: 100 Century Plaza, Suite 9

City: Seneca State: SC Zip Code: 29678

Relationship to project: Corporate Representative

Section 2: Contractor Information (who is responsible for the work)

☐ Residential Builder ☐ Residential Specialty ☐ General Contractor
☐ Manufactured housing ☐ Owner Builder ☐ Other

SC License # Expiration date

Contractor Name

Company Name

Superintendent

Mailing Address

City State Zip Code

Phone Mobile

Number inspector should use for contact prior to inspection

Email: sloggins@itona.net

Section 3: Property Information (Tell us about the property)

Project Address: 299 Dogwood Hill Dr

City: West Union State: SC Zip Code: 29696

Subdivision: — Lot Number: —

Tax Map Number: 134-00-01-008

Gate Code (if applicable): n/A

Zoning District

Property Owner Name: Marshall Childress

Address: Same

City: Same State Zip Code

Section 4: Project Information (Tell us about the project)

Project description: Installation of a 65ft Utility Pole for a Wireless Broadband facility

Total value of completed project:

Is this project for an Oconee based nonprofit charity? ☐ Yes ☒ No

If yes, please provide DOR #: n/A

Please check all information that applies.

☐ Single family dwelling ☐ Remodel ☐ Electrical
☐ Detached garage ☐ Addition ☐ Plumbing
☐ Townhouse ☐ Demolition ☐ Mechanical
☐ Duplex ☐ Exterior deck ☐ Storage building
☐ Multi-family ☐ New commercial structure
☐ Commercial pool ☐ Camper/ recreational vehicle
☐ Sprinkler install ☐ HUD Mobile Home
☐ Park Model RV ☐ Decal Only
☒ Other: Wireless Broadband Facility

Does this project involve the use of any alternative materials, design, or methods of construction not prescribed in code? ☐ Yes ☒ No

Is this project within five feet of a property line? (If yes, a site plan is required) ☐ Yes ☒ No

Is this project sprinkled? ☐ Yes ☒ No

Are the structures floors, walls, and roof framed using anything other than wood? ☐ Yes ☒ No

Does this project have foundation walls that exceed the unbalanced fill requirements of the code? ☐ Yes ☒ No

Does this project have masonary fireplaces? ☐ Yes ☒ No

Is this tract of land restricted by any recorded covenant that is contrary to, or conflicts with, or prohibits the proposed activity? ☐ Yes ☒ No

Section 4: Project Information , continued

Sewer or Septic Permit #: n/a

Water Source: n/a Heat Source: n/a

Electric Provider:

☒ Blue Ridge ☐ Duke Power ☐ Seneca L&W

☐ City of Westminster Other, please specify

Construction Type (commercial only): Pole Installation

Occupancy Type (commercial only): n/a

Gas Company n/a ☐ Propane ☐ Natural Gas

Number of bedrooms 0 Number of bathrooms 0

Number of stories (including basement) 0

Frame Type: n/a Foundation Type: n/a

Roof Type: n/a Exterior Finish: n/a

Including all garages, bonus rooms, and the basement, what is the total square footage of the structure being constructed?

BSMT: Heated	n/a	+ Un-heated	n/a	=	n/a	
1st: Heated	n/a	+ Un-heated	n/a	=	n/a	
2nd: Heated	n/a	+ Un-heated	n/a	=	n/a	
3rd: Heated	n/a	+ Un-heated	n/a	=	n/a	
Assessory: Heated (includes garages)	n/a	+ Un-heated	n/a	=	n/a	

Porches total n/a Total Square Footage = n/a

Section 5: Manufactured Home, Camper, RV Details (not included in section 4)

Manufacturer: — Year: —

Model — Size —

Color — Current Decal #: —

VIN Number (Serial Number) —

Previous Owner —

Section 6: Decal Permit or Moving Permit

Current Location: Tax map number: —

Seller's Name: —

Current address of mobile home —

City — State — Zip Code —

Future location: ☐ in county ☐ out of county

Tax map number where home is going: —

Physical Address: —

Mailing Address —

City — State — Zip Code —

Buyer's name: —

Mailing Address —

City — State — Zip Code —

Offical Use Only (out of county)

Assessor Value Ratio%

Section 7: Signature

NOTICE: The applicant is responsible for compliance with any applicable codes. Oconee County Building Codes Department is responsible for enforcement of Oconee County Ordinance 98-10. Value of completed project has a minimum cost index that is based on a valuation sheet provided by the International Code Council. If applicant's estimate is lower than the minimum cost index the cost index will apply. If any of the information supplied by the owner and/or owner's agent is incorrect, the permit may be revoked. THIS PERMIT WILL BECOME INVALID WITHIN 180 DAYS FROM DATE OF ISSUE IF: WORK HAS NOT COMMENCED, IF AN INSPECTION HAS NOT BEEN REQUESTED, OR IF WORK HAS BEEN SUSPENDED FOR A PERIOD OF 180 DAYS. The Building Official is authorized to grant extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code and other applicable laws and regulations which relate to the property.

Signature: R Scott Loggins Date: 4/15/14

Printed Name: R Scott Loggins

Print Form | Submit by Email

OCONEE COUNTY
Assessor's Office
"Land Beside the Water"

Recent Sales in Neighborhood / Recent Sales in Area	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search	Oconee Home

Owner and Parcel Information

Owner Name	CHILDRESS MARSHALL P & DONNA F	Today's Date	March 11, 2014
Mailing Address	116 E MAIN ST	Parcel Number	134-00-01-008 Tax ID: 12106
	WALHALLA, SC 29691-0020	Tax District	(District 016)
Location Address	299 DOGWOOD HILL	2012 Millage Rate	
Legal Description	P-41 PAGE 561 026 COMB HERE	Acres	18.3
Property Class / Property Type	/ Farm with Living Unit	Parcel Map	Show Parcel Map
Neighborhood	WAGENER TWP		

Separate Owner List Be Sent

2013 Tax Year Value Information

Land Taxable Market Value	Improvement Taxable Market Value	Total Taxable Market Value
$ 90,300	$ 158,750	$ 267,050

Land Information

Land Type	Frontage	Effective Frontage	Effective Depth	Acres	Square Footage
74	0	0	0	17.3	753,588
99	0	0	0	1	43,560

Residential Building Information

Occupancy	Style	Base Area Sq Ft	Finished Living Area Sq Ft	Stories	Interior Walls	Exterior Walls	Year Built	Effective Year Built
Single Family	11 Bland	4,832	2,705	1.5	Normal for Class	FRAME SIDING	1977	1977
Roof Materials	Roof Type	Roof Frame	Roof Pitch	Heating Type	Rooms/Bedrooms/Bathrooms	Grade	Sketch	
Asphalt Shingles	Gable	Std for Class		Heat pump	6/3/2.0	Avg	Show Building Sketch	

Commercial and Miscellaneous Improvement Information

Building Type	Year Built	Eff Year Built	Length/Width/Height	Size	Grade	Sketch
ATTGAR	0	0	23 / 20 / 0	460 SF		Show Sketch

Sale Information

Sale Date	Sale Price	Deed Book	Deed Page	Qualification Reason	Grantor	Grantee
No Sales Information available for this parcel						

Recent Sales in Neighborhood / Recent Sales in Area	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search Page	Oconee Home

Index to Exhibits

1. Site Plan
2. Tower Removal Letter
3. Engineering Design Letter / Drawings – To Be Delivered
4. Coverage Map of Site
5. Landowner Letter of Authorization
6. Indemnification Letter
7. Insurance Information
8. Site & Surrounding Area Photographs

Date: 3/10/14

Re: Site name – Dogwood Hill / Pole Removal Letter

To: Josh Stephens, Zoning Administrator for Oconee County Planning Department

From: R Scott Loggins / OneTone Telecom, Inc.

Dear Mr. Stephens,

Please accept the signed statement below as confirming Section 32-138(d) of the Oconee County Zoning Ordinance.

OneTone Telecom, Inc., its successors and assigns, provide this statement declaring itself, its successors and assigns of being financially responsible to ensure the proposed Utility Pole, when its no longer used to offer Broadband Services for a continuous period of one (1) year, will be dismantled and removed within one hundred twenty (120 days of the date the Pole is taken out of service.

R Scott Loggins
President
OneTone Telecom, Inc.

Date: 5/9/14

Re: Proprietary Information

To: Josh Stephens / Oconee County Planning and Zoning

From: R Scott Loggins / OneTone Telecom, Inc.

Mr. Stephens,

Thank you for taking the time to meet and review the package we submitted for the Dogwood Hill location. Please except this document as an official request that some of the information included in that package, such as the coverage area maps, remain as proprietary information and covered under the Non Disclosure Agreement that we have executed with Oconee County. Thanks again for your continued help and we look forward to working with you and the county in the future.

Sincerely,

R Scott Loggins

Property Owner Letter of Authorization

Re: Application for new Broadband Wireless Facility
Site Name: Dogwood Hill
Site Address: 299 Dogwood Hill Dr, West Union, SC 29696

I Marshall P. Childress, as owner of the property referenced above in Oconee County, South Carolina, hereby authorize OneTone Telecom, Inc. to pursue applications, permits and approvals through Oconee County for the newly proposed Wireless Broadband site described above.

Landowner signature: Marshall P. Childress Date: 4/10/14

Landowner name and address: Marshall P. Childress
299 Dogwood Hill Dr.
West Union, SC 29693

Date: 3/10/14

Re: Indemnification Letter for site known as Dogwood Hill

To: Josh Stephens, Zoning Administrator / Oconee County

From: R Scott Loggins / OneTone Telecom, Inc.

Dear Mr. Stephens,

OneTone Telecom, Inc. agrees to and shall indemnify and hold Oconee County harmless from and against any and all actions , demands, injuries, judgments, liabilities, liens, losses, obligations, orders, proceedings, rights, suits and any and all cost expenses (including reasonable attorney's fees, litigation, expenses and interest) arising out of damage to real or personal property or injury to any person or in any way connected with the installation of, and / or maintenance of the Utility Pole and antenna, including the removal of said Utility Pole and antenna, as set forth in Section 32-138(7) of the Oconee County Zoning Ordinance.

R Scott Loggins
President
OneTone Telecom, Inc.

STATE AUTO®
Insurance Companies

BOP 9477347 16

COMMERCIAL GENERAL LIABILITY COVERAGE PART DECLARATIONS

COMMERCIAL GENERAL LIABILITY COVERAGE LIMITS OF INSURANCE:

Each Occurrence Limit	$1,000,000	
Damage To Premises Rented To You Limit	$300,000	Any One Premises
Medical Expense Limit	$5,000	Any One Person
Personal And Advertising Injury Limit	$1,000,000	Any One Person or Organization
General Aggregate Limit	$2,000,000	
Products - Completed Operations Aggregate Limit	$2,000,000	

Insurance Companies

AGENT COPY

AND EMPLOYERS LIABILITY POLICY
WCP 2111697 07

INFORMATION PAGE - RENEWAL

WORKERS COMPENSATION INFORMATION PAGE

POLICY NUMBER	PREVIOUS POLICY NUMBER
WCP 2111697 07	WCP2111697

ITEM 1. NAMED INSURED AND MAILING ADDRESS ONETONE TELECOM INC 100 CENTRUY PLAZA STE9I SENECA, SC 29672	AGENT NAME AND ADDRESS HAGOOD AGENCY INC PO BOX 527 EASLEY, SC 29641
FEIN # 571040699	OTHER WORK PLACES NOT SHOWN ABOVE SEE SCHEDULE
ENTITY OF INSURED Corporation	RISK ID #
ITEM 2. POLICY PERIOD From: 08/02/2013 To: 08/02/2014	
COVERAGE IS PROVIDED BY State Auto Property and Casualty Insurance Co.	CARRIER # 12807

ITEM 3.

A. Workers Compensation Insurance: Part One of the Policy Applies to the Workers Compensation Law of the States Listed here: **SC**

B. Employers Liability Insurance. Part Two of the policy applies to work in each state listed in item 3.A. Limits of Liability Under Part Two are:

Bodily Injury By Accident	1,000,000	Each Accident
Bodily Injury By Disease	1,000,000	Each Employee
Bodily Injury By Disease	1,000,000	Policy Limit

C. Other States Insurance: All States not shown in 3.A. except **AK, CA, HI, LA, ME, NV, NH, ND, OH, RI, VT, WA, WY.**

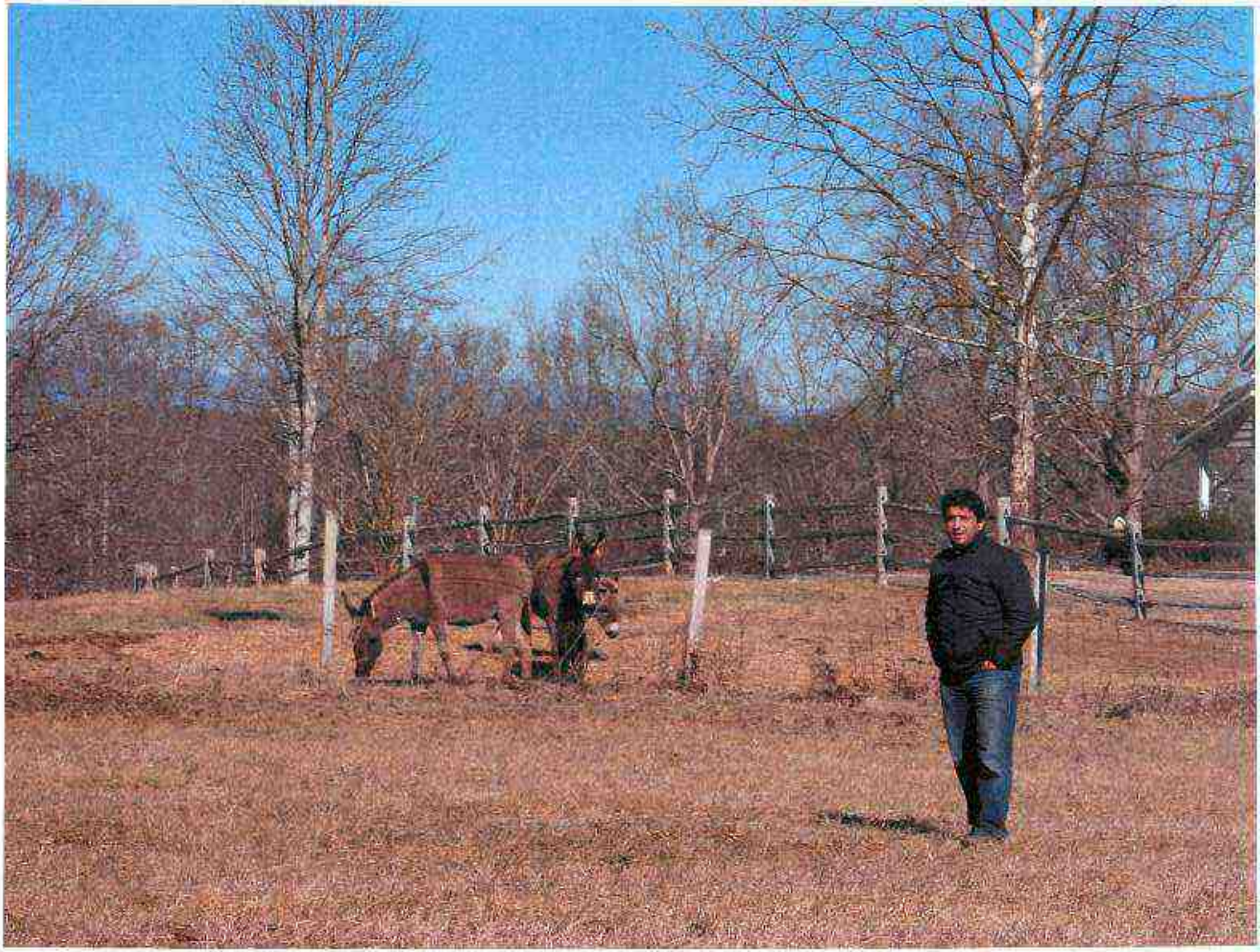
D. See Attached Schedule for list of endorsements forming part of this policy.

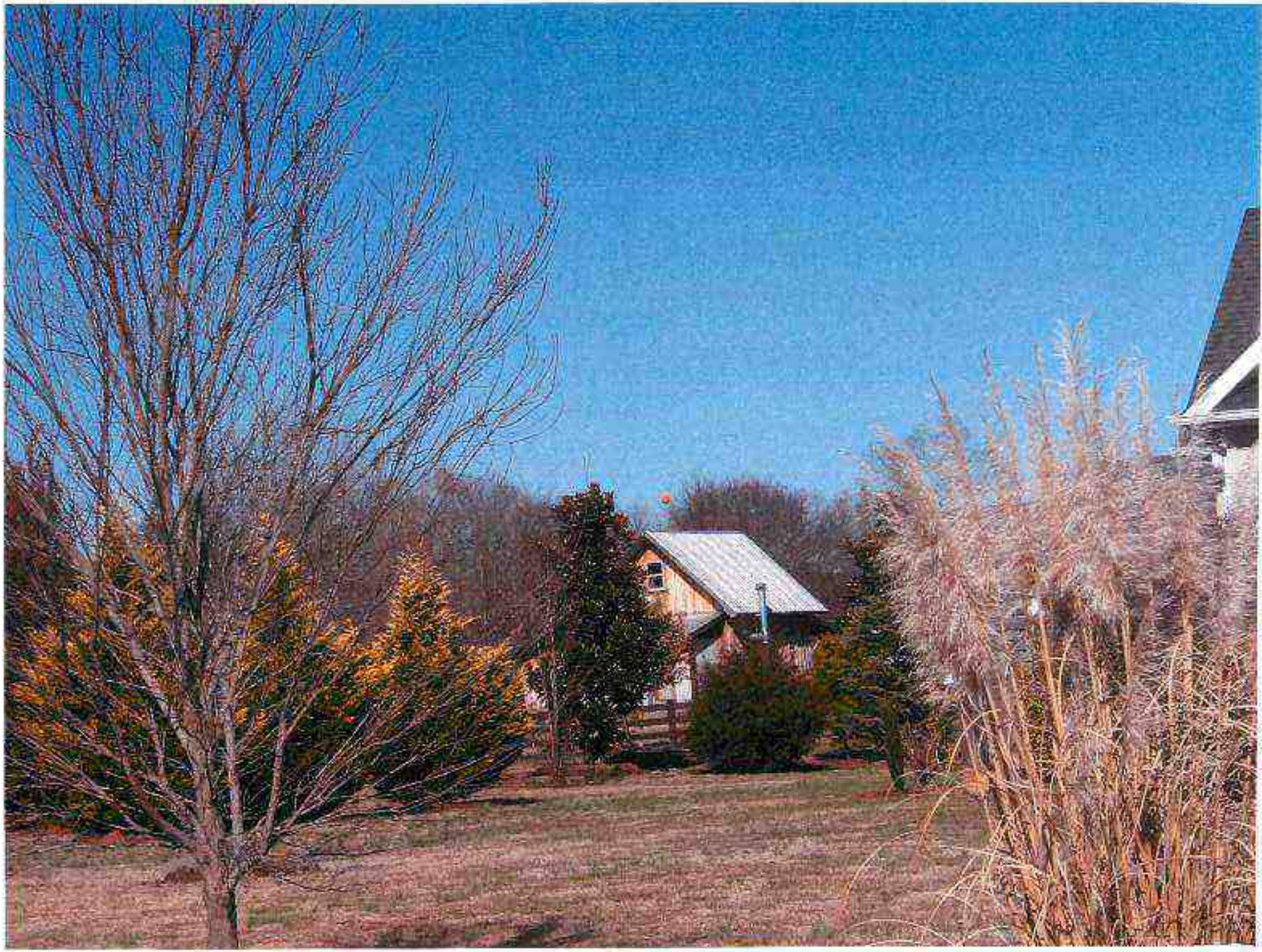
ITEM 4. PREMIUM SUMMARY

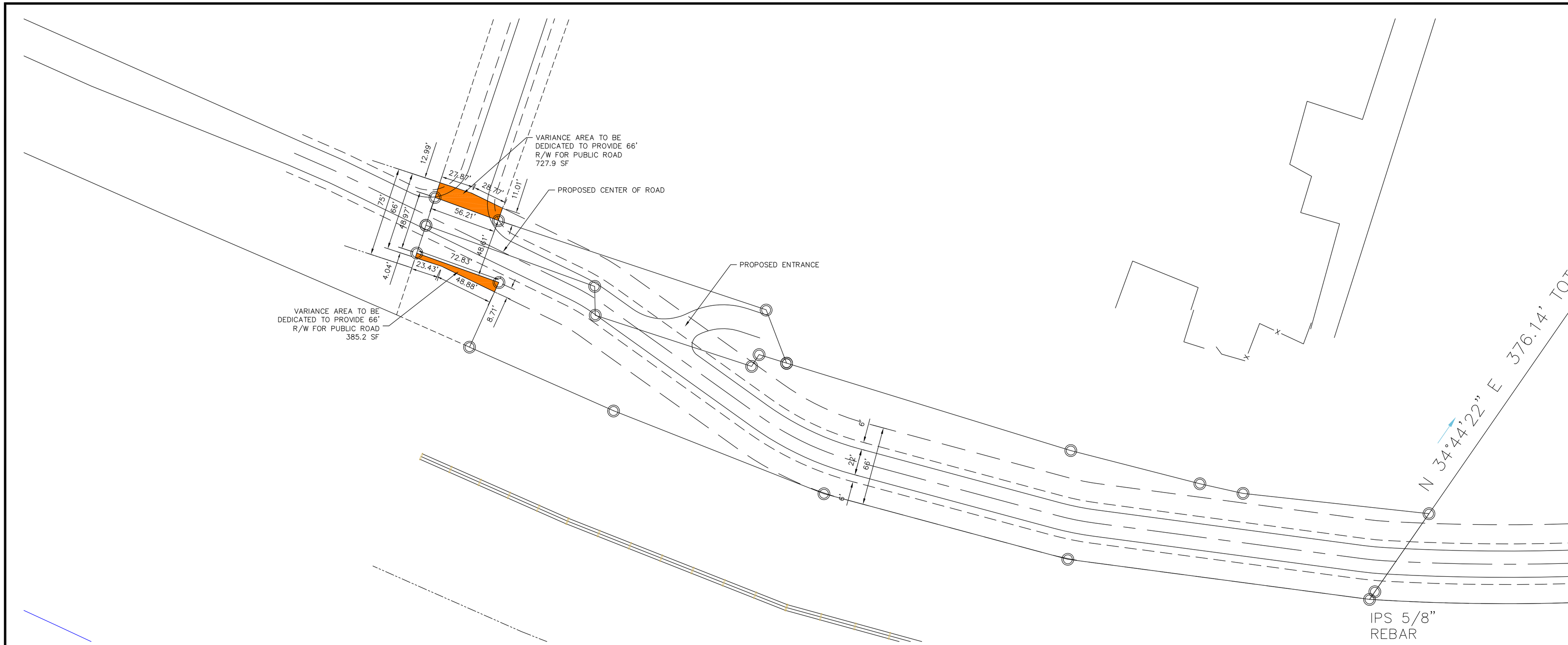
The premium for this policy will be determined by our manuals of rules, classifications, rates, and rating plans. All information required below is subject to verification and change by audit. Adjustment of premium shall be made manually.

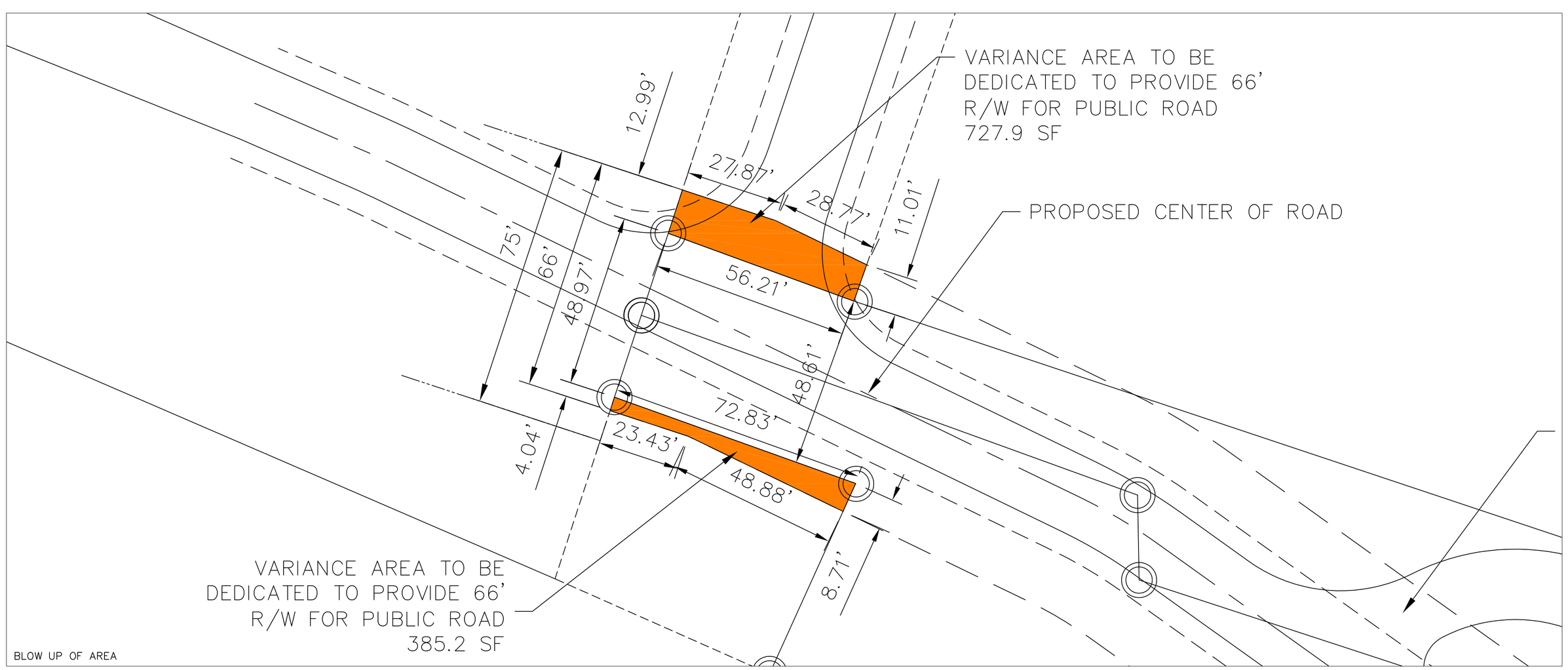
Terrorism			$
Catastrophe (Other than Certified Acts of Terrorism)			$
See Attached Schedule		Total Estimated Annual Premium	$
Premium Discount	$0		
Expense Constant		Total Estimated Annual Cost	$
Minimum Premium	$		

Issuing office name and address: State Auto Prop. & Cas.
P.O. Box 182738 Columbus, Oh 43218









GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

PRELIMINARY NOT FOR CONSTRUCTION

NO.	DATE	REVISION

CORPORATE SEAL

ENGINEER SEAL

CCAD ENGINEERING
803 Roper Creek Drive
Greenville, SC 29615
P: (864) 250-9999 F: (864) 286-3056

PROJECT:

SHAW
Clemson Milliken Prop
Oconee County, SC

SHEET TITLE

Site Plan

DATE:	02/19/14
SCALE:	1"=40'
DRAWN:	JDR
CHECKED:	JDR
PROJECT NO.	014008

SHEET NO. --/--

DWG. NO.: C14008.dwg

CV-1

803 Roper Creek Dr.
Greenville, SC 29615
Ph: (864) 250-9999
Fax: (864) 286-3056

Memo

To: Josh Stephens, Oconee County Planning

From: Jamie McCutchen

CC:

Date: 5/22/2014

Re: Variance Request for TMS # 224-00-01-002

In regards to the variance request submitted for the above referenced property, please accept this as further explanation and clarification of the request and specific sections for which a variance is being requested.

Variance from Sec. 26-3.e.1
This section requires a Collector road to have a 50' Right-of-Way, 24' Pavement Width and 8' shoulder. Due to limitations of property under the applicants control, the minimum 50' Right-of-Way cannot be obtained for a short section of the proposed road as shown on the attached exhibit. This section extends for approximately 70' and is at the intersection of Jacobs Road and the entrance to Hart's Cove. As shown on the attached exhibit, a significant portion of this area is a part of the existing Hart's Cove entrance right-of-way. There is also a portion on the other side of the road that is a part of an existing signage area for Harts Cove. If it is acceptable for the road to be offset slightly within the right-of-way, the owner of the Jacobs Chuck property has agreed to donate additional right-of-way so that a total of 66' right-of-way can be provided. This is based upon an understanding that the County may require the right-of-way to be expanded to 66' due to proposed development.

The owner/developers of Harts Cove have indicated that they may be willing to dedicate these areas as public right-of-way to provide a full 66' right-of-way, however, they have not committed to do so. In order for the proposed project to move forward a variance to allow the reduction of right-of-way in this limited area to the available width of approximately 48 feet is necessary.

If necessary, the applicant has agreed to install curb and gutter in place of swales or ditch sections within the reduced right-of-way areas to further reduce the need for the additional right-of-way.

Variance from Sec. 26-4.a.1
This section requires commercial or industrial roads to have a minimum right-of-way width of 66'. As outlined above, this requirement cannot be met for a limited section and a variance is requested to allow a right-of-way of approximately 48' for the same limited length as identified above.

Variance from Sec 32-212.
By definition, a Collector road has a right-of-way of 66'. As outlined above, this requirement cannot be met for a limited section and a variance is requested to allow a right-of-way of approximately 48' for the same limited length as identified above.

We trust that this will provide a full and thorough explanation and clarification of the requested variance necessary for the proposed project to move forward. If you have any questions or comments, please do not hesitate to contact me for further explanation.

VARIANCE REQUEST

Clemson Lake Homes, LLC

TMS # 224-00-01-002

Request for reduced Road Right-Of-Way for Public Collector Road

Variance
Requested from:
Sec. 26-3.e.1
Sec. 26-4.a.1
Sec. 32-212 (Definition)

- ***County Ordinance requires a 66' r/w for a public collector road. Due to constraints of property under applicant's control, there is a limited section of the proposed roadway where the 66' requirement cannot be met.***

- ***Applicant request approval of a variance to allow a limited section of the proposed roadway to be approved with a 48' right-of-way as shown on the plans.***

Site Aerial

Conceptual Site Development Plan

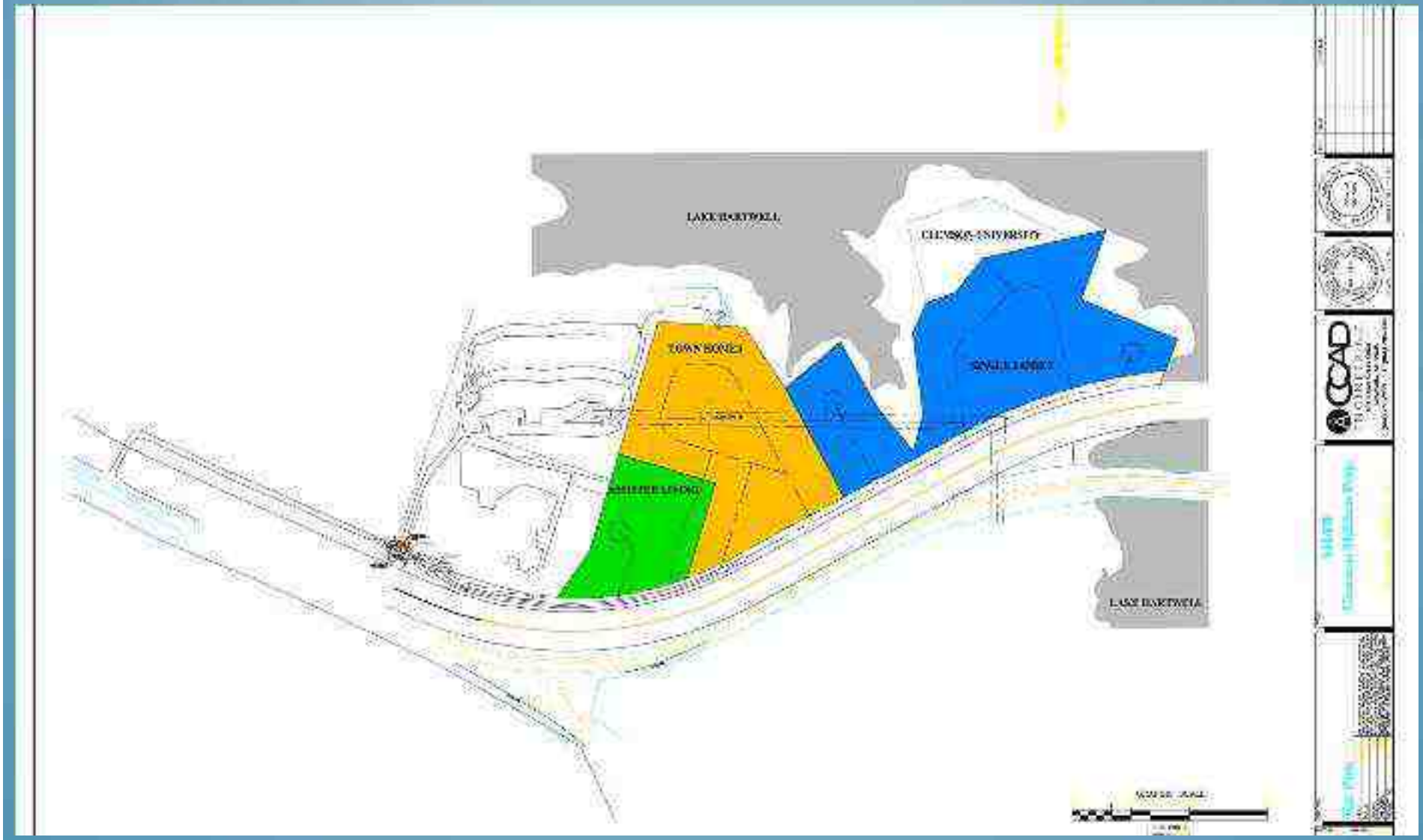


Exhibit – Variance Area

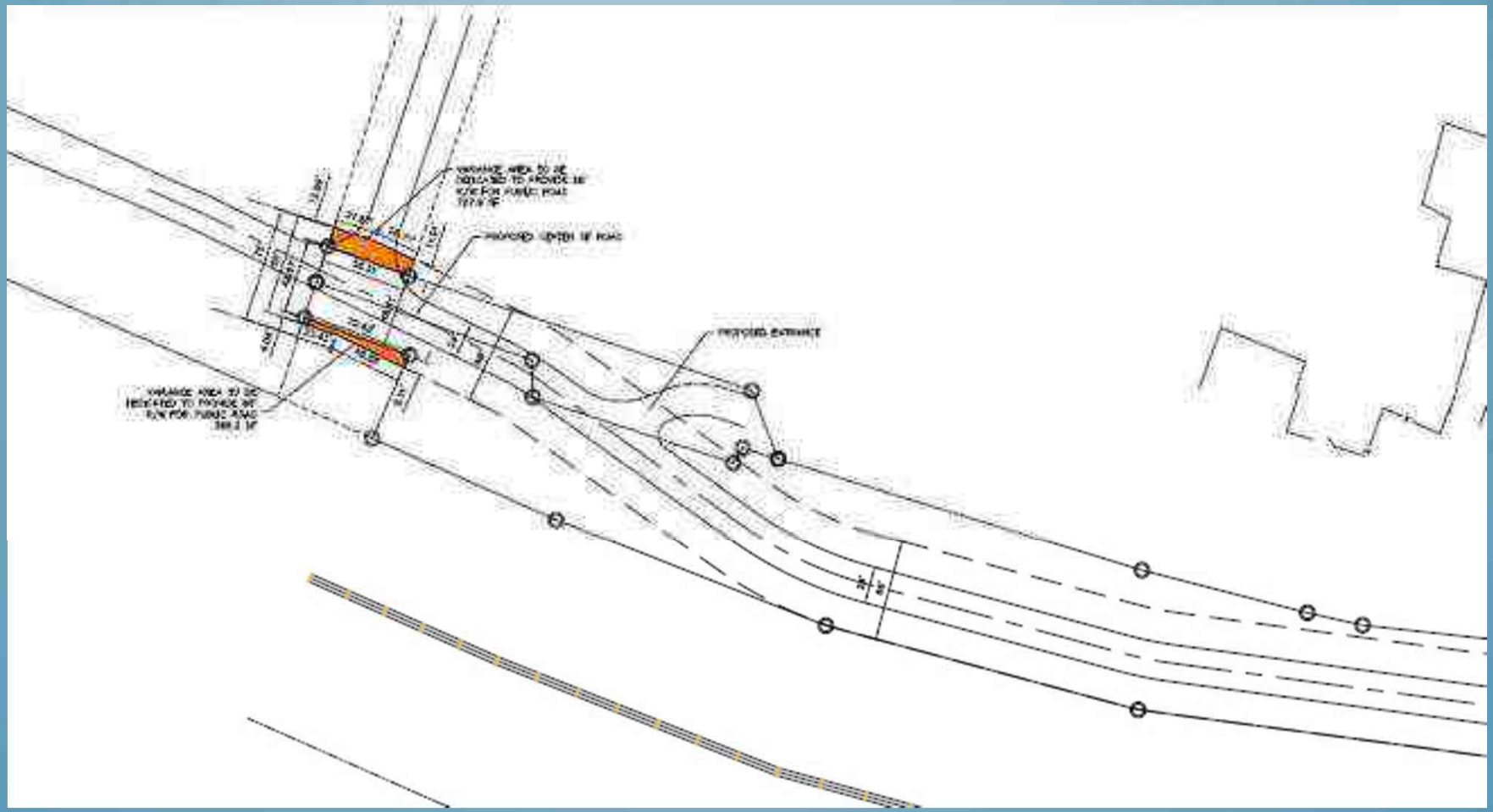
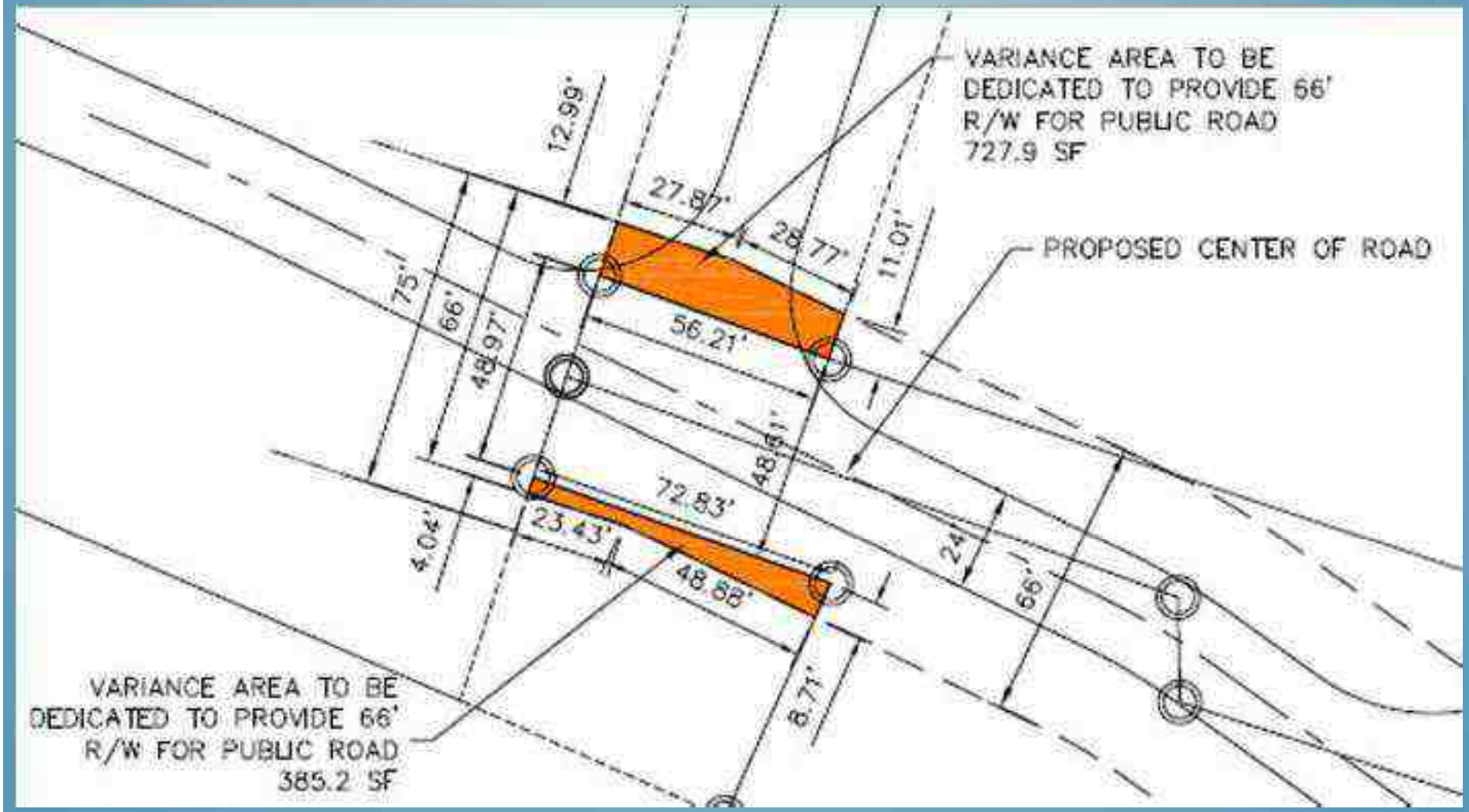


Exhibit – Variance Area Blow-up



Variance area – Road View

Harts Cove Entrance

Harts Cove Signage Area

Reasons for Granting Variance

- ***Limited area available to developer creates a hardship beyond their control;***
- ***A significant portion of this area is right-of-way for a connecting road;***
- ***Construction needs for roadway and utilities can be accomplished within the available right-of-way;***
- ***A public road is necessary in order to avoid an undue burden on future owners within the development;***
- ***Granting of the variance will allow for the development of the property for the highest and best use, which will create substantial tax revenue for Oconee County;***
- ***Granting of the variance will not have a negative impact on surrounding properties; and***
- ***These restrictions do not generally apply to other properties in the area.***

THANK YOU FOR CONSIDERATION OF THIS REQUEST!

Questions?

Summary of Staff Report Regarding
Variance Request for TMS 224-00-01-002
(aka TMS 227-00-01-002, Jacobs Road Extension)
May 27, 2014

Variance 1

Clarification:

Waive the requirement in Sec. 26-3.e.1, that requires 66' right-of-way and accept right-of-way as shown on CV-1, which is property actually on TMS 227-00-01-003.

Staff Recommendation:

Deny Variance 1 request.

- An overall development plan has not been finalized.
- The variance is being requested on property not owned by the developer.
- The sketch is more of a concept rather than the basis for a waiver (no bearings and distances and no tie to property lines).
- The existing SCDOT road right-of-way is 75'.
- The end of SCDOT maintenance appears to end prior to the area of concern shown on CV-1 (proposed public roads must connect to another public road).
- SCDOT has not been contacted to obtain an encroachment permit to connect to their road, Jacobs Road (S-37-320).
- Engineer indicates adjoining property owners may be willing to donate additional right-of-way.

Variance 2

Clarification:

Waive the requirement in Sec. 26-4.a.1, that requires 66' right-of-way and accept the right-of-way as shown on CV-1, which is property actually on TMS 227-00-01-003.

Staff Recommendation:

Deny Variance 2 request.

- An overall development plan has not been finalized.
- The variance is being requested on property not owned by the developer.
- The sketch is more of a concept rather than the basis for a waiver (no bearings and distances and no tie to property lines).
- The existing SCDOT road right-of-way is 75'.
- The end of SCDOT maintenance appears to end prior to the area of concern shown on CV-1 (proposed public roads must connect to another public road).
- SCDOT has not been contacted to obtain an encroachment permit to connect to their road, Jacobs Road (S-37-320).
- Engineer indicates adjoining property owners may be willing to donate additional right-of-way.

Harts Cove Development
391-506 College Ave
Clemson SC 29631

5/23/14

Oconee County Board of Zoning Appeals
415 S Pine St.
Walhalla SC 29691

Re: Request for Dental of Zoning approval for Clemson Lake Homes LLC
Property located at 227-00-01-002

Dear Sir or Madam,

Please consider this letter as a formal request to the board to deny the approval of zoning approval to Clemson Lake Homes LLC property located at TMS#227-00-01-002.

Due to the inadequate railway crossing that is there currently this road serves over 600 students that have difficulty with the crossing. A higher density project will make the problem even worse and cause safety issues.

Thank you for your time,

Susan Kohout

Susan Kohout
Harts Cove – Agent