



# 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: Jul 14, 2014

I, R Scott Loggins (owner) (agent of owner)  
hereby make application to the Oconee County Planning Commission for  
the following land usage:

Wireless Broadband Site

Company Name(s): OneTone Telecom, Inc.

Lot Number: Backwater Landing Block Number: n/a

Tax Map Number(s): 177-00-02-019

Address: 1224 Melton Road, West Union, SC 29696

Existing Land Use: Unclassified Farm

Special Conditions (if any): Requesting to eliminate the additional 90 ft set back requirements.

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  No

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

Applicant's Name: OneTone Telecom, Inc.

Address: 100 Century Plaza, Suite 91, Seneca, SC 29678

Mailing Address (if different): Same

Phone Number: 864-985-3906 Fax Number: 864-385-9223

Signature: \_\_\_\_\_ Date: Jul 14, 2014

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.



### **Index to Exhibits**

1. **Site Plan**
2. **Tower Removal Letter**
3. **Engineering Design Letter / Drawings**
4. **Coverage Map of Site / Path Analysis of Various Heights**
5. **Landowner Letter of Authorization**
6. **Indemnification Letter**
7. **Insurance Information**
8. **Site & Surrounding Area Photographs**



Date: 3/10/14

Re: Site name – BackWater Landing / 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 32-134(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.



**Property Owner Letter of Authorization**

Re: Application for new Broadband Wireless Facility  
Site Name: BackWater Landing  
Site Address:

I, Jess Newble FOR Neville Brothers

, 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: Jess Newble Date: 5-23-14

Landowner name and address: Neville Brothers ASCGP  
PO Box 188  
West Union SC 29696



**Date:** 3/10/14

**Re:** Indemnification Letter for site known as BackWater Landing

**To:** Josh Stephens, Zoning Administrator / Oconee County

**From:** R Scott Loggins / OneTone Telecom, Inc.

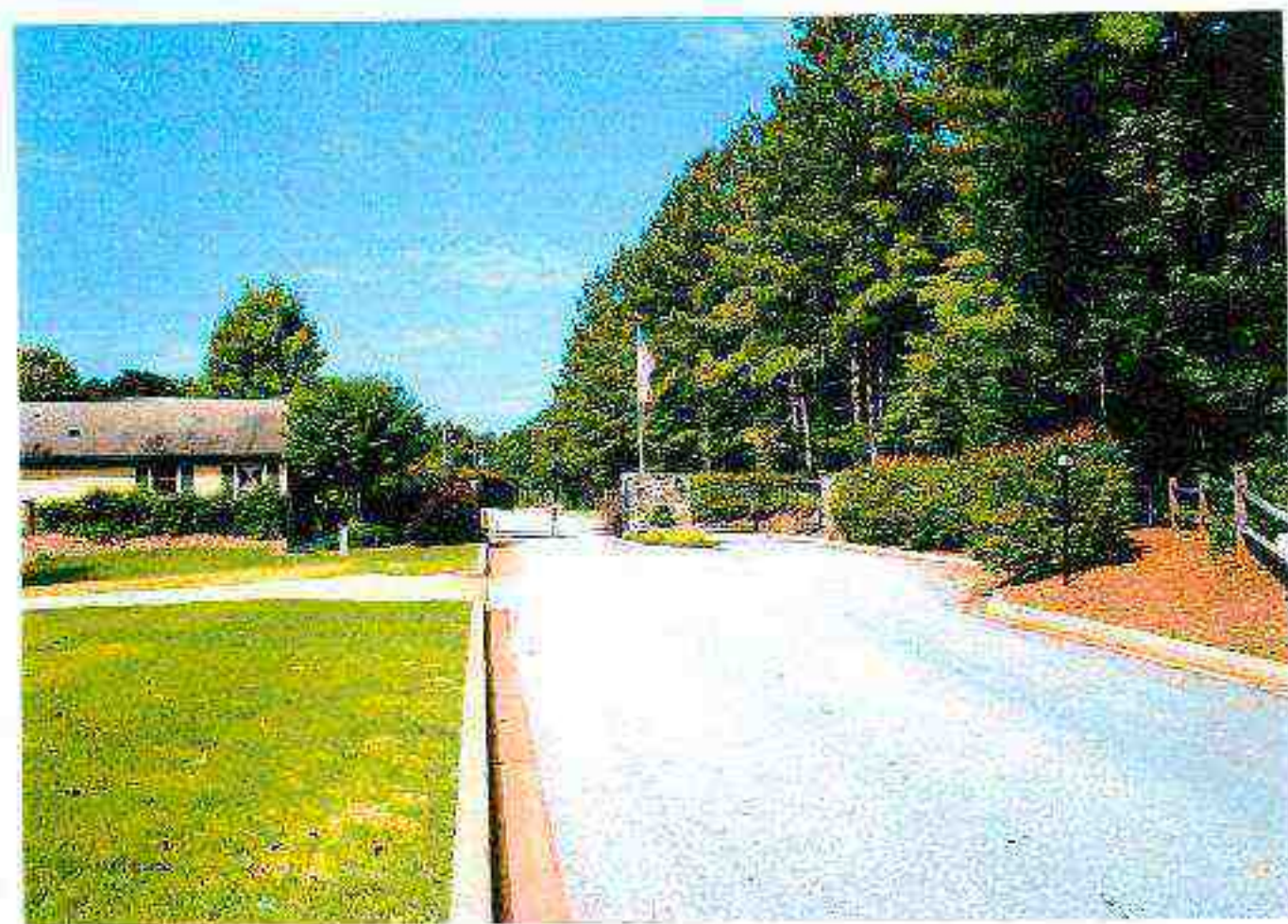
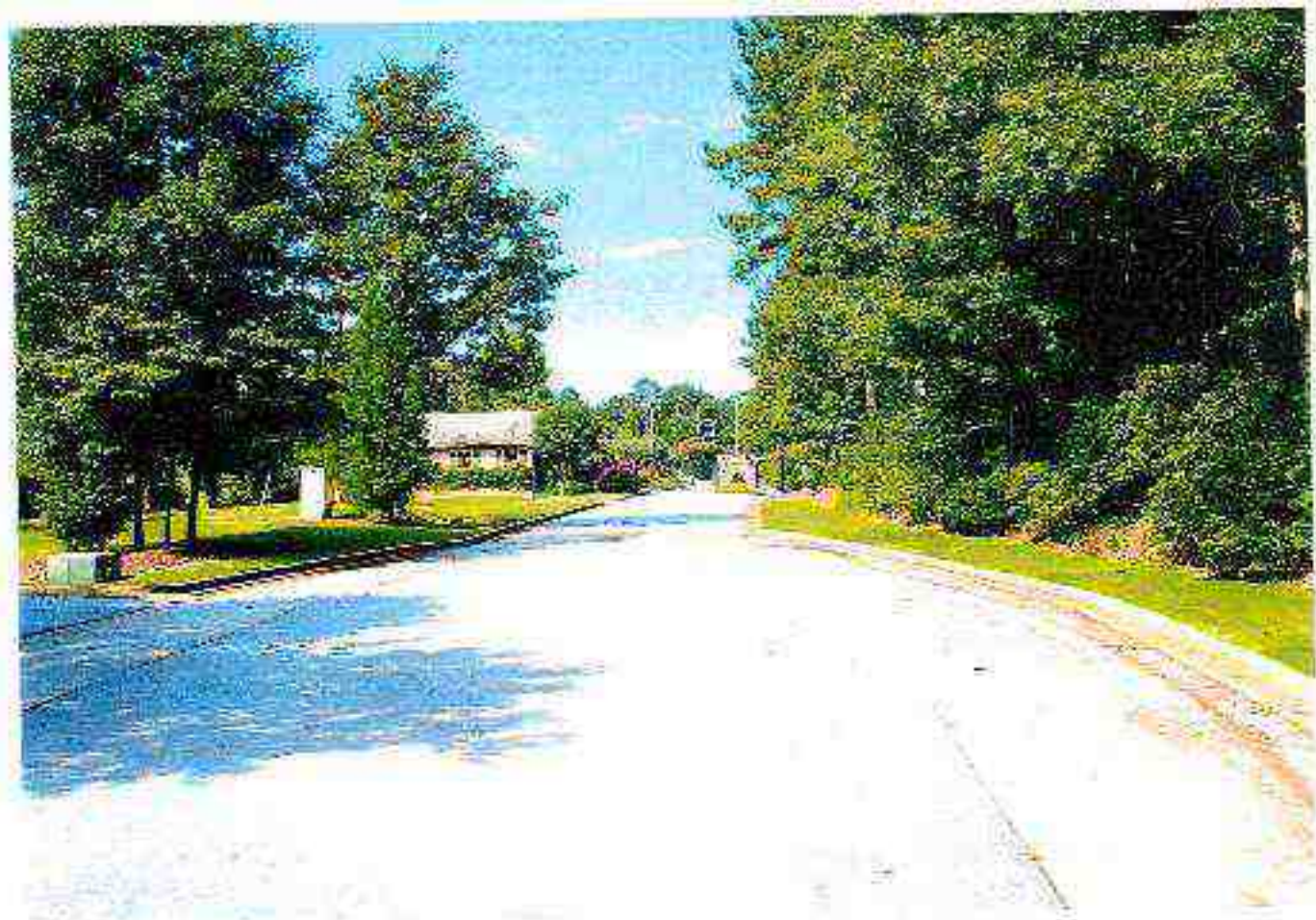
Dear Mr. Stephens,

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.

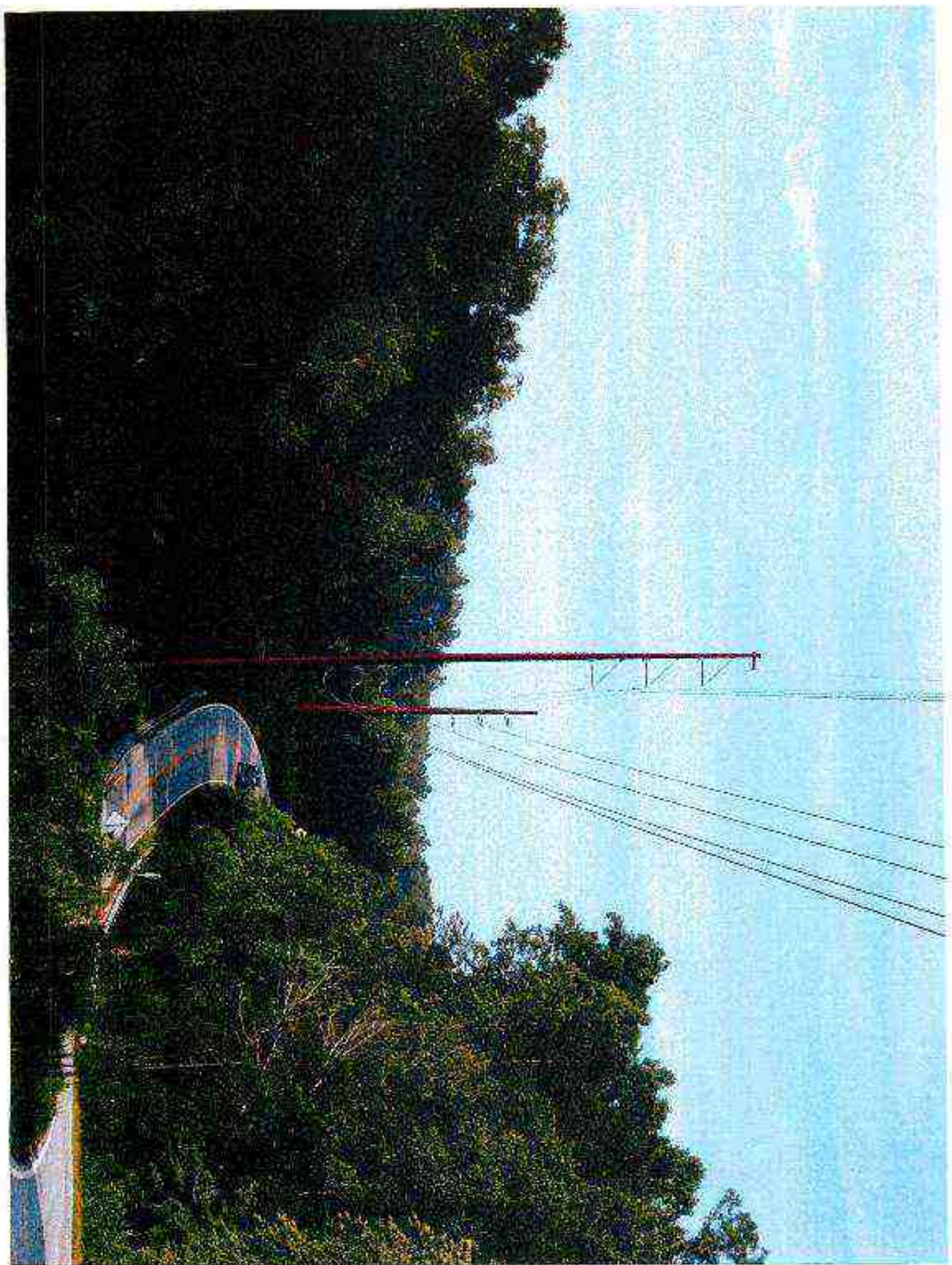














# Oconee County Planning Commission

415 S. Pine St. • Walhalla, South Carolina 29691

Phone (864) 638-4218 • Fax (864) 638-4168

## Application for Land Use Permit

Date: 7/14/2014

I, R Scott Loggins (owner) (agent of owner) hereby make application to the Oconee County Planning Commission for the following land usage:

Wireless Broadband Site

Company Name(s): OneTone Telecom, Inc.

Lot Number: 9 & 10

Block Number: n/a

Tax Map Number(s): 052.02.02.020

Address: 336 Cherokee Ridge Rd., Tamassee, SC 29686

Existing Land Use: Residential

Special Conditions (if any):

Due to the lot size and the fact that we are only using a 30 ft or less Utility Pole. We are asking for a special exemption to eliminate the additional 50 ft requirement that is normally added to the height of the pole in order to satisfy the set back requirements. The pole will be located more than 30 ft from the

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

No

As the developer of this tract or parcel of land have you applied any restrictions by recorded covenant? (if yes, please attach a copy)

Yes

No

Applicant's Name: OneTone Telecom, Inc.

Address: 100 Century Plaza, Suite 91, Seneca, SC 29678

Mailing Address (if different): same

Phone Number: 864-985-3906

Fax Number

864-885-9222

Signature:

Date: Jul 14, 2014

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: 7/14/14

To: Oconee County / Mr. Josh Stephens

From: OneTone Telecom, Inc / R. Scott Loggins

Re: The proposed installation of a 28' Utility Pole 336 Cherokee Ridge Rd., Tamassee, SC 29686 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 28' utility pole/self contained micro-site to be installed for the deployment of a Wireless Broadband Site over the Oconee County Fiber Network known as the Oconee Focus Project. This site will be located at the property of Mr. Eric Ruby located at 336 Cherokee Ridge Rd., Tamassee, SC 29686 and is designated as Oconee County tax parcel number 052-02-02-020, lot numbers 9 & 10. 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 our previous hearing, we discussed the differences in traditional Cellular vs. Broadband technology and how those differences require our sites to be closer to the targeted locations or neighborhoods as well as the power requirements to operate the equipment. When reviewing the current Oconee County Ordinances it is apparent that there are sections such as the Security and Minimum Setback sections that were put in place with public safety in mind. We still strongly feel that in some cases our sites are more comparable to a traditional Utility / Power company servicing an area than a cellular type communication tower. Regardless, when we evaluate an area to deploy our sites we have and will continue to make every attempt to satisfy every section of the existing Ordinances. However, in some cases it is just not possible or practical to do so.

We currently have equipment co-located at a federal site known as the Long Mountain facility in the Mountain Rest area that is 3 miles in distance from the Lake Cherokee area of Chenoweth Valley allowing us to serve a portion of the lake area. There are several geographical characteristics that prevent us from covering the entire area. It sits directly up against the base of the mountain which shields it from coverage, which is illustrated by a map in the exhibits section of the package and is completely surrounded by Federal Forest preventing any opportunity for a pole/tower site. The lots directly surrounding the lake are small in size which makes meeting the setback requirements with a larger structure impossible. The elevation and location of larger tracts of lands on the opposing side of the lake are not suitable for coverage without deploying numerous sites and with a limited population or target customer density a successful business model can not be developed. Over the past 8 months we have evaluated, analyzed with computer models and physically tested numerous sites while working with the equipment engineering team and have determined that with a small self contained site located on the above mentioned property. We can install customer or end user type equipment and then redistribute the broadband signal to the opposite side of the lake and obtain complete coverage. This proposed site would closely resemble the various Duke Power Emergency Sirens located around the county in various neighborhood and roadside type settings.

I 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 we have met all the necessary requirements included in the Communication Towers Ordinance with the exception of the Security section 32.134(e) that requires fencing. We are asking for a special exception to this section as this proposed 28' site is self contained with every piece covered or enclosed and only requires a basic 110v electrical connection. 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 be 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 One Tone 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.

(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 are asking for a special exemption due to the residential application and the self containment of the site.**

*(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/TIA 222 letter and structural analysis report by South Carolina Licensed Professional Engineer, Robert Young 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. 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 no-licensed spectrum that 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.

**OneFone 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 28' feet in height, this provision would require minimum setbacks of 78 feet. The proposed pole will be set back more than 78' 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 foot 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 a 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:

<i>District</i>	<i>Maximum /-height</i>
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 28' 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 Mr. Eric Ruby, 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 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 OneTone Telecom, Inc. is attached hereto as Exhibit 6 and incorporated herein by reference. The Certificate of Insurance for OneTone 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 \$250.00 is included.**



### **Index to Exhibits**

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



Date: 8/19/14

Re: Site name – Lake Cherokee / 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 32-134(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.



Property Owner Letter of Authorization

Re: Application for new Broadband Wireless Facility  
Site Name: Lake Cherokee  
Site Address: 336 Cherokee Ridge Rd., Tamassee, SC 29686

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

Landowner signature: E.G.R. Date: 8-18-2014

Landowner name and address: ERIC G. RUBY  
336 CHEROKEE RIDGE RD.  
TAMASSEE, SC 29686



**Date:** 8/19/14

**Re:** Indemnification Letter for site known as Lake Cherokee

**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.

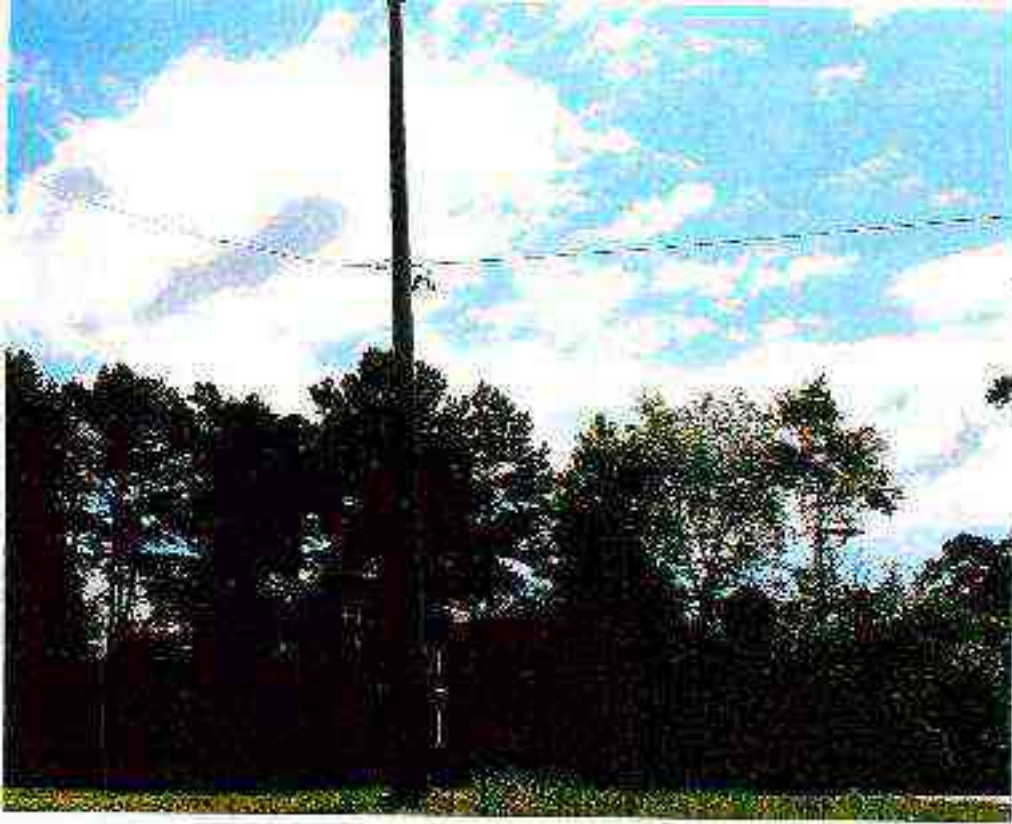
R Scott Loggins  
President  
OneTone Telecom, Inc.













Phone: 864.638.6005  
Fax: 864.638.6009  
www.whetstoneacademy.org  
info@whetstoneacademy.org

*a full therapeutic program in a residential environment*

August 20, 2014

Dear Mr. Stephens,

Thank you so much for allowing us the opportunity to provide you with more information and clarification to some of the questions that were asked regarding our zoning requirements. Enclosed you will find itemized answers to each question in Section 32 – 178-182. You will also find additional information about the management of Whetstone Academy.

We look forward to working with you in the future. Please don't hesitate to contact me if there is more information you need prior to the community meeting.

Sincerely,

Margaret George, MS, LBSW, LCAS

Director

Whetstone Academy

864-638-6005



# Oconee County Planning Commission

415 S. Pine St. • Walhalla, South Carolina 29691

Phone (864) 638-4218 • Fax (864) 638-4168

## Application for Special Exception

Date: Jun 30, 2014

I, Tucker Harding (Contractor for Owner) (owner) (agent of owner) hereby make application to the Oconee County Planning Commission for the following land usage:

New Dormitory

Company Name(s): Whetstone Academy, LLC

Lot Number:

Block Number:

Tax Map Number(s): C80-00-01-018 P/G

Address: PO Box 81, 186 Briars Lake Road, Mountain Rest, SC 29664

Existing Land Use: School

Special Conditions (if any):

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

No

As the developer of this tract or parcel of land have you applied any restrictions by recorded covenant? (If yes, please attach a copy)

Yes

No

Applicant's Name: Sharon L. Stricker, Head of School or Tucker Harding, Zorn Co, Inc

Address: same as above

Mailing Address (if different):

Phone Number: 864-638-6005

Fax Number:

864-638-6009

Signature: Tucker Harding Zorn Co, Inc

Date: Jun 30, 2014

Please be advised that this is NOT A BUILDING PERMIT APPLICATION. Contact the Oconee County Building Codes Office (864-718-1605) for more information on required building permits or applications.

## What we offer...

- ❖ Full therapeutic boarding
- ❖ Summer programs
- ❖ Open enrollment with flexible lengths of stay
- ❖ Therapeutic day program
- ❖ Team sports



## Our Team

- ❖ The core team at Whetstone Academy is comprised of several founding members who have been working together for five to seven years. Our longevity as working partners affords us a cohesive and mutually supportive team approach.



Whetstone Academy  
P.O. Box 87  
Mountain Rest, SC 29664

864-638-6065 (Phone)  
864-638-6099 (Fax)

Whetstone Academy is a  
federal and state 501(c)(3).  
All gifts are tax deductible.

[info@whetstoneacademy.org](mailto:info@whetstoneacademy.org)  
[www.whetstoneacademy.org](http://www.whetstoneacademy.org)

## Our Campus

- ❖ 57 Acres of beautiful mountain landscape for farming, gardening and outdoor recreation
- ❖ 2.6 acre pond on the property stocked with bream and bass with a dock for fishing, swimming and canoeing
- ❖ 3000 feet of our property borders the Sumter National Forest, one of the most beautiful and natural forest areas remaining in the southeast
- ❖ 5 minutes from the Wild and Scenic Chattooga River



Guiding young men to  
discover their innate worth  
and nurture their individual  
gifts to fruition





*"I want my children to understand the world, but not just because the world is fascinating and the human mind is curious. I want them to understand it so that they will be positioned to make it a better place." -Howard Earl Gardner*

## A Full Therapeutic Program

The therapeutic component of Whetstone Academy is based on the person-centered approach of Carl Rogers. We believe our young men innately have all the answers they need. The role of a person-centered therapist is to create an environment that fosters their growth and encourages them to unlock the door to self-discovery. In addition to the integrated therapeutic milieu, the program consists of:

- \*Individual therapy
- \*Group therapy
- \*Family therapy
- \*Equine-assisted therapy
- \*Family workshops
- \*Psycho-educational groups

## Academics

At Whetstone, our academic program is built on the firm educational foundations of Dr. Maria Montessori established over a hundred years ago. Thus we share with all Montessori Schools a common philosophy and teaching approach that seeks to discover the inborn intelligences and unique potentials inherent in each student.

Employing a project-based, experiential approach to learning, we seek to help our students develop thinking and problem-solving skills as well as help them form trusting relationships. We help them learn to work and communicate well within groups as they develop confidence, self-direction and compassion for others.

Whether in the classroom, on the working farm, or in the wild woods and fields of our campus in the country, teachers and staff seek to provide a safe, stimulating, learning environment. To that end, staff observe and lead students, not as instructors, but as helpful guides within a community of learners.



## Why Rogers & Montessori?

Maria Montessori viewed children as having their own inner natural guidance. Carl Rogers, a gifted teacher himself, was a proponent of learner-centered teaching. The intentional integration of these two philosophies is the cornerstone of success for our young men.

*Whetstone Academy reinforces the staff as guides, the students as discoverers and the environment as a setting prepared for success.*

Montessori believed that middle school students should be taught in a radically different environment. Thus she selected the Erdkinder "earth children" which is a farm school. Whetstone Academy is therefore a family style farm where boys are responsible for taking care of the animals, garden, grounds, and for helping to prepare and serve meals.

32-178 - (2) (4)

Whetstone Academy, LLC

SC tax ID is 46-4012082.

Owners:

Roy B Cook III  
PO Box 668269  
Charlotte, NC 28266

Sharon Laney  
3317 Clemons Road  
Scottsboro, Al 35769

Fotu Soliai  
237 Windsor Forrest Circle  
Fletcher, NC 28732

Sharon Stricker  
1457 Cheohee Valley Road  
Tamassee, SC 29686

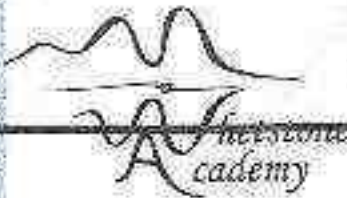
Sec 32-178(3)

Phone: 864.638.6007

Fax: 864.638.6199

www.whetstoneacademy.org

info@whetstoneacademy.org



*in a Ma*

Sec 32 - 178

(3) A copy of license or application for a license to the state department of social services to operate a group facility

\*We have contacted DSS and have spoken with Jackie Lowe, Licensing Manager. We are currently working with her in an effort to get an updated letter of exemption. You will find our original letter explaining our exemption as well as recent emails outlining our efforts.

*Margaret George MS, LBSW, LCAS*

Margaret George, MS, LBSW, LCAS

Director

Whetstone Academy

# DSS

*Serving Children and Families*

LILLIAN B. KOLLER, J.D.  
STATE DIRECTOR

MIKE HALEY  
GOVERNOR

April 19, 2011

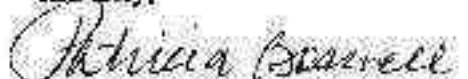
Ms. Sharon Stricker  
Head of School  
Whetstone Academy  
PO Box 87  
Mountain Rest, South Carolina 29664

Dear Ms. Stricker:

This letter is to follow up on our telephone and email contacts regarding your need to possibly be licensed as a residential group care facility for children by the South Carolina Department of Social Services. We have staffed your program's written documentation and have determined that Whetstone Academy is exempt from licensure at this time. However, your facility will be subject to further review as your program begins. Should you make any changes to the admission requirements, including a greater emphasis on treatment and less on academics; and your dates of operation, please contact the licensing unit immediately as the changes may impact this decision.

Good luck to you and the staff as you all begin operations. If we can be of assistance to you in the future, please feel free to contact us at the Group Home/Child Placing Agency Licensing and Regulatory unit at (803) 898-7837.

Sincerely,

  
Patricia Boswell, MSW, LISW-AP  
Program Coordinator  
Group Home/Child Placing Agency  
Licensing and Regulatory Services



Ms. Stricker,

Thank you for the email and phone calls. I would like to speak with you. What is the best number and time to call you?

## Jackie

Jacqueline Shuler Lowe  
Licensing Manager  
Foster Home, Group Home and CPA Licensing & Regulatory Services

SC Department of Social Services  
PO Box 1520, Columbia, SC 29202  
Phone: 803-898-7511  
Fax: 803-898-7095  
[Jacqueline.Lowe@dss.sc.gov](mailto:Jacqueline.Lowe@dss.sc.gov)

---

**From:** Sharon Stricker [<mailto:SStricker@whetstoneacademy.org>]  
**Sent:** Tuesday, August 19, 2014 10:49 AM  
**To:** Lowe, Jacqueline  
**Cc:** Sharon Stricker  
**Subject:** Whetstone Academy

Dear Ms. Lowe,

Good morning! This note references my phone message to you yesterday afternoon and this morning

I have attached the letter that Ms. Boswell wrote for us in April 2011 when we opened. As you can see, she asked that we contact your office in the event of any changes in admission requirements or dates of operation. Nothing at Whetstone has changed since Ms. Boswell's initial review.

We are currently planning to build a new dormitory facility for the school and the Oconee County Ordinance 32 requires that we have a currently dated letter regarding our status. As stated earlier, nothing has changed at Whetstone, and we ask for your assistance in this letter.

Also, our web address is [www.whetstoneacademy.org](http://www.whetstoneacademy.org). Please visit, and feel free to contact me with further questions.

Thank you so much,  
Sharon Stricker

Sharon Stricker, M.S., M.Ed.  
Head of School  
Whetstone Academy

From: Sharon Stricker <sstricker@whetstoneacademy.org>  
Subject: Re: Whetstone Academy  
Date: August 20, 2014 at 11:50 AM  
To: Lowe, Jacqueline <Jacqueline.Lowe@dss.sc.gov>  
Cc: Staudt, Lauren <Lauren.Staudt@dss.sc.gov>

On Aug 20, 2014, at 11:08 AM, Sharon Stricker <sstricker@whetstoneacademy.org> wrote:

Jackie,  
Thanks so much!  
We are having a graduation this morning, but as soon as the "dust settles" and the parents have gone home, I will get your info, as well as address (same) on the web-site.  
And, again, thanks for your prompt response!  
Warm regards,  
Sharon

On Aug 19, 2014, at 8:20 PM, Lowe, Jacqueline <Jacqueline.Lowe@dss.sc.gov> wrote

Ms. Stricker,

Thanks for speaking with Lauren Staudt and me this afternoon. As discussed, we will need updated information regarding your program. You will need to provide information regarding any closures for holidays or other special times, any changes or additions to services you provide, and make necessary changes to your website.

We look forward to receiving information from you.

**Jackie**

Jacqueline Shuler Lowe  
Licensing Manager  
Foster Home, Group Home and CPA Licensing & Regulatory Services

SC Department of Social Services  
PO Box 1520, Columbia, SC 29202  
Phone: 803-898-7511  
Fax: 803-898-7095  
[Jacqueline.Lowe@dss.sc.gov](mailto:Jacqueline.Lowe@dss.sc.gov)

---

**From:** Sharon Stricker [mailto:sstricker@whetstoneacademy.org]  
**Sent:** Tuesday, August 19, 2014 12:01 PM  
**To:** Lowe, Jacqueline  
**Subject:** Re: Whetstone Academy

Hi Jackie,  
Thanks for getting back so quickly. I am available now through 4:30pm today at 864-638-6005.  
Looking forward to your call,  
Sharon

On Aug 19, 2014, at 11:18 AM, Lowe, Jacqueline <Jacqueline.Lowe@dss.sc.gov> wrote:

From: Lowe, Jacqueline [Jacqueline.Lowe@dss.sc.gov]  
Subject: RE: Whatatone Academy  
Date: August 19, 2014 at 6:20 PM  
To: Sharon Stricker [S.Stricker@whatatoneacademy.org]  
Cc: Staudt, Lauren [Lauren.Staudt@dss.sc.gov]

Ms. Stricker,

Thanks for speaking with Lauren Staudt and me this afternoon. As discussed, we will need updated information regarding your program. You will need to provide information regarding any closures for holidays or other special times, any changes or additions to services you provide, and make necessary changes to your website.

We look forward to receiving information from you.

**Jackie**

---

Jacqueline Shuler Lowe  
Licensing Manager  
Foster Home, Group Home and CPA Licensing & Regulatory Services

SC Department of Social Services  
PO Box 1520, Columbia, SC 29202  
Phone: 803-898-7511  
Fax: 803-898-7095  
Jacqueline.Lowe@dss.sc.gov

\_\_\_\_\_ This email and any files transmitted with it are confidential and are intended solely for the use of the individual or entity to which they are addressed. This communication may contain material protected by HIPAA legislation (45 CFR, Parts 160 & 164). If you are not the intended recipient or the person responsible for delivering this email to the intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing or copying of this email is strictly prohibited. If you have received this email in error, please notify the sender by replying to this email and then delete the email from your computer.  
Thank You



Sec. 32-179 Requirements for Sketch Plans and Preliminary Development Plans:

(1) An accounting of total acreage in the tract and any proposed subdivision of parcels;

*See Page 1 attached Tax map #80-00-01-012, 018, 024, 025, no subdividing of parcels is requested.*

*Total Acreage: 56.91 AC*

(2) Arrangement, shape, dimensions, and area of proposed development;

*See Page 2 attached Sheet C-101*

(3) Location of existing property lines, easements, road rights-of-way, buildings, or other public ways adjoining the tract to be developed;

*See Page 3 attached Tax map #80-00-01-012, 018, 024, 025*

(4) Alignment, right-of-way width, and clarification of proposed roads;

*See Page 4 attached Tax map #80-00-01-012, 018, 024, 025*

(5) Topography by contour at intervals of not more than ten feet (as from USGS quad sheets);

*See Page 2 attached Sheet C-101*

(6) Map scale, north arrow, and date;

*All sheets contain Scale, North Arrow and Date*

(7) Name/address/telephone number of legal owner or agent and the professional (surveyor or engineer) who will undertake detailed layout and improvements design:

*Contractor: Zorn Company, PO Box 842, Seneca, SC 29679*

*Engineer: Land Planning Associates, 110 West 1<sup>st</sup> Ave, Easley, SC 29640*

(8) Location of watercourses and land subject to flooding based on a 100-year frequency flood;

*No Flooding areas exist. There is a pond on the property that will not be affected in any manor from the proposed New Construction.*

(9) The existing and proposed uses of land throughout the development;

*The land is currently used as a Boys Boarding School and will continue to be the same after the expansion. The expansion is a new dormitory.*

(10) Proposed method of water supply and wastewater treatment and other utility services;

*Water supply will come from the current well and wastewater will be by an existing Septic System that was previously installed based on anticipation on this new dormitory.*

(11) The proposed name of the development;

*Currently and will continue to be Whetstone Academy*

(12) The owner/developer shall submit a sketch plan of this entire tract even though the subdivider's present plans call for the actual development of only a part of the property.

*See Page 1 attached Tax map #80-00-01-012, 018, 024, 025*

32-179-(10)

**Operation and Maintenance Plan  
Whetstone Academy Water System**

Revision 01, February 2012

SC DHEC Public Water System ID: 3770106  
Oconee County, South Carolina

Prepared for:  
Whetstone Academy  
186 Briars Lake Road  
Mountain Rest, SC 29664

Prepared by:  
Goldie & Associates, Inc.  
210 W. North Second Street  
Seneca, SC 29678

Goldie & Associates Project #1444.1.2

**Table of Contents**  
**Standard Operating Procedures,**  
**Operation & Maintenance Manual**  
**for**  
**Whetstone Academy Water System**

**Part A – Standard Operating Procedures & Maintenance**

- I. Preventive Maintenance Procedures & Equipment Schedule
- II. Water Quality Monitoring
- III. Reporting and Public Notifications
- IV. Sampling and Analytical Procedures
- V. Sample Siting Plan
- VI. Valve and Hydrant Maintenance Procedures (Valve/Hydrant Maintenance Records to be attached)
- VII. Uni-Directional Flushing Program
- VIII. Disinfection Procedures for Lines and Tanks
- IX. Leak Detection and Repair Program (Repair Records to be attached)
- X. Cross Connection Control Program
- XI. Safety (NOT IN BOOK)
- XII. Standard Construction Specifications (NOT IN BOOK)

**Part B – Operation**

- I. O&M Narrative and Figures
- II. Water Distribution System Map
- III. Technical Documents

**& Figures**

**O&M Narrative**

**Section B-I**



# Water System Operation Narrative for Whetstone Academy Water System

## General

Whetstone Academy is located in the northern portion of Oconee County (see Figure 1). Whetstone Academy will operate a potable water distribution system to serve a non-transient, community population of initially 3 to 5 students, and a build-out capacity of 40 students. The water system is operated under SCDHEC System #3770106. Potable water is provided to kitchens and bathrooms. Water supply is provided from the existing water supply well.

## Overall Water System

At this time, the system is composed of two (2) bladder storage tanks, one (1) 28-gpm well with 15-gpm well pump and appurtenances, as well as water services, valves and a blowoff. A general map of Whetstone Academy's existing water system is attached in Section III.

32-179 (10)

PERMIT TO CONSTRUCT AND OPERATE  
Onsite Wastewater System

File Nbr 2011020016  
County: Coosue

Name: PAUL MATHIS

Type Facility: BOARDING SCHOOL

Subdivision:

Block: Lot:

Address: 188 BRIANS LAKE RD  
MOUNTAIN REST, SC 29684

Site: 188 BRIANS LAKE RD  
MOUNTAIN REST, SC 29684

Program Code: 380

System Code: 380

TM# 080-00-01-018

Water Supply: PUBLIC

PERMIT TO CONSTRUCT SYSTEM SPECIFICATIONS

Daily Flow (gpd): 1470

LTAR: .40

Utilize existing 20' drainage

Tank Sizes (gal): Biotic Tank: 2500

Pump Chamber:

Grease Trap: 1000

Trenches: Length (ft): 822  
522' of 24" / 400' of 18"

Width (in): 36

Max. Depth (in): 48/30"

App. Depth (in): 28/14"

Min Pump Capacity:

gpm at 2' see notes

ft. of Head 2' see notes

SPECIAL INSTRUCTIONS/CONDITIONS

THIS PERMIT IS SITE SPECIFIC. ANY CHANGES TO THE SYSTEM MUST BE APPROVED BY DHEC.  
ANY UNAPPROVED CHANGES WILL VOID THIS PERMIT.

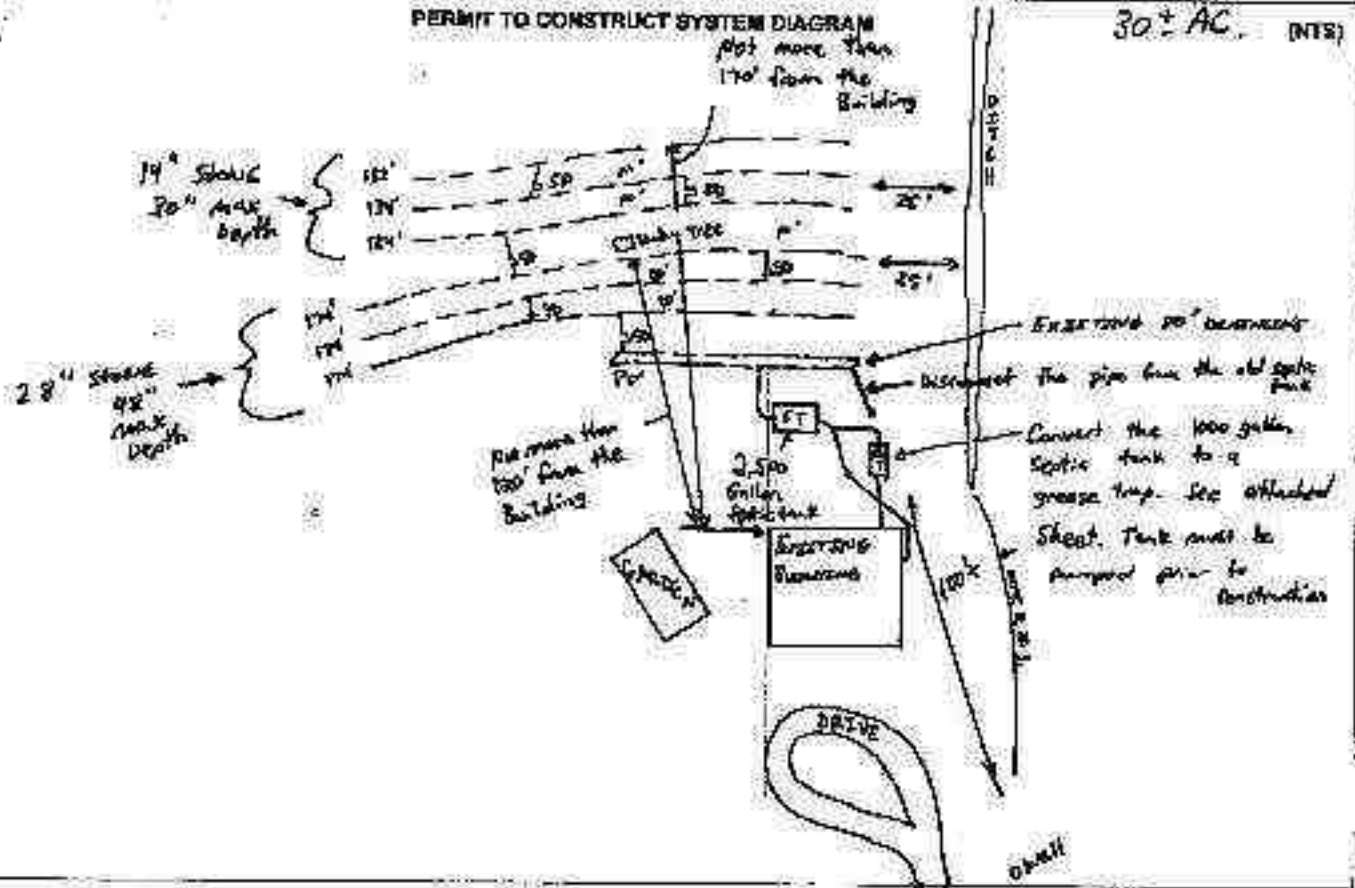
See Attached Page...

Installer must contact the Health Dept. at 638-4185 prior to beginning construction on the septic system.

PERMIT TO CONSTRUCT SYSTEM DIAGRAM

Not more than 170' from the Building

30'± AC. (NTR)



Issued/Revised By: Ray S. Bell

Date: 2-25-11

DHEC 1281 (2002008)

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.



# PERMIT TO CONSTRUCT AND OPERATE Onsite Wastewater System

File Number: 2011020018  
County: Ocean

### SPECIAL INSTRUCTIONS/CONDITIONS

THIS PERMIT IS SITE SPECIFIC. ANY CHANGES TO THE SYSTEM MUST BE APPROVED BY DHEC.

ANY UNAPPROVED CHANGES WILL VOID THIS PERMIT.

- KEEP THE THREE UPPER 28" STONE DRAINLINES WITHIN 120' OF THE EXISTING BUILDING (KEEP THE DRAINLINES ABOVE THE HOLLY TREE)
- KEEP THE THREE LOWER 14" STONE DRAINLINES WITHIN 170' OF THE EXISTING BUILDING (30" MAX DEPTH ON THE LOWER THREE DRAINLINES BELOW THE HOLLY TREE)
- KEEP THE DRAINLINES 25'+ FROM THE DITCH
- INSTALL THE DRAINLINES EXACTLY WHERE SHOWN
- PUMP THE EXISTING 1000 GALLON SEPTIC TANK AND CONVERT IT INTO A GREASE TRAP (SEE ATTACHED SHEET)
- SET A NEW 2500 GALLON SEPTIC TANK
- PLACE ALL KITCHEN WASTE INTO THE GREASE TRAP
- RESTROOM WASTE WILL BYPASS THE GREASE TRAP AND GO DIRECTLY INTO THE SEPTIC TANK
- WASTE LEAVING THE GREASE TRAP WILL THEN NEED TO ENTER THE SEPTIC TANK
- USE THE EXISTING 80' DRAINLINE AND INSTALL 522' OF ADDITIONAL 28" STONE DRAINFIELD AND 400' OF ADDITIONAL 14" STONE DRAINFIELD
- DRAINLINES MUST FOLLOW LEVEL SURFACE CONTOURS
- USE STEP-DOWNS BETWEEN LINES
- DO NOT DRIVE OR PARK OVER THE SEPTIC SYSTEM
- KEEP THE SEPTIC SYSTEM 5'+ FROM THE FOUNDATION AND PROPERTY LINES
- DRAINLINES MUST BE 10'+ ON CENTER
- SEPTIC SYSTEM MUST BE KEPT 100'+ FROM THE WELL

Issued/Revised By: Ray S. Bell

Date: 2-25-11

**SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL**  
**PERMIT TO CONSTRUCT - CERTIFICATE OF FINAL APPROVAL**  
**INDIVIDUAL SEWAGE TREATMENT AND DISPOSAL SYSTEM**

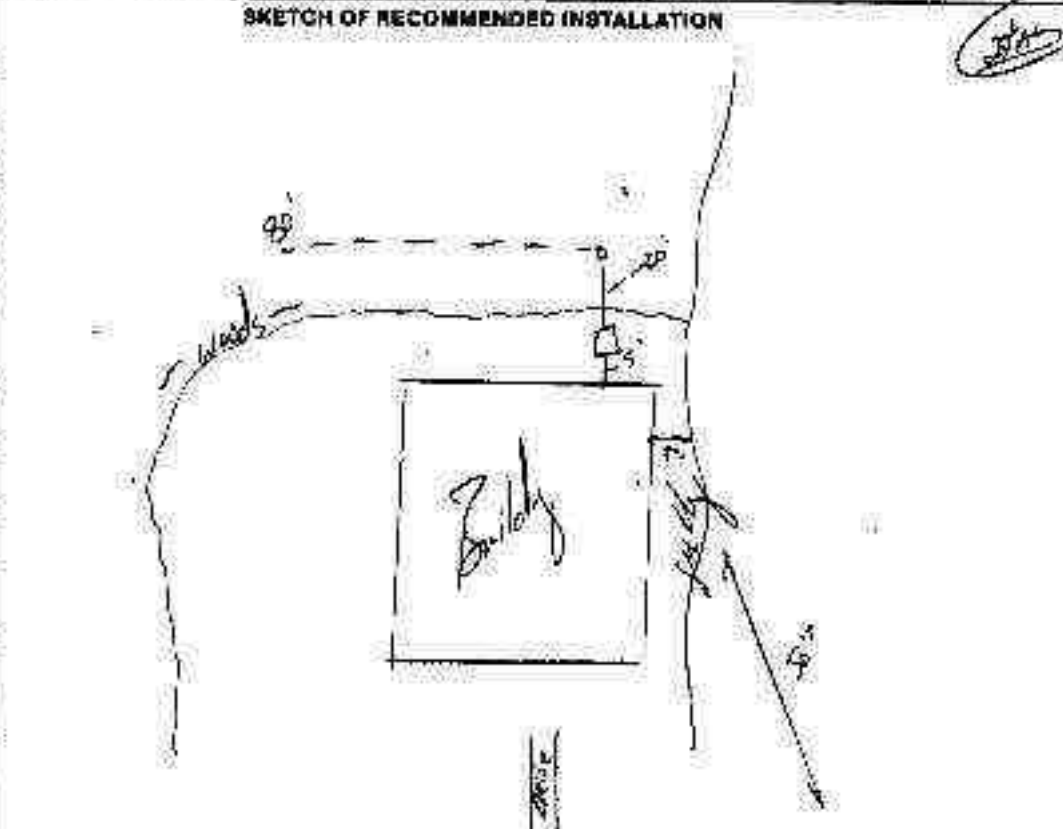
*M58613*

Permit No 91020050 Type Facility Residential (Private Shop) System Category 360  
 Name Brian J. & Kim O. Kauer Mailing Address 471 Berkeley Dr. Clemson, SC 29631  
 Subdevelopment \_\_\_\_\_ Street CH-38 Block F-5 Lot \_\_\_\_\_ Type Water Supply Private

**SYSTEM SPECIFICATIONS**

Max. Est. Daily Flow N/A  
 Loading Rate 0.5  
 Tank Size(s) 890 gal.  
 Trenches: Length 80'  
 Width 36"  
 Max. Depth N/A  
 Stone Depth 14"  
 Min. Pump Capacity N/A gpm  
 at N/A ft. of Head

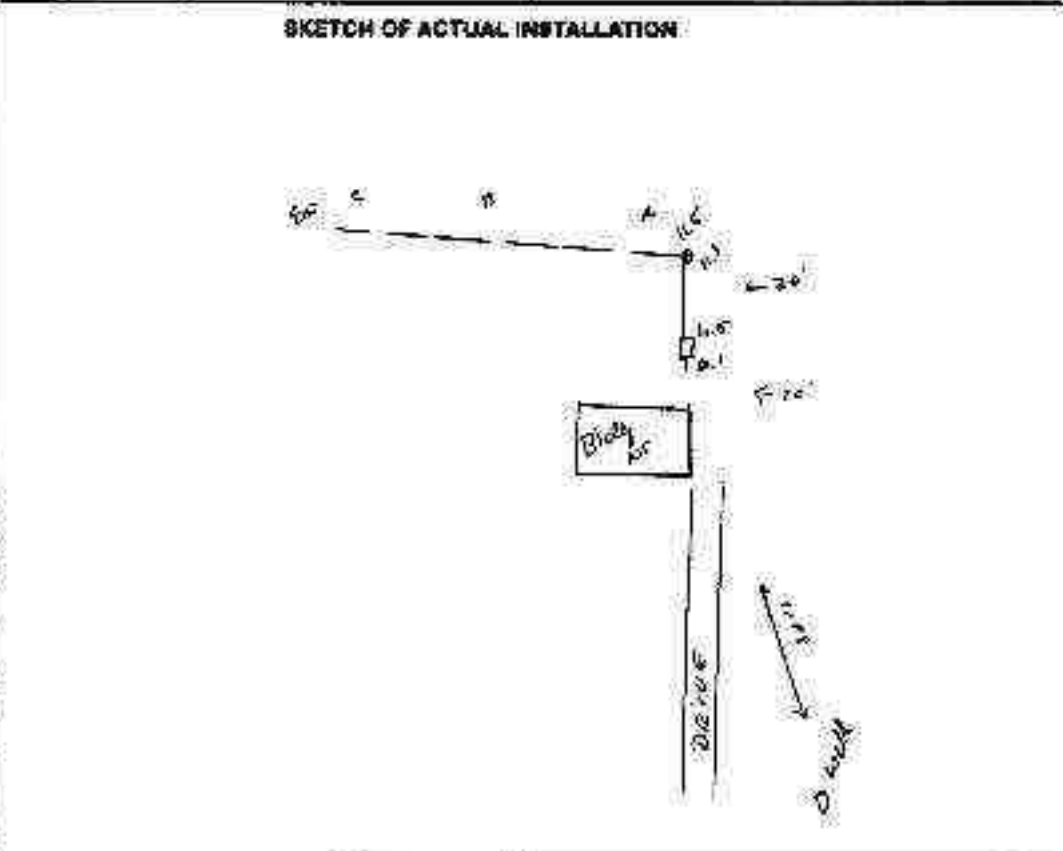
**SPECIAL INSTRUCTIONS/CONDITIONS**  
 \*\*\*Keep system 50' from well.



**ACTUAL INSTALLATION**

Installer Mosley  
 Tank(s) Mfg. Ovee  
 Pipe Mfg. Hansen  
 Well Installed  Yes  No  
 Nearest Actual Distances from System to:  
 Well 50'  
 Foundation 20'  
 Property Line 5'  
 Impoundment N/A  
 Stream N/A

Line No.	Grade Readings		
<u>1</u>	<u>7</u>	<u>8</u>	<u>9</u>
<u>10.7</u>	<u>16.6</u>	<u>19.9</u>	
<u>36</u>	<u>25</u>	<u>24</u>	



THIS CERTIFICATE OF FINAL APPROVAL IN NO WAY GUARANTEES THE LIFE OF THE SYSTEM OR THAT IT WILL FUNCTION PROPERLY UNDER ANY OR ALL CONDITIONS.

ISSUED BY: [Signature] Date 2/26/91 APPROVED BY: Donall Cantle Date 12 Jan 91  
 DHEC 1750 (REV. 12-83)

20070

SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL  
PERMIT TO CONSTRUCT-CERTIFICATE OF FINAL APPROVAL  
INDIVIDUAL SEWAGE TREATMENT AND DISPOSAL SYSTEM

Application date: 02/26/96

BRIAN KAUER  
PO BOX 61  
186 BRIANS LAKE RD  
MT. REST SC 29664  
Water Supply: WELL  
Receipt No: L92990

Facility: HOUSE  
Fee Amount: \$60.00

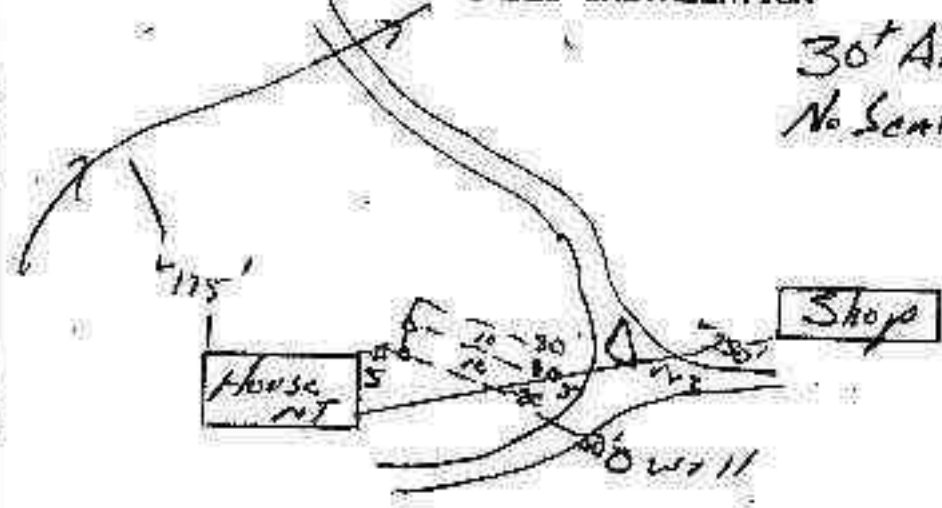
Subdivision:  
Lot and Block No:  
Tax Map Number: 080-00-01-018  
Site: BRIANS LAKE RD  
Contractor: *self*  
Frank Number:

130

SYSTEM SPECIFICATIONS

Est. Daily Flow: 360 gpd  
Loading rate: 0.50 g/ft<sup>2</sup>  
Tank Size(s): 1000 gal  
Permitted System: 100  
Permit Date: 02/26/96 By: 12

SKETCH OF RECOMMENDED INSTALLATION



Trenches: No: 3  
Total length: 240 ft  
Width: 36 in  
Maximum depth: 48 in  
Material: STONE  
Depth: 14 in  
Min pump cap: \_\_\_\_\_ gpm  
at \_\_\_\_\_ ft head.

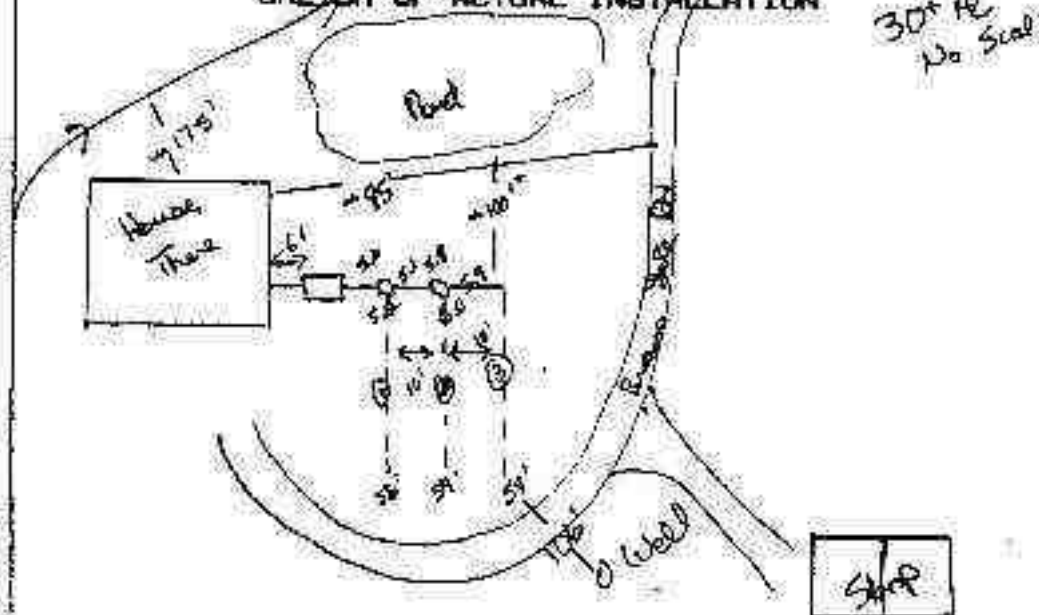
SPECIAL INSTRUCTIONS

Keep STS 50'  
From Well & Creek

ACTUAL INSTALLATION

Tank Manufacturer: \_\_\_\_\_  
Pipe Manufacturer: \_\_\_\_\_  
Pump Manufacturer: \_\_\_\_\_

SKETCH OF ACTUAL INSTALLATION



Nearest Actual Distances to:  
Well: 106 ft  
Foundations: 6 ft  
Property Line: 5 ft  
Stream: 200 ft  
Impoundment: 100 ft

Line No.	Grade Readings
1	4.4 4.4 4.4
2	5.0 5.0 5.0
3	5.6 5.6 5.6
Cover	
1	2' 2' 2'
2	1' 1' 9"
3	1' 1' 9"

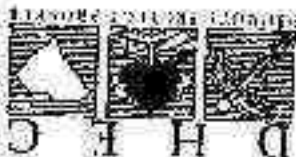
APPROVE IN NO WAY GUARANTEES THE LIFE OF OR SYSTEM OF THIS IT SHALL FUNCTION PROPERLY UNDER ANY OR ALL CONDITIONS.

Issued by: \_\_\_\_\_ Date: 02/26/96 Code Number: 12

Approved by: Maurice B. Jones Date: 10/16/96 Code Number: 25

DCONEE COUNTY HEALTH DEPARTMENT  
WALHALLA, SC 29691  
200 BOOKER DR  
(803) 638-4185

32-179 (10)



Division of Environmental Health Control  
Protecting and promoting the health of the people of the state of Georgia

**DRINKING WATER**

**FINAL APPROVAL TO PLACE INTO OPERATION**

**ISSUED TO: WHESTONE ACADEMY**

186 BRIANS LAKE RD  
MOUNTAIN REST SC 29664-9111

for the operation of a potable water system permitted under Construction Permit No. 28272-WS dated February 06, 2012, as described below:

**PROJECT NAME: WHESTONE ACADEMY WATER SYSTEM**

**COUNTY: Oconee**

**PROJECT DESCRIPTION:** Conversion of an existing residential well to a public supply well by installing a 4" packer, additional front and upating piping.

**WATER PROVIDED BY: Whetstone Academy**  
**SYSTEM NUMBER: 3770106**

**SPECIAL CONDITIONS: None**

This operation approval is based on the engineer's letter of certification signed on April 03, by Adam Hogan, P.E., South Carolina Registration No. 25472.

**DATE ISSUED: June 20, 2012**

**Stephanie A Hackett, District Engineer Associate**  
Region 1 Greenwood EOC

cc: Shawn Clarke, Bureau of Water  
Local Health Department  
Adam Hogan, Goldie and Associates

**SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL**  
Region 1

Serving Asheville, Anderson, Edgefield, Greenwood, Laurens, McCormick, Oconee and Saluda Counties  
Anderson EOC Office • 2514 HELLION HWY • ANDERSON, SC 29621 • Phone: 864-264-5569 • www.scdhec.gov

# I. DESCRIPTION OF WATER SYSTEM

32-179(10)

- A. System Type: *Non-Transient, Non-Community*
- B. Distribution System Classification: *Group II, Distribution Operator Grade "B", or as otherwise determined by the South Carolina Department of Health and Environmental Control, per South Carolina Code of Laws 44-55-40 (L) and 40-23-310*
- C. Maximum Number of Allowable Taps: *2*
- D. Reliable System Capacity: *38400 gallons per day*
- E. Surface Water Treatment Facilities: *None*
- F. Groundwater Sources/Treatment Facilities:

Well Name	Latitude/Longitude	Well ID	Yield (gpm)	Capacity (gpd)	Treatments
Whetstone Academy Well 1	UNKNOWN	G37282	40	38400	NO TREATMENT/ NOT APPLICABLE

- G. Master Meter Connections: *None*
- H. Emergency Sources of Water: *None*
- I. Distribution Treatment Facilities: *N/A*
- J. Storage Capacity:

Type of Storage	Total Capacity
Elevated (million gallons)	0
Ground (million gallons)	0
Pressure (thousand gallons)	0

# Public Water System OPERATING PERMIT

Issued in accordance with the provisions of the State Safe Drinking Water Act (SDWA) (S.C. Code Ann. § 44-55-10 et seq., 1976) and the State Primary Drinking Water Regulations (SPDWR) (R.61-58).

This Permit is Issued to: *WHEYSTONE ACADEMY*  
CONTACT: *SHARON STRICKLAND*

For the Operation of a Public Water System Serving: *WHEYSTONE ACADEMY*

County: *Oconee*

Public Water System Name: *WHEYSTONE ACADEMY*

Permit Number: *3770106*

Date of Issuance: *August 21, 2013*



Jeffrey P. deBessonnet, P.E., Director  
Water Facilities Permitting Division





**Facility Plan**  
**for**  
**Whetstone Academy Water System**

**Goldie & Associates**  
**Project #1444.1**

## Facility Plan

### **Assessment of Water Needs**

Whetstone Academy wishes to upgrade an existing, private residential well for use as a public water system. The site is located off of Briens Lake Road, in Mountain Rest in Oconee County. The Academy will be for approximately 40 students at its future, build-out capacity. Facilities will include a bunkhouse with bathrooms and a commercial kitchen, and a residence with a kitchen & bathrooms.

Ameens was used to determine an instantaneous demand of 40 gallons per minute (gpm) for the entire site. Please see the attached calculations for further detail.

### **Alternatives to a Well System**

The City of Walhalla has a water system approximately 13.5 miles from the site (see attached location map). At this time we are uncertain whether Walhalla has the capacity to serve the project.

### **Conclusions**

At this time we recommend that a new water system be allowed for this site. If after drilling the wells, it becomes apparent that the capital costs for the proposed system is comparable to extending the City of Walhalla's water system to the site, then we will reconsider this application.

# Whetstone Academy Water System

Goldie & Associates Project #1444.1

## Water System Demand

From Ameen's Table IV: Institutional Water Consumption

**TABLE IV**  
Institutional Water Consumption

Type of Institution	Gallons Per Person Per Day
Boarding Schools, Elementary	75
Boarding Schools, Senior	100
Clubs, Civic	2
Clubs, Country	25
Clubs, Civic	2
College, Day Students	25
College, Junior	100
College, Senior	100
Elementary Schools	25
Hospitals	200
Junior and High Schools	25
Meeting Houses	100
Palaces	25
Residing House	100
Summer Camps	20

Whetstone Academy  
Students

Persons  
40

GPD/Person  
100

Totals (GPD)  
4,000

# Whetstone Academy Water System

Goldie & Associates Project #1444.1

## Water Supply Design

### • Required Well Supply (based on all wells pumping):

Average Daily Demand (ADD) = 4,100

Safety Factor = 1.25

Pumping Time (in day) = 2.0

Required Well Supply (gpm) = 2,000

### • Available Well Supply:

Well #1 Yield Rate = 40 gpm

(based on full yield)

Total Well Yield = 40 gpm

The well supply is sufficient to serve the development.

# Whetstone Academy Water System

Goldie & Associates Project #1444.1

## Waterline Calculations

From Arson's Table XVI: Instantaneous Demands for Institutions

**TABLE XVI**  
Instantaneous Water Demands for Institutions

Type of Institution	Rate of Flow Demand
Boarding Schools	1.0 gpm per student
Colleges	0.25 gpm per room
Overseas	0.25 gpm per room
Cities, State	0.25 gpm per room
Cities, County	0.25 gpm per room
Hospital	0.25 gpm per room
Nursing Home	0.25 gpm per room
Prison	0.25 gpm per room
Washing Houses	1.0 gpm per room
General Camps	0.25 gpm per room

Instantaneous Water Demand - Flow, GPM			
Number of Students	GPM Per Student	Number of Rooms	GPM Per Student
100	1.0	400	0.25
100	0.75	400	0.25
200	0.5	1,000	0.25
300	0.33	1,200	0.25
400	0.25	1,400	0.25
500	0.2	1,600	0.25
600	0.17	1,800	0.25
700	0.14	2,000	0.25

### Instantaneous Demand

# Students	Flow per Campus (gpm)	Flow (gpm)
40	1.0	40

### Flushing Flow Demand

20% of ID + Required Flushing Flow

$$20\% (40 \text{ gpm}) + 27 \text{ gpm (3.4* flowoff)} = 35 \text{ gpm}$$



Catherine E. Terpsitoun, Director

*Promoting and protecting the health of the public and the environment.*

June 04, 2014

SHARON L STRICKER  
WHETSTONE ACADEMY  
PO BOX 87  
MOUNTAIN REST SC 29664-0087

RE: WHETSTONE ACADEMY, Oconee County  
File Number: 37-14-05-03  
NPDES Coverage Number: SCR10U251

Dear Sharon L Stricker:

The Department of Health and Environmental Control (Department or DHEC) has approved the Stormwater Pollution Prevention Plan (SWPPP) for the referenced project on **June 04, 2014**. Based on your submission of the Notice of Intent (NOI) and in accordance with the NPDES General Permit for Stormwater Discharges from Construction Activities SCR100000 (CGP), this project has been granted coverage under the CGP. This project's general permit coverage number is **SCR10U251**. The total disturbed area for this site is **.7 acres**.

Because this project is part of a larger common plan for development or sale (LCP), all applications for future land-disturbing activities that are part of this LCP (phases, outparcels, etc.) should include the above-referenced file number (37-14-05-03), NPDES coverage number (SCR10U251), and project name WHETSTONE ACADEMY.

The CGP can be downloaded at the following website: <http://www.scdhec.gov/Environment/docs/CGP-permit.pdf> or you may request a copy from us via email ([stormwatercgp@dhec.sc.gov](mailto:stormwatercgp@dhec.sc.gov)). You are responsible for ensuring your contractor(s) complies with the approved SWPPP and the minimum requirements of the CGP. Also, you are responsible for overall compliance with the Storm Water Management and Sediment Reduction Act of 1991 (1991 Act), SC Pollution Control Act, and the Federal Clean Water Act (CWA). Failure to comply with the approved SWPPP or applicable statutes and regulations may result in enforcement actions.

You must notify this DHEC EQC Regional Office prior to starting any land-disturbing activity. The address and telephone number of the EQC office are as follows:

Anderson EQC Office  
220 MCGEE RD  
ANDERSON SC 29625-2147  
864-260-5569

Inspections of this site must be performed by qualified personnel as described in Section 4.2.E of the CGP.

You should be aware that this approval is only applicable for the SWPPP that was submitted for this project. Any additional construction or land disturbing activity beyond the scope of the approved plans is not authorized. Any future work for this project not shown in the stamped, approved plans will require that you submit another site plan for review and approval. All major modifications require review and approval by the Department. Minor modifications to the approved SWPPP may be made by the SWPPP preparer and do not require review and approval by the Department; these changes should be signed and dated by the SWPPP preparer. If you have a question about whether a modification is major or minor, contact the Stormwater Permitting Section at (803) 898-4300.

A copy of the stamped, approved SWPPP (including a copy of the CGP, contractor certifications, inspection records, rainfall data, etc.), NOI, and CGP coverage letter from DIFHC must be retained and available at the construction site (or accessible within 30 minutes during normal business hours) from the date of commencement of construction activities to the date of final stabilization. If an on-site location is unavailable to store the SWPPP when no personnel are present, notice of the plan's location must be posted near the main entrance at the construction site.

All contractors who will conduct land-disturbing activities at the site must complete a Contractor Certification Form. You are also responsible for listing all contractors in the SWPPP and for holding a pre-construction conference with each contractor before they can conduct land-disturbing activity at the site.

The Department may conduct periodic inspections of your site. Any violations found during these inspections may result in enforcement action.

This NPDES coverage should be terminated by the permittee when one of the conditions listed in Section 5.1 of the CGP has been met. You must submit a Notice of Termination (NOT) to cancel your NPDES coverage under the CGP. Please see section 5.1 of the CGP for additional information required to be submitted with the NOT.

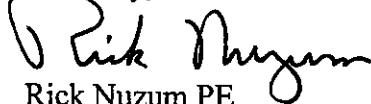
You are responsible for obtaining any other federal, state, or local permit that may be required for this project. In particular, any permits through the U.S. Army Corps of Engineers for the placement of fill material in Waters of the United States. Please note we have not sent a copy of this letter to any county or city building official. You must send a copy of this letter to these agencies, if necessary.

If material excavated during construction activities leaves the site, a mine operating permit may be needed. You are responsible for contacting the Mining and Reclamation Section to determine if a mining permit is required for the site. The Mining and Reclamation Section can be reached at (803)896-4261 or via e-mail at [AskMining@dhc.sc.gov](mailto:AskMining@dhc.sc.gov).

Please see the enclosed "Guide to Board Review" document for information about the procedures for appealing this NPDES coverage.

If you have any questions or cannot access the referenced websites, please call me at 803-898-4034.

Sincerely,

A handwritten signature in black ink that reads "Rick Nuzum". The signature is written in a cursive style with a large, stylized initial "R".

Rick Nuzum PE  
Stormwater Permitting Section

CC: Patrick M Rivers—LAND PLANNING ASSOCIATES INC  
Anderson EQC Office





**NOTICE OF INTENT (NOI)**  
 For Coverage(s) of Primary Permittees  
 Under South Carolina NPDES General Permit  
 For Stormwater Discharges From Construction Activities SCR100000  
 (Maintain As Part of On-Site SWPPP)

**For Official Use Only**  
 File Number: 37-14-05-03  
 Permit Number: SCR10 0251  
 Submittal Package Complete:

SOUTH CAROLINA  
 DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL  
 ENVIRONMENTAL QUALITY CONTROL  
 STORMWATER PERMITTING SECTION  
 APPROVED - FOR CONSTRUCTION ONLY

DHEC PERMIT # SCR100251  
 FILE # 37-14-05-03  
 DATE ISSUED 06/04/14  
 BY David Ylangama

Submission of this Notice of Intent constitutes notice that the Applicant identified in Section II intends to be authorized as a Primary Permittee in the state of South Carolina under NPDES General Permit SCR1000000. Fees required for review and NPDES coverage of each application type are as listed on page 2 of the instructions.

Date: 05/09/2014  
 Project/Site Name: Whetstone Academy County: Greene  
 (Modification or Change of Information Only; Prior Approved NPDES Permit or File Number: \_\_\_\_\_)

Do you want this project to be considered for the Expedited Review Program (ERP)?  Yes or  No (See Instructions)

**I. Notice of Intent (NOI) Application Type(s)**

A. Project (Application/Review) Type(s) (Select All that apply):  
 New Project (Initial Notification) Ongoing Project:  Permitted or  Un-Permitted  
 Late Notification  Low Impact Development (LID) or Project Design Above Regulatory Requirements  
 New Owner/Operator or Company Name Change (see Instructions, attach Form A (Transfer of Ownership))  
 Major Modification: (see Instructions, attach Form B (Major Modifications))  
 MS4 Project Review  
 Ocean and Coastal Resource Management (OCRM) Review  
 Change of Information/Other (Specify): \_\_\_\_\_

B. If Applicable, identify the entity designated as MS4 Reviewer and MS4 Operator (i.e., Lexington County, City of Greer, etc.): MS4 Reviewer \_\_\_\_\_ MS4 Operator \_\_\_\_\_

**II. Primary Permittee Information**  Change of Information

Person or  Company If a Company, are you a  Lending Institution or  Government Entity?  
 Company EIN (if applicable): EIN: 48-4012082

A. Primary Permittee Name: Whetstone Academy, LLC  
 Mailing Address: PO Box 87 City: Mountain Rest State: SC Zip: 29884  
 Phone: 864-638-6005 Fax: 864-638-6069 Email Address: 361crk@whetstoneacademy.org

B. Contact /ODSA Name (if different from above OR if owner is a company):  
 Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email Address: \_\_\_\_\_

C. Property Owner Name (if different from above): Michael A Fischer and Jean C Stein Family  
 Mailing Address: 22 Inwood Manor City: San Antonio State: TX Zip: 78248  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email Address: \_\_\_\_\_

**III. Comprehensive Stormwater Pollution Prevention Plan (C-SWPPP) Preparer Information**  Change of Information

A. C-SWPPP Preparer Name: Patrick M. Rivers, P.E.  
 B. Registered Professional  Engineer  Landscape Architect  Tier B Land Surveyor S. C. Registration #: 19855  
 C. Company/Firm Name: Land Planning Associates, Inc. S. C. COA #: 02120  
 Mailing Address: 110 West 1st Avenue, Suite A City: Easton State: SC Zip: 29840  
 Phone: 864-242-8072 Fax: 208-730-8214 Email Address: pat@lpa-usa.com

**IV. Project/Site Information**  Change of Information

A. Type of Construction Activity(ies) (Select all that apply):  
 Commercial  Industrial  Institutional  Mass Grading  Linear  Utility/Infrastructure  
 Residential: Single-family  Residential: Multi-family  Multi-use (Commercial & Residential)  
 Site Preparation (No New Impervious Area)  Other (Specify): \_\_\_\_\_

B. Site Address/Location (street address, nearest intersection, etc.): 185 Briens Lake Road  
 City/Town (if in Inst.): \_\_\_\_\_ Zip Code: 29664  
 Latitude: 34° 51' 23" N Longitude: - 83° 11' 19" W (Source:  GPS  Web Site: Google Earth  
 Tax Map Number (s) (if any): 080-09-01-018

Site located on Indian Land?  Yes  No

Proposed Start Date: 08/01/2014

Proposed Completion Date: 08/31/2014

Disturbed Area (nearest tenth of an acre): 0.7

Total Area (acres): 58.81

F. Modification Only (nearest tenth of an acre): **Disturbed Area: Current (Approved) Area:**

**Disturbed Area Change (Increase Only):** Total Disturbed Area (After Change):

G. Is this project part of a Larger Common Plan for Development or Sale (LCP)?  Yes  No

LCP/ Overall Development Name: Whetstone Academy

Check here if this is the first Phase.

Previous State Permit/File Number:

Previous NPDES Coverage Number: SCR10

H. Any Flooding Problems exist downstream of or adjacent to this site?  Yes  No (If yes, provide detailed description of flooding problems and applicable floodway/flood zone information in the C-SWPPP).

I. Active S.C. DHEC Warning Notice, Notice to Comply or Notice of Violation for this site or LCP?  Yes  No

J. List Relevant State and Federal Environmental Permits or Approvals applied for or obtained for this site (e.g., ECBA, USACOE, Nationwide, etc.). If None, list None.

K. Any Waiver(s)/Variances/Exceptions Requested for this Project? (If yes, identify below and include Waiver Request and Justification in the C-SWPPP for each proposed request).

1. Small Construction Activity Waiver(s) From NPDES permitting (Section 1.4 & Appendix B)?  Yes  No  
If yes, identify requested waiver:  Rainfall Excessivity Waiver  TMDL Waiver  Equivalent Analysis Waiver

2. Detention Waiver (7-302(B))?  Yes  No

3. Other (Specify):

V. Waterbody Information (Attach additional sheets) as needed

Change of Information

A. Receiving Waterbody(s) (RWB) Information (List the nearest and next nearest receiving waterbodies to which the sites stormwater discharges will drain. If stormwater discharges drain to multiple waterbodies, list all such waterbodies).

1. Name of Receiving Waterbodies (RWB)	2. Distance to RWB (feet)	3. Classification of RWB
a. Nearest: <u>Whetstone Creek</u>	1,400	TN
b. Next Nearest: <u>Chatahoochee River</u>	28,700	CRW
c. Coastal Zone ONLY: Coastal Receiving Water (CRW):		Not Applicable
d. Other Waterbodies:		

B. Waters of the U.S. / State Information (Attach additional sheets) as needed

Waters of the U.S. / State	1. On the site?	2. Delineated/ Identified?	3. Impacts?	4. Amount of impacts
a. Jurisdictional wetlands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	Ac
b. Non-jurisdictional wetlands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	Ac
c. Other Water(s):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	Ac Feet
d. Coastal Zone ONLY: Direct Critical Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	Ac Feet

5. If yes for Impacts in B.3, describe each impact and activity, and list all permits (e.g., USACOE Nationwide Permit, DHEC General Permit) and certifications that have been applied for or obtained for each impact:

C. S.C. Navigable Waters (SCNW) Information (Section 2.4.5) The Department will address any issues related to State Navigable Waters' Program under SC Regulation 19-450 during the review of the C-SWPPP for activities that will NOT require a 404 permit or a 401 certification. (Attach additional sheets) as needed.

1. Are S. C. Navigable Waters (SCNW) on the site?  Yes  No

a. If no, do not complete this question. Proceed to Section D (Impaired Waterbodies).

b. If yes, provide the name of S.C. Navigable Waters (SCNW) on the site:

2. If yes for C.1, will construction activities cross over or occur in, under, or thru the SCNW?  Yes  No

If yes, describe SCNW activities (e.g., road crossing, sub-aqueous utility line, temporary or permanent structures, etc.) and proceed to Section C.3:

3. Identify permits providing coverage of SCNW activities proposed for your site. If NONE, list none.

Permits/Certifications	Permit or Certification No.	Corresponding Covered SCNW Activity(ies)
a. DHEC General/ Other DHEC Permit		
b. USACOE 404 Permit or 401 Certification		
c. SCNW Permit If applied for or issued, identify Date applied for or issued:		<input type="checkbox"/> All Activities or <input type="checkbox"/> Some Activities (Describe):
d. If a SCNW Permit has NOT been applied for provide an additional plan sheet that shows plan and profile views (drawn to scale) of the SCNW and associated activities. Include a description of all proposed activities on this plan.		

3(d) Listed Impaired Waterbodies

a. Name of Nearest DHEC Water Quality Monitoring Stations (WQMS)(s) that receives stormwater from your construction site and/or thru an MS4 and the Name of the Corresponding Waterbody?		b. Is this WQMS(a) listed on the most current 303(d) List? If No, proceed to Section 2 of this table. If Yes, complete items c thru f.	c. List the pollutant(s) identified as "CAUSES" of the impairment?	d. Will any pollutants causing the impairment be present in your site's construction stormwater discharges?	e. If yes for d, list the "USE SUPPORT" impairment(s) affected by the pollutant(s) identified in c.
Nearest DHEC WQMS(s)	Corresponding Waterbody	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
MC-03	Whatahoga Creek	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	310	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	N/A
		<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
		<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	

f. If yes for d above, will use of the BMPs proposed for your project ensure the site's discharges will NOT contribute to or cause further WQS violations for the impairment(s) listed in c?  Yes  No  
 (NOTE: if no for f, this site is NOT eligible for coverage under the CGP). See instructions.

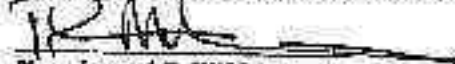
2. TMDL Impaired Waterbodies

a. Name of Nearest DHEC Water Quality Monitoring Stations (WQMS)(s) that receives stormwater from your construction site and/or thru an MS4?	b. Has a TMDL(s) been developed for this WQMS(s)? If No, identify as such below and proceed to Section VI. If Yes, complete items c thru f of this table.	c. If yes for b, what pollutants are listed as "CAUSES" or causing the impairment?	d. If yes for b, has the standard been "ATTAINED" or "Fully Supported" for the impairment(s)?	e. If no for d (Not Attained), will any pollutants causing the impairment be present in your site's construction stormwater discharges?
MC-03	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

f. If yes for e above, are your discharges consistent with the assumptions and requirements of the TMDL(s)?  Yes  No  
 (NOTE: if no for f, this site is NOT eligible for coverage under the CGP). See instructions.

VI. Signatures and Certifications DO NOT SIGN IN BLACK INK! Read the Certifications below (in entirety). Provide date, printed name, and signatures below. If you are a New Owner/Operator, as Primary Permittee you must also sign and date the applicable Comprehensive SWPPP Acceptance & Compliance Agreement below.

**C-SWPPP PREPARER:** "One copy of the C-SWPPP, all specifications and supporting calculations, forms, and reports are herewith submitted and made a part of this application. I have placed my signature and seal on the design documents submitted signifying that I accept responsibility for the design of the system. Further, I certify to the best of my knowledge and belief that the design is consistent with the requirements of Title 48, Chapter 14 of the Code of Laws of SC, 1976 as amended, pursuant to Regulation 72-300 et seq. (if applicable), and in accordance with the terms and conditions of SCR100000." (This should be the person identified in Section III).

Patrick M. Rivers, P.E.  19855  
 Printed Name of C-SWPPP Preparer Signature of C-SWPPP Preparer S. C. Registration #

**PRIMARY PERMITTEE:** "I or I (on behalf of my company and its contractors and agents), as the case may be, certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I understand that DHEC enforcement actions may be taken if the terms and conditions of the C-SWPPP are not met and I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violators."

"I or I (on behalf of my company and its contractors and agents), as the case may be, also hereby certify that all land-disturbing construction and associated activity pertaining to this site shall be accomplished pursuant to and in keeping with the terms and conditions of the approved plans and SCR100000. I also certify that a responsible person will be assigned to the project for day-to-day control. I hereby grant authorization to the to S. C. Department of Health and Environmental Control (DHEC) and/or the local implementing agency the right of access to the site at all times for the purpose of on site inspections during the course of construction and to perform maintenance inspections following the completion of the land-disturbing activity." (See Section 122.22 of S.C. Reg. 61-9 for signatory authority information.) Having understood the above information, I am signing this certification as Primary Permittee to the aforementioned NPDES general permit."

Sharon L. Stricker  Head of School  
 Printed Name of Primary Permittee Title/Position  
 5/14/14  
 Signature of Primary Permittee Date Signed

Sec 32-180 Board criteria for granting a special exception

- (1) Traffic flow from the facility shall not present a danger to local residents, motorists and pedestrians.
  - a. Our staff has been directed to follow a 15 mile per hour speed limit on the road coming to and from the facility.
  - b. We are coordinating all off campus trips in order to be as efficient as possible with our traffic.
- (2) Noise, lighting and activities carried out on the premises of the facility shall not present a nuisance to local residents.
  - a. We have reviewed with all staff and students to be mindful of noise levels and would ask that a call to management be made if any issue arises.
- (3) The residents of the facility shall not present any potential danger to local residents.
  - a. Whetstone Academy does not accept any residents who pose a danger to themselves or others. We do not accept any residents who have been adjudicated by the justice system.
  - (4) The residents of the facility shall reside in a safe and healthy environment.
    - a. Residents currently reside in a safe environment. We are in the process of upgrading their living quarters.

Sec 32-181 Distance Requirements

A group residential facility shall not be located within 1,000 feet of the nearest residence. Enclosed you will find an aerial map that will show a distance of 1,382 feet between our facility and the nearest residence.

Sharon,  
Please forward to the Zoning Board. Thanks, C.

To: The Zoning Board

My son recently graduated from Whetstone Academy after being a student there for just over a year. I cannot speak highly enough of Sharon Stricker and the entire staff at Whetstone.

I sent my then 13 year old son to Whetstone as he was suffering from depression, anxiety and low self-esteem and I was advised that he needed to go away to a therapeutic boarding environment. I looked at several schools and did not feel comfortable sending him away until I went to Whetstone. It immediately became apparent that it was the nurturing, loving, and supportive environment I wanted for my son. I did not want him to go to a "military" style or extremely strict school as his issues didn't warrant such. I didn't want him with "bad" kids as he wasn't a bad kid. He just had some emotional problems. And, I didn't want him at a school where parents just "dumped" their kids because they didn't want them at home. The kids at Whetstone are very much like Matthew, good kids with some emotional problems, with loving and supportive parents who are very much involved. And these kids were all very supportive of each other and seemed to bring out the best in each other.

After one year at Whetstone, my son is now home with a great smile and a sparkle in his eyes that I had thought was lost. Matthew worked very hard to get to this point and without the love, support and guidance of everyone at Whetstone he wouldn't be where he is today.

If you have any questions, please don't hesitate to contact me.

Best,  
Cheryl



Cheryl Brown  
Vice President Client Services and Executive Search  
BrightWell Talent Solutions  
cbrown@brightwelltalent.com  
763.404.849.9200

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Sharon,

We cannot thank you  
and your team enough for  
helping Ian find his way  
back. The process was ideal,  
nothing about it terrifying  
for us, and knowing he was  
in a place with you at  
the helm helped give us  
peace!

Thank you for all you  
do and have done for these  
boys. I feel like we have  
found Ian again. Your  
address, your guidance  
and your spirit are a  
blessing to these young  
men.

YOU **SO** ROCK

Fondly,

Amy + Annie

From: Arnie Mech  
Subject: To Whom it May Concern: Whetstone Building  
Date: July 18, 2014 at 5:23:22 PM EDT  
To: Sharon Slicker <Slicker@whetstoneacademy.org>  
Cc: [Redacted]

To Whom it May Concern:

I am writing to express my strong support for the proposed building at Whetstone.

I am a Board Certified Child and Adolescent Psychiatrist and researcher with thirty-seven years experience. I was on the faculty of the Menninger Clinic where I developed treatment programs. I have seen many treatment facilities and programs all over the country. Whetstone Academy is clearly among the best therapeutic boarding schools.

The students who receive care at Whetstone are good boys who need the wonderful milieu and relationships that the excellent staff provide on a daily basis. The school does not accept aggressive or violent children.

For decades, I have worked to educate people concerning depression, anxiety and developmental issues.

I would hate to see Whetstone's mission blocked by irrational prejudice.

Please allow this excellent school to complete its necessary building quickly. You should feel confident that the Whetstone team is doing amazing work and blessing children on a daily basis.

Sincerely,

Arnold W. Mech, M.D.

Board Certified in General Psychiatry,

American Board of Psychiatry and Neurology

Board Certified in Child and Adolescent Psychiatry,

American Board of Psychiatry and Neurology

Board Certified in Addiction Psychiatry,

American Board of Psychiatry and Neurology

Certified Addiction Medicine Specialist,

American Society of Addiction Medicine

Certified Eating Disorders Specialist,

International Association of Eating Disorders Professionals

Independent Clinical Trial Principal Investigator

Sent from my iPhone  
Arnie Mech, MD





Dear Sharon, Shawn and all staff.

I cannot find the words to express my gratitude for what you have done for my family. I had lost all of the joy of parenting my youngest son from the exhaustion of our constant arguments with him. My husband and I were adversaries when it came to decision-making. We finally made the decision to try a boarding school that would fit his needs. I cried all the way home. We came to our first parent conference weekend and met the staff who were working with our son. I was totally impressed with their patient explanations for the boys. In our parent meetings, the same staff started to take us on the journey to decompressing our tightly coiled nerves. We were shown ways to reconnect with our children. These incredible people who took over with our son when we had nothing left, are the dedicated staff of Whetstone Academy. Thank you for helping us become a family again. We will always be grateful.

Jean Stein

To begin with I didn't oppose Whetstone Academy since it was my understanding they would help children that was autistic, ADHD to live as normal a lifestyle as possible. Since that time I have been concerned with some issues I have witnessed. I was the person to report the skate board issue and later fast driving. I spoke about these issues at the last meeting but failed to state each time they ran a stop sign there were students aboard. My concern is not only for the community but also the students. From Sharon's statement the school is now for students that have been abused. I really think they also have some boys that are abusers . That concerns me even more. Also anything Sharon has stated seems to be misleading. She has a gift to make anything sound great but not exactly the way things are. AT the last meeting any issues bought forward, she could come up with a great sounding solution. We weren't there to discuss public schools, to be advised where to walk, etc. but to discuss the issues of the school and students. My biggest concern if it does expand to 32 students it will not be a better environment for the students. I am against any expansion for the health and safety for the boys as well as the community.

Thank you,  
Willard + Donna Jursin  
2604 Rocky Gap Rd.  
Mountain Rest, SC  
29664

## Deer County Zoning Board Member,

As we learn more about Whetstone Academy we have now become concerned as to the overall safety for the boys. We do not feel they are living in a safe and healthy environment.

We know there is no back-up emergency generator system for the bunkhouse. In this area it is known we will lose power several times a year and in a good scenario it will be out at least 3 to 4 hours, usually more. The boys will have no heating/air, no ventilation, no lights, etc.

There have been fire calls to the bunkhouse and the impression by the local volunteer "firemen" is not positive as to compliance with fire codes. They were assuming the Deputy State Fire Marshal was making inspections. As we checked we learn the Fire Marshal has never heard of them and that is because Whetstone is not licensed by anyone.

There have been NO fire drills; NO emergency disaster drills; NO plan for escape with extreme weather activity. If Whetstone were licensed this would be a quarterly event; documented, signed and dated. Are there fire extinguishers? Are they kept up to date? There is no oversight in this area of fire safety.

Do the foodworkers have health cards? Is there any documentation as to evidence of testing for tuberculosis for staff and entering student?

Is the pond water tested regularly? Whenever there is any water activities, boating or swimming, there should be a certified lifeguard on duty. I don't think this rule is followed.

We are learning that not only is Ms. Stricker enrolling the boys who have been bullied, she is enrolling the "bullies" also.

I question the leadership of Sharon Stricker for Whetstone Academy. At the Zoning Appeals Meeting on July 22 she stood up and stated "We have 24 boys and they are packed in like sardines". This was a misrepresentation. Her top enrollment has been 22 boys and 2 of those were day students. That leaves 20 boys. Only 16 boys have slept in the bunkhouse. The other 4 boys slept in the House/Office at the pond.

There was an incident in late May that the school lost power due to a large limb on a power line. This happened about 3:00 p.m. on Friday. The Blue Ridge Electric truck, when it responded about 4:30, immediately got stuck at the creek. Blue Ridge said it would be 4 to 5 hours before he could get back-up for the truck. Sharon Stricker came to Willard Turpin's house to tell him he needed to bring his bulldozer to pull out the Blue Ridge truck. She stated that she just had \$2,000 of meat delivered that morning and she had to have help. Not that she was worried about the boys without power in the bunkhouse. Mr. Turpin can not take his bulldozer down a paved road. He went with his backhoe and tree saw and was able to get the limb off the line. He was not able to pull the truck out. The Blue Ridge man was very insistent in having Mr. Turpin bring the bulldozer to get the truck out. Willard went back to his house, called another local farmer that had a tractor and large equipment trailer, came over, they loaded up the bulldozer and took it down the road. Willard went to the creek and started pulling the Blue Ridge truck out. It was a tough job and it was 9 o'clock and dark when they finally got the truck up from the ravine.

This was late May and to this day Sharon Stricker has not come to Willard to even say Thank You. She drives by the Turpin house twice a day going to work. Then we learn that it was not true about the \$2,000 of meat.

Regarding the claims by Whetstone to be affiliated with the Montessori System there seems to be no evidence this is true. There is no record that she has even applied to join which is a stringent three-year program to be affiliated.

The community feels Sharon Stricker deliberately misled all the residents as to her true plans for Whetstone Academy and her plans for enrolling 40 boys.

I have 7 grandsons and I can assure you they do not use profanity. They go to public schools and it is not used in their schools and it is not allowed on their soccer field or any of their other sports. The boys at Whetstone are at an extremely vulnerable stage in their lives – emotionally, mentally, and physically and I do not see how allowing profanity as an accepted daily routine can in any way help these boys to discover character, honesty and acceptable behavior to succeed in a life where they will communicate and work with others when they leave Whetstone.

This area of Oconee is a hidden treasure. Whetstone Academy came to this area because this was the kind of community the parents would see when they came to see the school. Now she is changing the dynamics of the neighborhood. We are very much against any expansion of the school and now we seriously question the validity of the school itself.

Thank you for your considerations.

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After retirement we wanted an retirement home that was in a quiet respectful neighborhood. We have always loved children and always been concerned for any child that has been neglected, abused or not taken care of. However we have put a lots of hard work in our home and enjoying this community. We have seen changes especially in the traffic. . It bothers me that a child going to Whetstone Academy has a tuition fee that is so high but living in conditions that might not be suitable living arrangements Since having the school here for the past 3 years I oppose the expansion of Whetsone Academy.

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