PB15-000001

Oconee County Planning Commission

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

Application for Plat Approval

Date: 1-5-15

I, Mary Kennedy ☐ owner ☐ agent of owner hereby make application to the Oconee County Planning Commission for approval of said plat to be recorded at the Oconee County Register of Deeds.

Property Owner(s): Elizabeth B Kennedy

Lot Number: Lot A, B & C Block Number:

Tax Map Number(s): 341-01-05-25, 23, 22, +21

Address (if known): Tugaloo Acres Cir.

Additional Notes or Issues (if any) such as floodplains, family transfer, recombination of lots, etc.: Consolidation of Lots 4 to 3

Is the tract or parcel of land restricted by any recorded covenant that is contrary to or conflicts with, or prohibits the proposed activity? (If yes, please provide a copy of the said covenants and restrictions along with confirmation that the proposed project has been released by the appropriate authority (s)) ☐ Yes ☒ No

Applicant's Name: Mary Kennedy

Address: 42 Lord Calvert Drive

Mailing Address (if different):

Phone Number: 843-509-5745 Fax Number: 843-571-2121

Signature: Date: 1-5-15

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.

Submit by Email

Oconee County Planning Commission

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

NOTICE OF APPEAL

Date: 1-5-15

I, Elizabeth B Kennedy (owner) (agent of owner)

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

Min Width Variance
Lot Size Variance
Density Variance

Reason for appeal: Re-Subdividing 5 Existing Lots into 3 Lots
Two Lots Have Existing Structures - Original Plat was done in 1962

Applicant's Name: Larry Kennedy

Address: Tugaloo Hts

Mailing Address (if different): 42 Lord Calvert Dr

Phone Number: 843-509-5745 Fax Number: 843-571-0121

Signature: _____

Please be advised that an Appeals Application Fee of $100 must be paid in full at the time the application is received by the Planning Department. Applicants shall be notified at the specified mailing address once a public hearing date is set.

PR15-000001

Oconee County Planning Commission

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

Application for Plat Approval

Date 1-5-15

I, Larry Kennedy ☐ owner ☐ agent of owner hereby make application to the Oconee County Planning Commission for approval of said plat to be recorded at the Oconee County Register of Deeds.

Property Owner(s): Elizabeth B Kennedy

Lot Number: Lot A, B & C Block Number:

Tax Map Number(s): 341-01-05-25, 23, 22, 21

Address (if known): Tugaloo Heights Cir.

Additional Notes or Issues (if any) such as floodplains, family transfer, recombination of lots, etc.: Resubdivision of lots 4 to 3

Is the tract or parcel of land restricted by any recorded covenant that is contrary to or conflicts with, or prohibits the proposed activity? (If yes, please provide a copy of the said covenants and restrictions along with confirmation that the proposed project has been released by the appropriate authority (s)). ☐ Yes ☒ No

Applicant's Name: Larry Kennedy

Address: 42 Lord Calvert Drive

Mailing Address (if different):

Phone Number: 843-509-5745 Fax Number: 843-571-2124

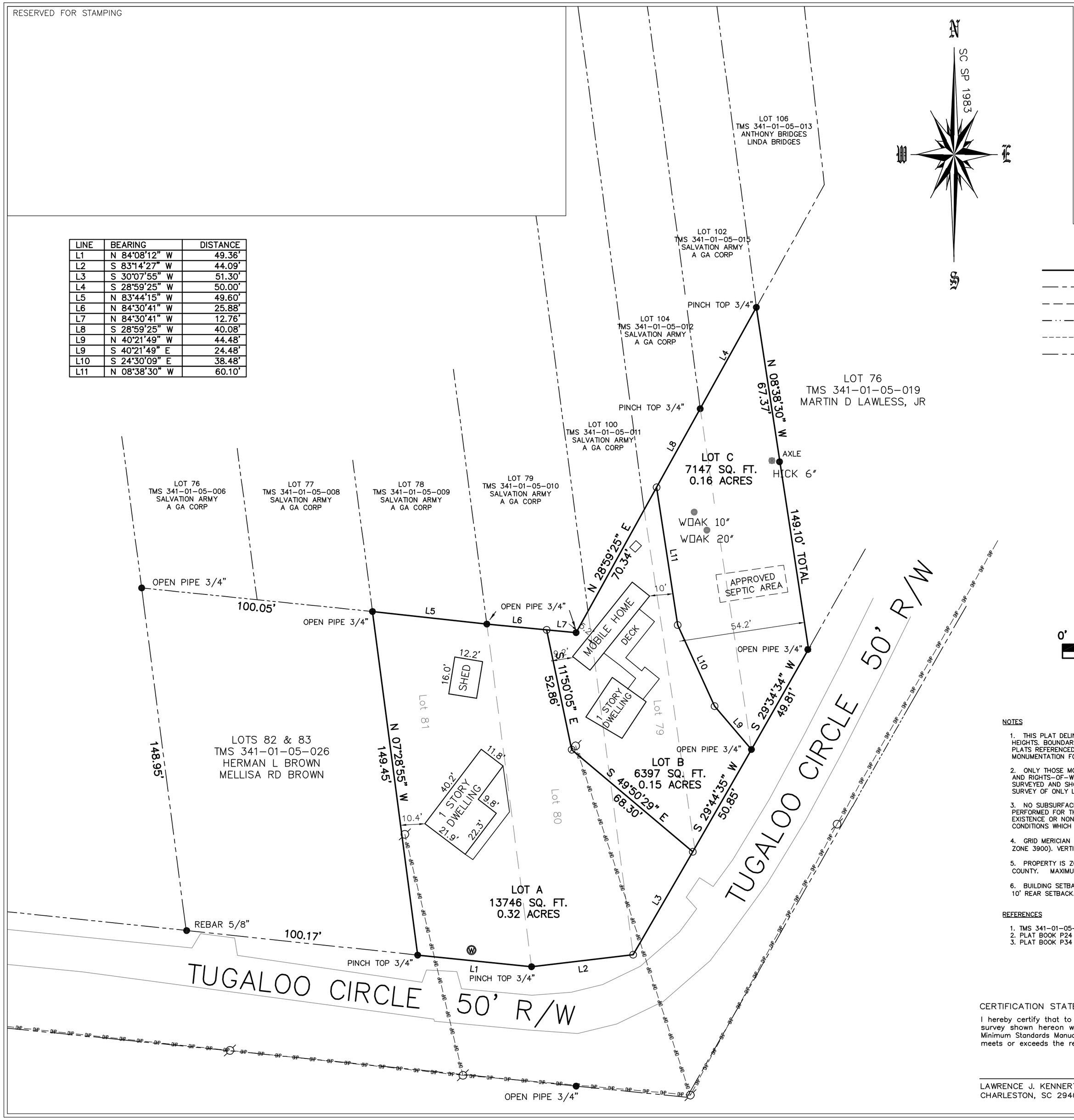
Signature: _____ Date: 1-5-15

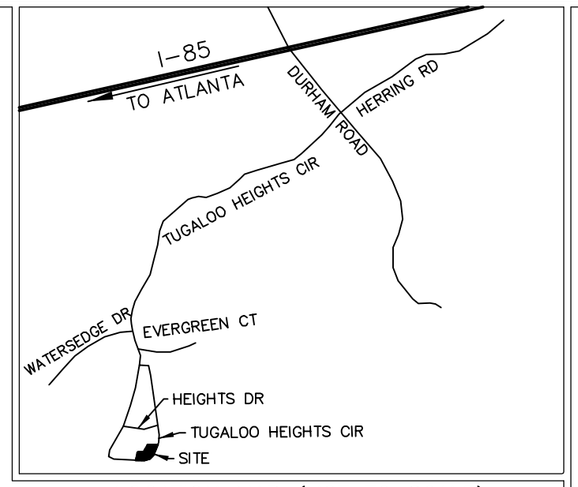
Please be advised that this is NOT A BUILDING PERMIT APPLICATION. Contact the the Oconee County Building Codes Office (864-718-1005) for more information on required building permits or applications.

Submit by Email

RESERVED FOR STAMPING

LINE	BEARING	DISTANCE
L1	N 84°08'12" W	49.36'
L2	S 83°14'27" W	44.09'
L3	S 30°07'55" W	51.30'
L4	S 28°59'25" W	50.00'
L5	N 83°44'15" W	49.60'
L6	N 84°30'41" W	25.88'
L7	N 84°30'41" W	12.76'
L8	S 28°59'25" W	40.08'
L9	N 40°21'49" W	44.48'
L9	S 40°21'49" E	24.48'
L10	S 24°30'09" E	38.48'
L11	N 08°38'30" W	60.10'





LOCATION MAP (NOT TO SCALE)

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- SETBACK LINE
- ADJACENT R/W LINE
- PROPERTY CORNER FOUND AS NOTED
- PROPERTY CORNER, 5/8" REBAR, SET
- WATER METER
- ELECTRICAL PEDESTAL
- STORM DRAIN MANHOLE
- TELECOMMUNICATIONS PEDESTAL
- CALCULATED PROPERTY CORNER
- PERC TEST SITE
- TEMPORARY BENCH MARK
- CONCRETE MONUMNENT FOUND
- SIGN
- POWER POLE
- UTILITY POLE

0' 30' 60' 90'

SCALE: 1"=30'

NOTES

1. THIS PLAT DELINEATES A BOUNDARY SURVEY OF LOTS 77-81 TUGALOO HEIGHTS. BOUNDARIES WERE ESTABLISHED BY RE-TRACMENT OF DEEDS AND PLATS REFERENCED HEREON AND LOCATION OF FIELD SURVEY MONUMENTATION FOUND.

2. ONLY THOSE MONUMENTS ON THIS PROPERTY AND ADJOINING PROPERTIES AND RIGHTS-OF-WAY PERTINENT TO THE BOUNDARIES OF THIS TRACT WERE SURVEYED AND SHOWN AS EVIDENCE. THIS PLAT CONSTITUTES A BOUNDARY SURVEY OF ONLY LOTS 77-81 AND IS NOT A SURVEY OF ADJOINING TRACTS.

3. NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATIONS OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NON-EXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.

4. GRID MERICIAN REFERENCED TO NAD 1983 HORIZONTAL DATUM (SCSPC ZONE 3900). VERTICAL DATUM REFERENCED TO NGVD 1929.

5. PROPERTY IS ZONED LRD (LAKE RESIDENTIAL DISTRICT) IN OCONEE COUNTY. MAXIMUM DENSITY IS 4 (FOUR) UNITS PER ACRE.

6. BUILDING SETBACKS ARE: 25' FRONT SETBACK, 5' SIDE SETBACK, AND 10' REAR SETBACK.

REFERENCES

1. TMS 341-01-05-025,023,022 & 021
2. PLAT BOOK P24 PAGE 86 OCONEE COUNTY RMC
3. PLAT BOOK P34 PAGE 27 OCONEE COUNTY RMC

CERTIFICATION STATEMENT:

I hereby certify that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina and meets or exceeds the requirements for a Class "A" survey as specified therein.

LAWRENCE J. KENNERTY, JR, PLS #12520, 42 LORD CALVERT DRIVE
CHARLESTON, SC 29407 (843) 571-2121

KENNERTY SURVEYING INC.

42 LORD CALVERT DRIVE
CHARLESTON, SC 29407
843-571-2121
EMAIL:lkennerty@comcast.net

SOUTH CAROLINA KENNERTY SURVEYING INC. NO. C02101 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED LAND SURVEYOR 12520 LAWRENCE J. KENNERTY, JR

LAWRENCE J. KENNERTY PLS
REG. NO. 12520

RESURVEY & RESUBDIVISION OF LOTS 77 THRU 81

TUGALOO HEIGHTS

TUGALOO HEIGHTS CIRCLE

LOCATED NEAR FAIRPLAY, OCONEE COUNTY SC

PROPERTY OWNED BY ELIZABETH B KENNERTY

SCALE:	1" = 30'
DRAWN:	
DATE:	10 / 11 / 14
CHECKED:	
REVISED:	1 / 7 / 15
JOB NO#:	113-14

SHEET

1 OF 1

D H E C

PERMIT TO CONSTRUCT
Onsite Wastewater System

File Nbr **2014110025**
County: Oconee

Name: BETH KENNERTY
Type Facility: HOUSE
Subdivision: TUGALOO HEIGHTS
Block: " Lot: C

Address: 42 LORD CALVERT DR
CHARLESTON, SC 29407

Site: TUGALOO HEIGHTS DR
, SC

Program Code: 360
System Code: 390
TM#: 341-01-05-021
Water Supply: PUBLIC

PERMIT TO CONSTRUCT SYSTEM SPECIFICATIONS

Daily Flow (gpd): 240
LTAR: .40

Tank Sizes (gal): Septic Tank: 1000 Pump Chamber Grease Trap:

Trenches: Length (ft): 105 Width (in): 36 Max. Depth (in): 60 Agg. Depth (in): 42

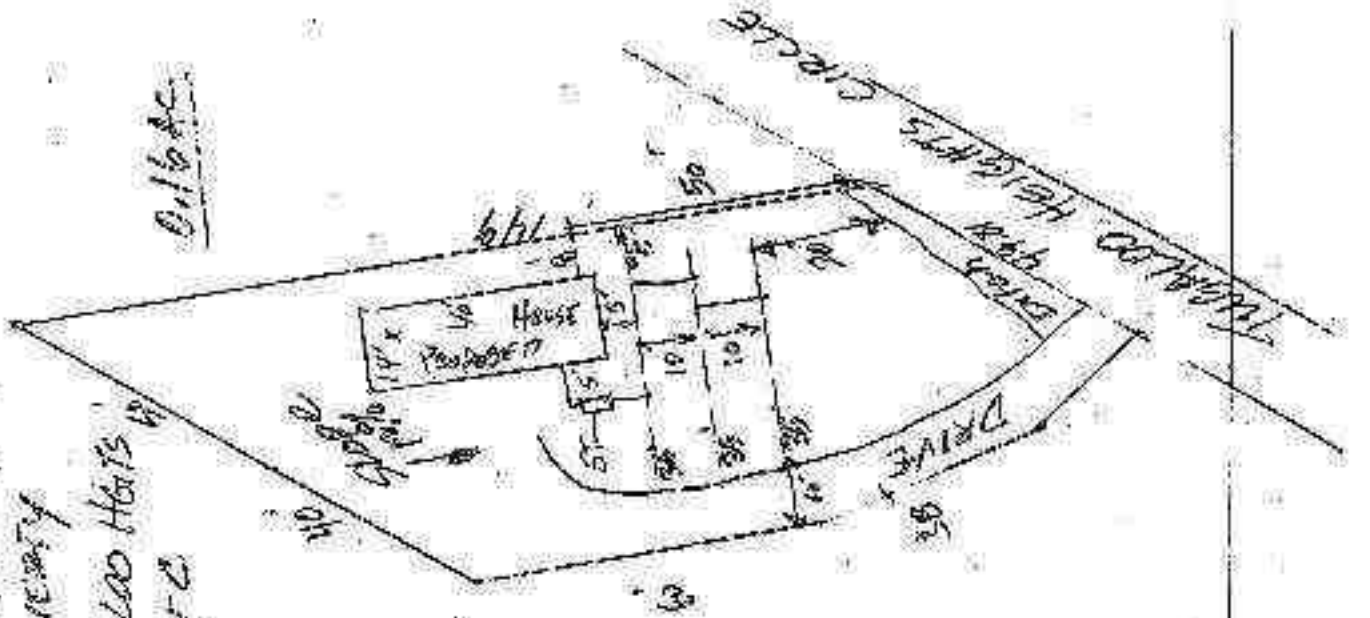
Min Pump Capacity: gpm at ft. of Head

SPECIAL INSTRUCTIONS/CONDITIONS

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

DRAINLINES MUST FOLLOW LEVEL SURFACE CONTOUR
USE STEP-DOWNS BETWEEN LINES AS NEEDED
DRAINLINES TO BE 10'+ ON CENTER
SYSTEM MUST BE 5'+ FROM FOUNDATION AND PROPERTY LINES
DO NOT DRIVE OR PARK OVER SEPTIC SYSTEM

PERMIT TO CONSTRUCT SYSTEM DIAGRAM (NTS)



2014110025
Beth & Larry
Kennerty
Tugaloo Heights
Lot C

Issued/Revised By: [signature] Date: 12/18/14

DHEC 3785 (01/2014)

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.

SCAN
1/20 BCA

THE JOURNAL

210 W. North 1st Street, Seneca, SC 29678
Ph. 864.882.2375 Fax: 864.882.2361
classadmgr@upstatetoday.com
UpstateToday.com

Classified Advertising Invoice

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

Acct#:63480
Ad#:11708
Phone#:864-364-5109
Date:01/12/2015

Salesperson: ACEASLER | Classification: Legals | Ad Size: 1.0 x 1.80

Advertisement Information:

Description	Start	Stop	Ins.	Cost/Day	Total
The Journal	01/13/2015	01/13/2015	1	23.13	23.13
Affidavit Fee	-	-	-	-	5.00

Payment Information:

Date:	Order#	Type
01/12/2015	11708	BILLED ACCOUNT

Total Amount: 28.13
Amount Due: 28.13

Comments:

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

Ad Copy

The Oconee County Board of Zoning Appeals will conduct a public hearing on Tuesday, January 27, 2015 at 5:00 p.m. in the Council Chambers of the County Administrative Complex, 415 S. Pine Street, Walhalla, SC 29691. The applicant, Larry Kennerly, is requesting a variance regarding regulations contained in Chapter 38 Article 16 Sec. 38-103 for property along Tugaloo Circle in the Lake Hartwell area. (TMS# 54-01-05-025, 022, 022.021). If you would like additional information concerning this request please contact the Community Development Office at 864-638-4218.

PUBLISHER'S AFFIDAVIT

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE

OCONEE COUNTY COMMUNITY DEVELOPM

IN RE:

BEFORE ME the undersigned, a Notary Public for the State and County above named, This day personally came before me, Hal Welch, who being first duly sworn according to law, says that he is the General Manager of **THE JOURNAL**, a newspaper published Tuesday through Saturday in Seneca, SC and distributed in **Oconee County, Pickens County** and the Pendleton area of **Anderson County** and the notice (of which the annexed is a true copy) was inserted in said papers on 01/13/2015
and the rate charged therefore is not in excess of the regular rates charged private individuals for similar insertions.

Hal Welch
General Manager

Subscribed and sworn to before me this
01/13/2015

Jennifer A. White
Notary Public
State of South Carolina
My Commission Expires July 1, 2024

JENNIFER A WHITE
NOTARY PUBLIC
State of South Carolina
My Commission Expires July 1, 2024

TRANSPORTATION

AUTOS FOR SALE

08 CHEVROLET EQUINOX
142,000 miles - $7,500
Pete's Auto
402 S. Oak St. - Seneca
882-1467

1997 DODGE CARAVAN. 77,000 Actual Miles. $1250.00. Call 864-784-2257 or 864-836-8604

2001 TOYOTA SEQUOIA
122k miles, -$8,200
Pete's Auto
402 S. Oak St. -Seneca
882-1467

2005 F150 4X2 Supercab Lariat 145" WB Styleside. 5.4L EFI V8 Engine, Electronic 4-SPD Auto O/D. MANY EXTRAS - 85000 miles. Can be seen at 306 Simon Mill Rd in Seneca. Asking $12,500.
Ask for Dick @ 864-784-2642 or 864-972-5645

88 FORD BRONCO II XLT
4WD 177k miles -$2500
Pete's Auto
402 S. Oak St. -Seneca
882-1467

TRANSPORTATION

AUTOS FOR SALE

FOR SALE: 1981 Cherry Red CJ-7 Jeep with extremely low miles...odometer shows 37,000 miles. This jeep has a new tan soft top with removable doors. Runs great. Truck has an inline 6 cylinder and is an automatic transmission. I bought this from a friend who needed money and am now selling to get my investment back. I've put new steering box, plugs, battery and all new fluids in it. Virtually zero rust on the truck. If you're a jeep lover, you will love this truck! $9,900.00 firm. Call Steve at 864-710-5998.

LEGAL NOTICES

LEGALS

NOTICE OF APPLICATION Notice is hereby given that WALGREEN CO. intends to apply to the South Carolina Department of Revenue for a license/permit that will allow the sale and OFF premises consumption of BEER AND WINE at 1100 TIGER BLVD., CLEMSON, SC 29631. To object to the issuance of this permit/license within protest must be postmarked no later than JANUARY 14, 2015.
For a protest to be valid it must be in writing, and should include the following information: (1) the name, address and telephone number of the person filing the protest; (2) the specific reasons why the application should be denied; (3) that the person protesting is willing to attend a

LEGAL NOTICES

LEGALS

following information: (1) the name address and telephone number the person filing the protest; (2) specific reasons why the applicat should be denied; (3) that the pers protesting is willing to attend hearing if one is requested by applicant; (4) that the pers protesting resides in the same cou where the proposed place of bu ness is located or within five miles the business; and, (5) the name the applicant and the address of premises to be licensed. Prote must be mailed to: S.C. Departm of Revenue, ABL SECTION, P Box 125, Columbia, SC 29214-09 or faxed to: (803)896-0110.

The Oconee County Board of Zoning Appeals will conduct a public hearing Tuesday, January 27, 2015 at 1 p.m. in the Council Chambers of County Administrative Complex, S. Pine Street, Walhalla, SC 29 The applicant, Larry Kennerly requesting a Variance regar regulations contained in Chapter Article 10 Sec. 38-10.8 for coop along Tugaloo Circle in the Fair H area. (TMS# 341-01-05-025, 1 022, 021). If you would like addit information concerning this req please contact the Community