



Board of Zoning Appeals

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

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

NOTICE OF APPEAL

Date 7/23/2015

I, Dan Rawn (owner) (agent of owner)

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

Variance to County Road Standards, section 26-1.26 - 2.(b)(2), width of Right of Way

Reason for appeal:

Existing easement is only 30'; neither adjoining property owners will grant additional property or easement.

Applicant's Name GA Homestead LLC

Address 9821 Cogdill Rd. Suite 1

Mailing Address (if different) Knoxville, TN 37932

Phone Number 865-228-3402 Fax Number

Signature: Dan Rawn

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.



OCONEE NUCLEAR SITE

Duke Energy Corporation
7800 Rochester Hwy.
Seneca, SC 29672

864 873 3000

July 9, 2015

To: Oconee County Board of Zoning Appeals
Attention: Josh Stephens

Re: Oconee Nuclear Station
Notice of Appeal
Special Exception to Lake overlay ordinance

Please find the attached Oconee County Planning Commission Notice of Appeal.

Oconee Nuclear Station proposes to build a state of the art training facility located within the plant site. Pursuant of Article 7 Section 38-11.1, we respectfully request the review and approval of the subject appeal.

If there are any questions, please advise.

A handwritten signature in black ink, appearing to read "J.S. Owings", written over a light blue circular stamp.

J.S. Owings
Oconee Nuclear Station
Site Services Supervisor
Project Sponsor

xc: BJ Gatten
SC Tilson
SL Batson
M Metz

attachments



Board of Zoning Appeals

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

NOTICE OF APPEAL

Date

I, (owner) (agent of owner)

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

With regards to Article 7 section 38-11.1 Lake overlay district Code of Ordinance, Duke Energy of the Carolinas LLC respectfully request a special exception to the ordinance based upon Section 38-7.1 (1, 2, 4b) variances. Duke Energy's Oconee Nuclear Station plans to expand the training building inside the existing plant site.

Reason for appeal:

Applicant's Name

Address

Mailing Address (if different)

Phone Number

Fax Number

Signature: 

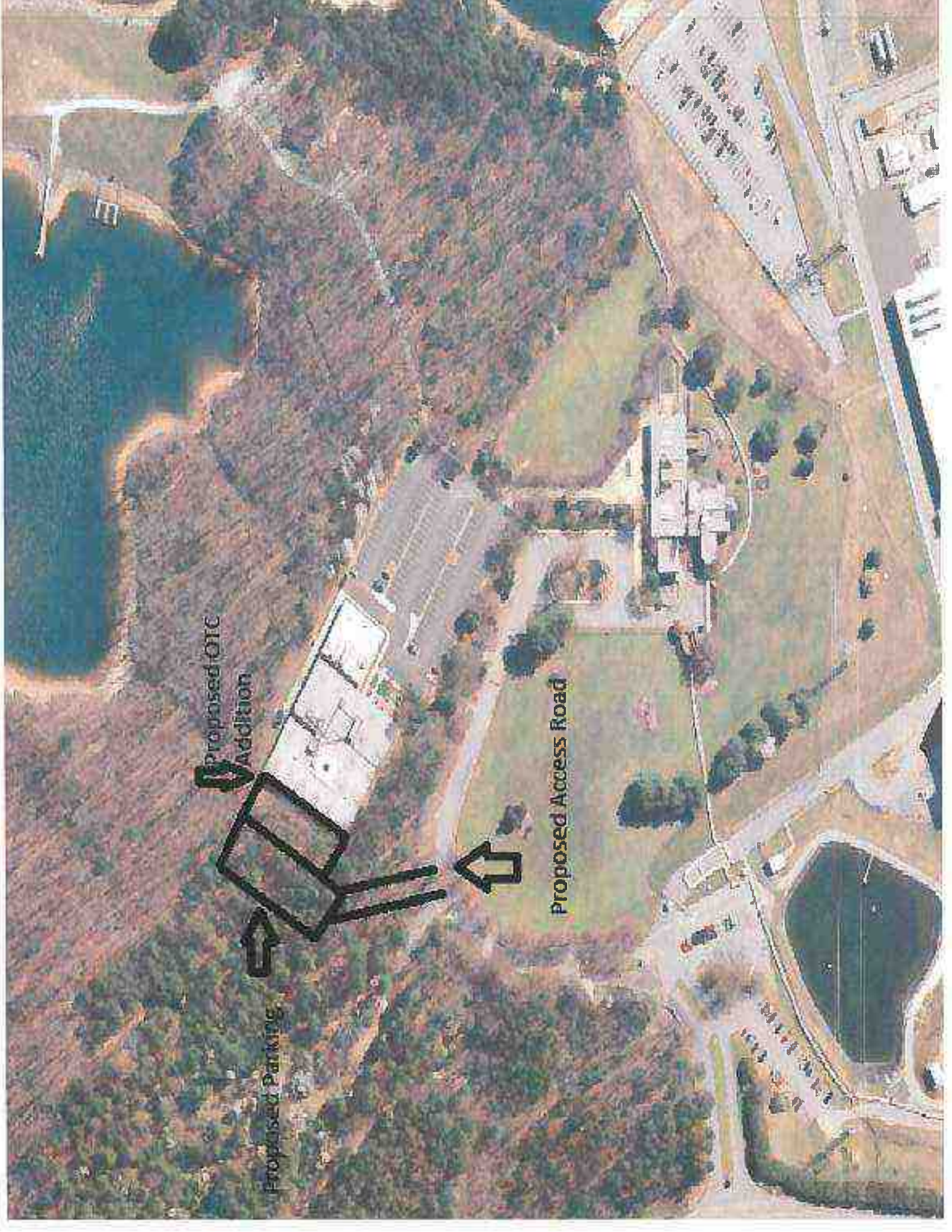
Please be advised that an Appeals Application Fee of \$100 must be paid in full at the time the application is received by the Planning Department. Applicants shall be notified at the specified mailing address once a public hearing date is set.

July 9, 2015
Oconee County Planning commission
NOTICE OF APPEAL

Reason for appeal:

The proposed structure is located within the plant site and is therefore fully compatible with the surrounding character of the environment and poses no impact on the area. The purpose of the proposed structure is to create a state of the art training facility for our Operators, and will not result in any permanent increase in traffic count on the local roadways. The new structure will be in perfect harmony with its surroundings, and will not impact the environmental quality of the area. This will not require any increase in emergency response by Oconee County. There are extraordinary and exceptional conditions pertaining to the particular piece of property. These conditions do not generally apply to other property in the vicinity. The authorization of a variance will not be of substantial detriment to adjacent uses or to the public good, and the character of the district will not be harmed by the granting of the variance. The board of zoning appeals may grant a variance to extend physically an existing nonconforming use provided that the expansion does not adversely affect the character of the community and is designed so as to minimize any negative secondary impacts. The proposed structure will be only partially visible from Lake Keowee and not visible from the state road Hwy 130. The proposed structure will not exceed the building height restrictions.

We believe the proposed building is fully compatible with the intent of and purpose of the existing codes and ordinance of Oconee County.



Proposed OTC Addition

Proposed Parking

Proposed Access Road

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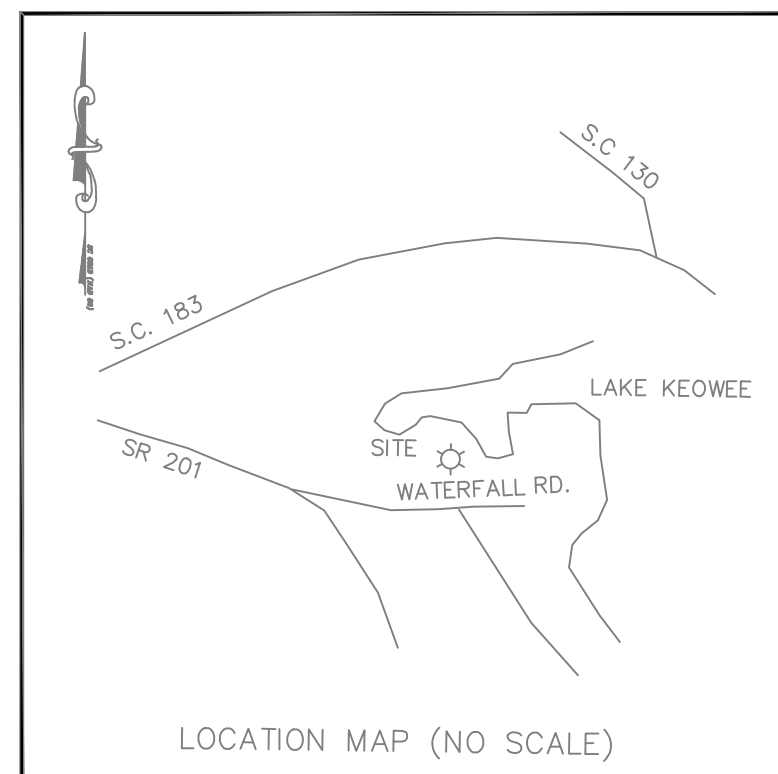
**Know what's below.
Call before you dig.**

BUILDING SETBACKS ARE AS FOLLOWS:
CONTROL FREE DISTRICT (CFD)
FRONT-0'
SIDE-0'
REAR-0'

THE ROAD RIGHT-OF-WAY SHOWN ON THIS PLAT SHALL BE PRIVATE ROADS, NOT OWNED, MAINTAINED OR SUPERVISED BY OCONEE COUNTY AND NOT CONSTRUCTED PURSUANT TO ANY PLAN FOR FUTURE ACCEPTANCE BY OCONEE COUNTY. ROAD RIGHT-OF-WAY SHOWN UPON PLAT SHALL NOT BE ACCEPTED AT ANY TIME IN THE FUTURE UNLESS CONSTRUCTED IN ACCORDANCE WITH ALL OCONEE COUNTY REGULATIONS. MAINTENANCE OF THE RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF SUNSET ISLAND PROPERTY OWNER'S ASSOCIATION.

NOTES:

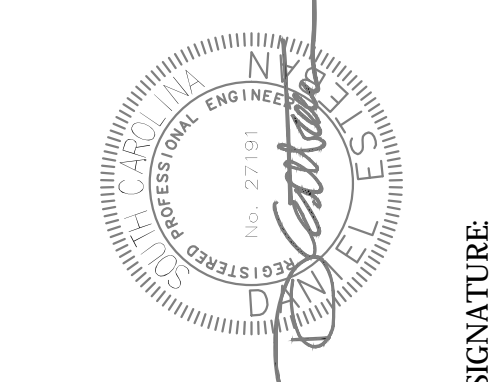
1. NO COUNTY BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS ON INDIVIDUAL LOTS PRIOR TO THE RECORDING OF FINAL PLAT IN THE OFFICE OF THE REGISTER OF DEEDS.
2. PROPOSED USE FOR ALL LOTS ARE RESIDENTIAL.
3. ALL PROPOSED ROADWAYS SHALL BE DESIGNATED AS LOCAL ROADWAYS. ROADWAY A WILL BE PUBLIC AND ROADWAY B WILL BE PRIVATE.
4. DRAINAGE AREA: 33.34 ACRES (DRAINING TO LAKE KEOWEE)
5. TOTAL NUMBER OF LOTS EQUALS 26.
6. ELEVATIONS REFER TO SEA LEVEL WITH MINIMUM TWO (2) BENCH MARKS NEAR THE SITE.
7. LENGTH OF ROADWAYS:
ROADWAY A - 2,337 LF
ROADWAY B - 2,300 LF
8. THE EXISTING LAND USE IS VACANT. THE PROPOSED AND USE IS RESIDENTIAL.
9. THE PROPOSED PUBLIC WATER SUPPLY/SERVICE IS SENECA LIGHT & WATER.
10. THE PROPOSED WASTEWATER SERVICE IS SEPTIC.



LEGEND	
PROPERTY LINES	— — — — —
SETBACK LINES	— — — — —
EXISTING CONTOUR LINE	— — — — —
EXISTING STORM DRAINAGE	— — — — —
PROPOSED EASEMENT	— — — — —
EXISTING PROPERTY PIN	○
LIMITS OF DISTURBANCE	— — — — —
PROPOSED WATER LINE	— — — — —



#	REVISION	DATE



ALLIANCE CONSULTING ENGINEERS
Alliance Consulting Engineers, Inc.
124 Vantage Blvd., Suite 300, Oconee, SC 29607
Phone (864) 284-1740 Fax (864) 284-1741

PROJECT: ENGINEERING SERVICES FOR THE
Sunset Island
SUBDIVISION LOCATED ALONG
WATERFALL ROAD
OCONEE COUNTY, SC

SHEET: SKETCH PLAT

DATE: APRIL 2015

SCALE: AS SHOWN

FILE NAME: C15132.DWG

REFERENCE FILE: BASE.DWG

PROJECT NO. 15132-0037

SOUTH CAROLINA

OCONEE COUNTY

SHEET C-1.0 OF 1

DWG NO. 01,917-D17

SIGNATURE: _____
DATE: _____

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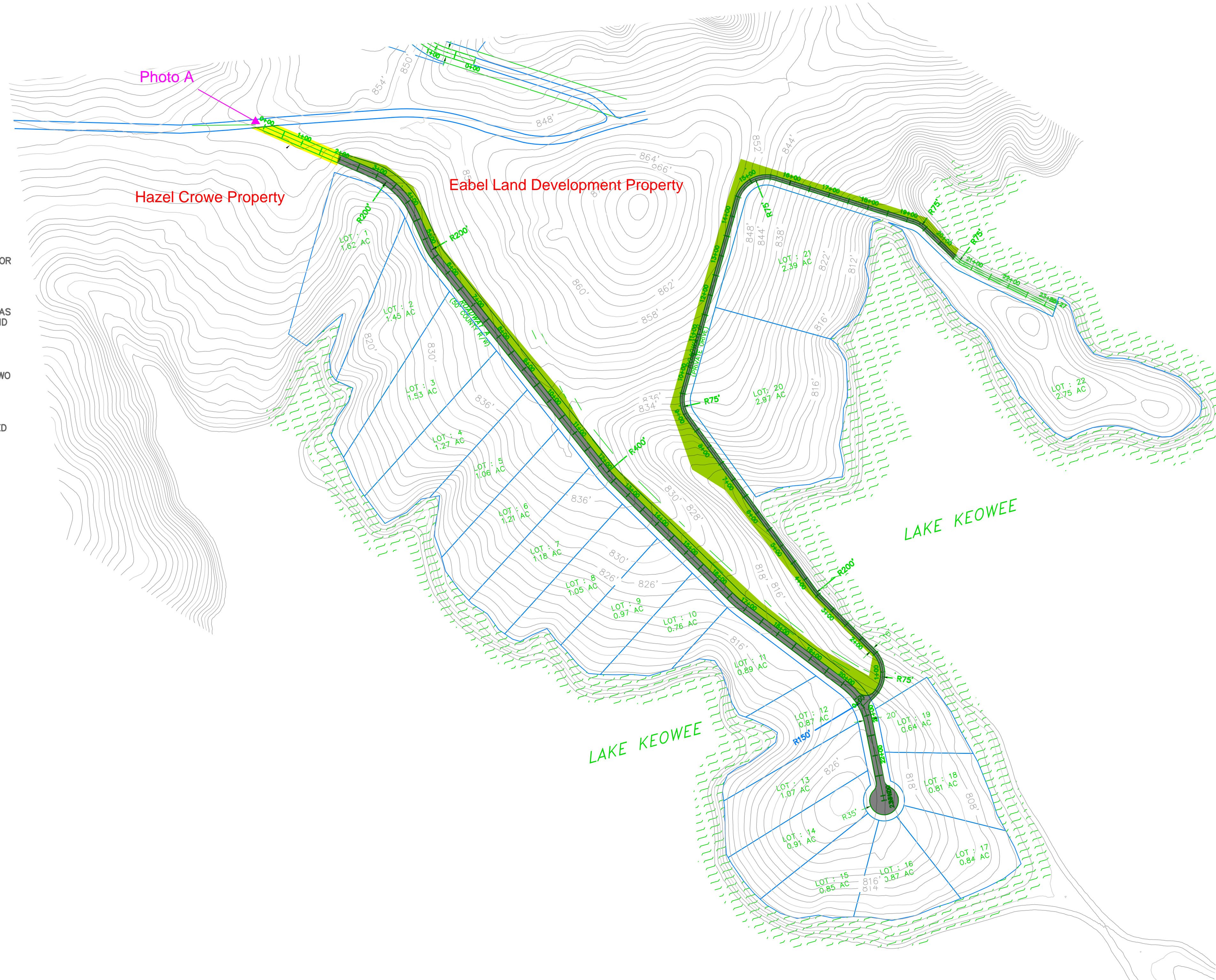
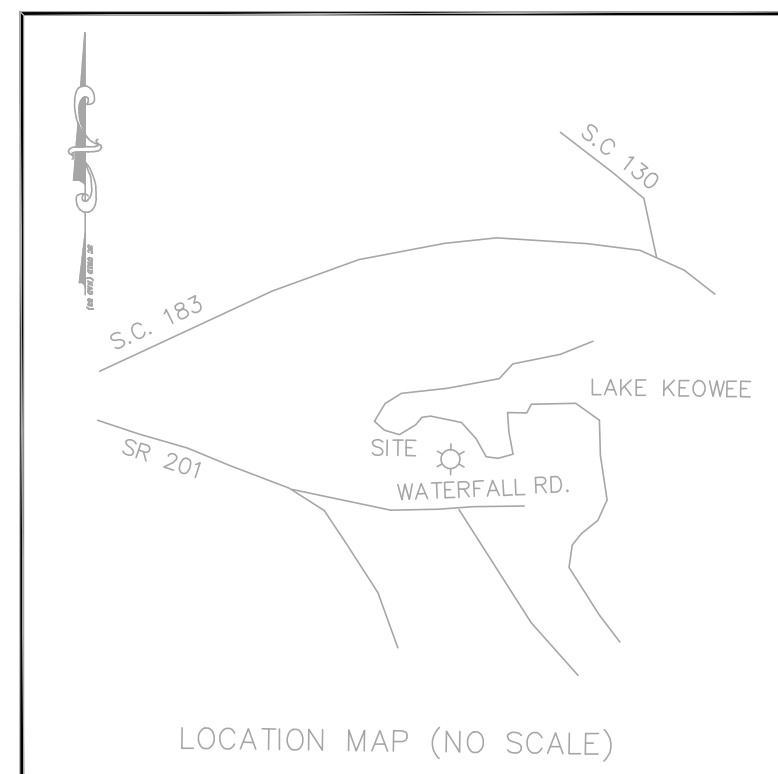
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SIDE-0'
REAR-0'

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NOTES:

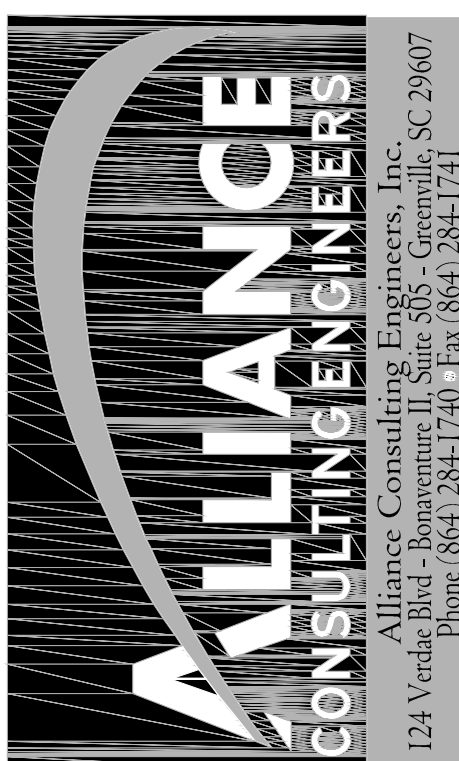
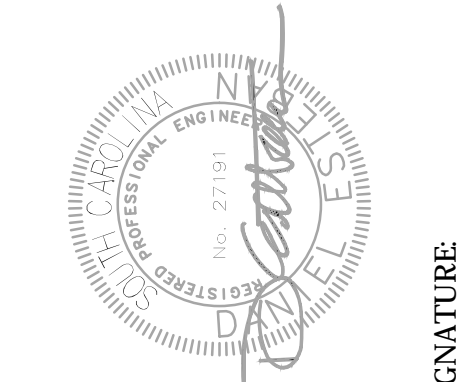
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LEGEND	
PROPERTY LINES	---
SETBACK LINES	---
EXISTING CONTOUR LINE	---880---
EXISTING STORM DRAINAGE	---
PROPOSED EASEMENT	---
EXISTING PROPERTY PIN	○
LIMITS OF DISTURBANCE	---
PROPOSED WATER LINE	W



#	REVISION	DATE
1		
2		
3		
4		



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Sunset Island
SUBDIVISION LOCATED ALONG
WATERFALL ROAD
OCOREE COUNTY, SC

SHEET: SKETCH PLAT

DATE: APRIL 2015

SCALE: AS SHOWN

FILE NAME: C15132.DWG
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PROJECT NO. 15132-0037

SHEET C-1.0 OF 1

DWG NO. 01,917-D17



Eabel Land Development Property

Approximate location of 22' of asphalt

Hazel Crowe Property

approximate location of 30' easement

Photo A; on Waterfall Road looking into the 30' easement going into the property.

BOOK 404 PAGE 163

MHW

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE

File No. K-609

KNOW ALL MEN BY THESE PRESENTS that CRESCENT LAND & TIMBER CORP., a corporation organized under the laws of the State of South Carolina, hereinafter called "Grantor," in consideration of the ~~sum of~~ exchange of land for right of way of value \$94.00 Dollars do t in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto

M. KAY CROWE

hereinafter called "Grantee" (whether one or more), all that certain tract of land more particularly described as follows:

BEGINNING at a stake, said stake being S 31-42 W 118.0 ft. from coordinates N=659,481.28 and E=1,421,719.25 and runs thence with contour at elevation 804 feet above mean sea level, U.S.G.S. datum, the following courses and distances: S 41-05 E 52.5 ft.; S 43-29 W 50.4 ft.; S 39-34 W 91.3 ft.; S 74-49 W 39.8 ft.; thence with the southeasterly line of the M. Kay Crowe property N 31-42 E 184.4 ft. to the BEGINNING, containing 0.14 acre, as shown on print dated June 27, 1966, marked File No. K-609, copy of which is attached hereto and made a part hereof, and BEING a part of the property conveyed to Grantor by deed of Emily Florence Chandler, et al., dated November, 1963, and recorded in Book of Deeds 9-E at page 7 of the Oconee County Registry.

SEE PLAT RECORDED IN PLAT BOOK P-50, PAGE 655.

Grantee's Address:
Route 1, Box 274
Seneca, S. C. 29678

RECORDED
ROY D. HARDEN
DECO 3 1984
CLERK OF COURT
OCONEE COUNTY, S. C.

Crescent Grantor

DEC 3 10 40 AM '84
ROY D. HARDEN
CLERK OF COURT
OCONEE COUNTY, S. C.

TOGETHER with all and singular the rights, members, hereditaments, and appurtenances to the said premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned, unto the said Grantee and Grantee's heirs and assigns forever.

BOOK 404 PAGE 164

And the said Grantor hereby binds itself and its successors to warrant and forever defend all and singular the said premises unto the said Grantee and Grantee's heirs and assigns, against itself and its successors and assigns, and against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF, CRESCENT LAND & TIMBER CORP. has caused this instrument to be executed by its duly authorized officials, this the day of in the year of our Lord and in the year of the Independence of the United States of America.

ATTEST:

Charles L. [Signature]
Assistant Secretary

CRESCENT LAND & TIMBER CORP.

By *[Signature]*
President

Signed, Sealed and Delivered in the Presence of:

Ronald M. Bost

Elizabeth P. Mayr

BOOK 404 PAGE 165

NORTH
STATE OF ~~SOUTH~~ CAROLINA
COUNTY OF MECKLENBURG

PERSONALLY appeared before me Ronald M. Bost
and made oath that he saw the within named CRESCENT LAND & TIMBER CORP. by
H. M. Harmolik President, and
Edward S. Helms, Jr. Assistant Secretary, sign, seal and as its act and deed
de rver the w th n written instrument, and that he with
Elizabeth P. Meyer witnessed the execution thereof.

Ronald M. Bost

SWORN to before me this 25th
day of September 19 77

W. C. Call
Notary Pub c for Rowan County

My Commission Expires March 10, 1976

05864

DEED

CRESCENT LAND & TIMBER CORP.
TO
M. KAY CROWE

Drawn by: W. R. Wilmoth

Return to: Crescent Land & Timber Corp.
P. O. Box 2178
Charlotte, N. C. 28201

Recorded this 3
day of Dec 1977
Book Q Page C56
Fee \$.....

I hereby certify that the within Deed has
been this 3 day of Dec
A.D. 1977 recorded in Book 404 of
Deeds, page 163 at
of Book M.

W. C. Call
Notary Public for Rowan County, S. C.

Fee: Mr. 300- OK

Beth Hulse

From: Matthew Anspach
Sent: Tuesday, June 23, 2015 1:20 PM
To: Beth Hulse; Chad Dorsett; Greenville News (localnews@greenvillenews.com); Josh Stephens; Mikayla; Norman Canisada; Ray Chandler (rcrhandler@hotmail.com); Star Welch; Westminster News / Keowee Courier (westnews@bellsouth.net); WGOG (dickmangrum@wgog.com); WSPA TV - Channel 7 (assignmentdesk@wspa.com); Aaron Gadsby; Alexander P. "Rex" Ramsay (Rex.Ramsay@blueridge.coop); Alice M. Wald (waldam@att.net); Allen Medford; Andy Heller; ben826@charter.net; bennet(dm@gmail.com); Bettina George; Bill Graham (thegrahams@bellsouth.net); bkisker@bellsouth.net; Carlos@DailyJm.Com (carlos@dailyjm.com); Catherine W. Greenwald (cathy@bnacpa.com); Chanda Morrison; Chuck & Dee Smith; Debbie Morehead; Dick Hughes; Council District 1; Council District 2; Council District 3; Council District 4; Council District 5; eric.burns.miller@gmail.com; Fireworks; frankie pearson; Gary Owens; HBA; info@chattoogariver.org; Ischwartz; Jess Neville; Jim Codner; Josie Rabbitt; Laura Mathis; Lauren Ponder; Linda Lovely; Marcia Spaeth; Mr. Dan Eskew; Mr. Doyle Pierce; Mr. Linsin; Mr. Littlefield; Mr. Nichols; Mr. Soper; Mr. Turetzky; Ms. FIELD; Ms. Garrett; Ms. Hallo; sbarrett@upstateforever.org; Scenic Highway; smithlaw@mindspring.com; Stephen Nix; Susie Cornelius; Tom Markovich; Walt Medina (wallywm@yahoo.com)
Cc: Beth Hulse; Josh Stephens; Will Brewer
Subject: BZA Meeting (for June and July) Cancelled
Attachments: Matthew D. Anspach.vcf

All,

There are no appeals on the docket for this month or next, therefore, consider both meetings cancelled. Thanks.

Sincerely,

Matthew Anspach
Planner I
Community Development
Dconee County, SC
TEL: (864) 364-5115
FAX: (864) 638-4168
manspach@dconeesc.com



OCCONEE COUNTY COMMUNITY DEVELOPMENT

Planning & Zoning Division

Send comments to: [redacted] This e-mail and any files transmitted with it are confidential. If you are not the named addressee, you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake. Please do not forward to anyone not on the distribution list.

OCCONEE COUNTY COMMUNITY DEVELOPMENT
Planning & Zoning



Matthew D. Anspach
Planner I

415 South Pine Street
Waltham, SC 29691
TEL: (864) 364-5115
FAX: (864) 638-4168
manspach@dconeesc.com