

Public Comment
Monday, January 25, 2015

First Name – Last Name / Non-Agenda or Special Exception

1. Jim COOPER / NON AGENDA

2. _____ / _____

3. _____ / _____

4. _____ / _____

5. _____ / _____

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11. _____ / _____

13. _____ / _____

14. _____ / _____

15. _____ / _____



Board of Zoning Appeals

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

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

NOTICE OF APPEAL

Date January 19, 2016

I, (agent) William C. Hutchins PLS (864)906-2967 (owner) (agent of owner)

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

-Appeal a variance from required 50' road right of way to 25' extent (back of curb -to- back of curb) Prescriptive right of way.

-Appeal a variance from required building setbacks to a zero foot building setback.

Requesting a variance- from a 50' road right of way to a 25' extent (back of curb to back of curb) prescriptive right of way, on Meridian Way (private road), and Preston Ridge (private road), because the roads, and infrastructure are existing, and in place - to meet the design plan of this townhome community.

Reason for appeal: Requesting a variance- from required building setbacks to a zero foot building setback, because these are townhomes, and are designed to have shared party walls.

Applicant's Name M&T Properties Inc. and SK Builders Inc.

Address 955 W. Wade Hampton Blvd. Suit 7, Greer SC 29650

Mailing Address (if different)

Phone Number (864)292-0400

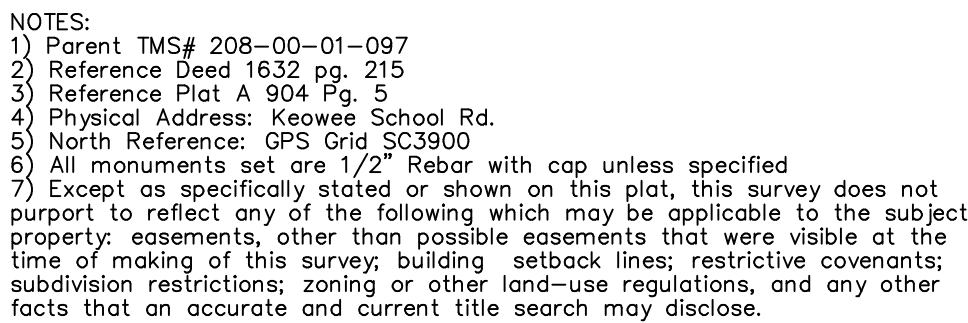
Fax Number

(864)244-5942

Signature: 

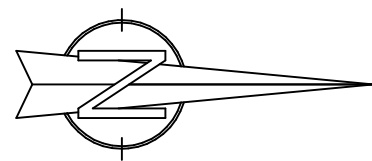
Please be advised that an Appeals Application Fee of \$100 must be paid in full at the time the application is received by the Planning Department. Applicants shall be notified at the specified mailing address once a public hearing date is set.

Print Form



NOTES:

- 1) Parent TMS# 208-00-01-097
- 2) Reference Deed 1632 pp. 215
- 3) Reference Plat A 904 pp. 5
- 4) Physical Address: Keowee School Rd.
- 5) North Reference: GPS Grid SC93900
- 6) All monuments set are 1/2" Rebar with cap unless specified
- 7) The survey as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject property: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; and other regulations, rules, ordinances or other land-use regulations, and any other facts that an accurate and current title search may disclose.



7.71	Ac. Total
2.16	Ac. Railway R/W
- 1.15	Ac. Road R/W
<hr/>	
2.41	Ac. Townhouse Lots
1.99	Ac. Common Area

The subdivision plat hereon has been found to comply with the Oconee County Land Development Regulations and has been approved for recording. I certify that this plat creates a subdivision subject to and approved in accordance with the ordinances of Oconee County.

Certificate of Maintenance for Private Roads

The road right-of-way shown on this plat shall be private drives not owned, maintained, or supervised by Oconee County, and were not constructed pursuant to any plan for future acceptance by Oconee County. Road right-of-ways shown upon the plat shall not be accepted for maintenance by Oconee County at any time in the future unless constructed in accordance with all adopted Oconee County regulations. Maintenance of the right-of-way shall be the responsibility of M&T Properties Inc. and SK Builders Inc.

Developer/Owner

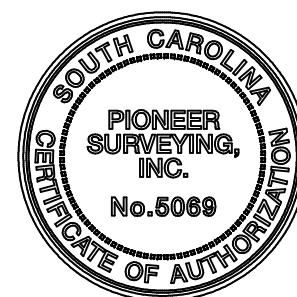
It is hereby certified that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby dedicate all roads, alleys, walks, parks, and other sites to public or private use as noted.

Developer/Owner

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Oconee County Land Development and Subdivision Regulations and the monuments shown have been placed to the specifications set forth in said regulations.

"I hereby state 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; also there are no visible encroachments or projections other than shown."

William C. Hutchins P.L.S. No.29117
906 Freeman Road PioneerLandSurvey@gmail.com
Liberty S.C. 29657 PioneerLandServices.com
(864) 231-6820



Graphical Scale 1" = 40'

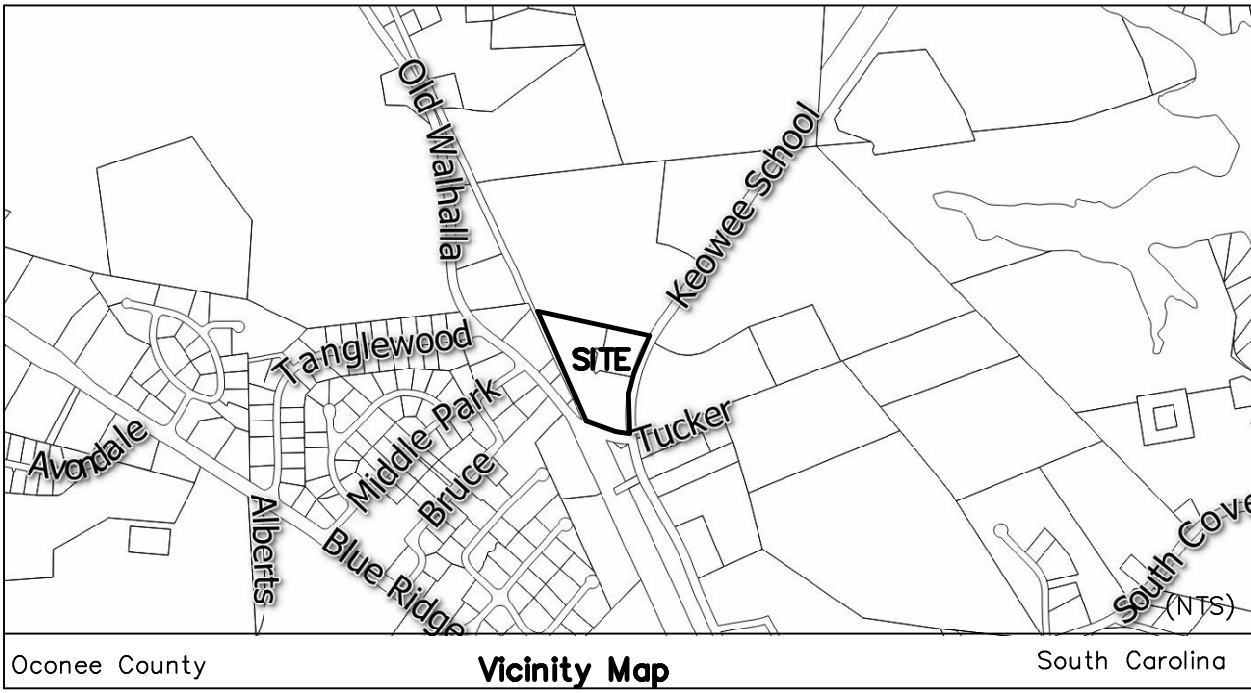
Equality - Tie Only-
Station 244+25.9 File No. 37.508 Route 188
Station 35+01.2 File No 37.299 Rd. S-60

Legend	
(New)	(Found)
○	● 1/2" Rod/Rebar
□	■ Mag Nail
△	⊠ Computed Point
⊗	⊗ Magnetic Reading
⊙	⊙ Utility Pole
⊕	⊕ Light Pole
⊗	⊗ Fire Hydrant
⊙	⊙ Sewer Manhole
⊕	⊕ Gas Valve
⊗	⊗ Water Valve
⊙	⊙ Gas Stub Out
⊕	⊕ Water Meter
⊗	⊗ Power Meter
⊙	⊙ Telecommunications
⊕	⊕ Sewer Stub Out
⊗	⊗ Power Stub Out

LINE	BEARING	DISTANCE
L1	S11°58'43"W	24.1
L2	S08°52'26"W	17.9
L3	S35°49'14"E	39.6
L4	S76°00'19"E	5.6

LINE	CHORD BEARING	CHORD	RADIUS	ARC
C1	S53°18'02"W	40.31'	26.00'	46.
C2	S29°46'28"E	26.94'	19.00'	29.
C3	S14°37'23"W	78.44'	408.00'	78.
C4	S37°42'43"W	19.13'	19.13'	20.
C5	N56°14'11"E	43.75'	30.00'	49.

Drawn By	Field Crew	Map #
WH	WH, CM, WG	15168mas



Townhouses of Preliminary Preston Ridge Phase Two

Certificate of Approval

The subdivision plat hereon has been found to comply with the Oconee County Land Development Regulations and has been approved for recording. I certify that this plat creates a subdivision subject to and approved in accordance with the ordinances of Oconee County.

Planning Director Date

Certificate of Maintenance for Private Roads

The road right-of-way shown on this plat shall be private drives not owned, maintained, or supervised by Oconee County, and were not constructed pursuant to any plan for future acceptance by Oconee County. Road right-of-ways shown upon the plat shall not be accepted for maintenance by Oconee County at any time in the future unless constructed in accordance with all adopted Oconee County regulations. Maintenance of the right-of-way shall be the responsibility of M&I Properties Inc. and SK Builders Inc.

Developer/Owner

Developer/Owner

Certificate of Ownership and Dedication

It is hereby certified that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby dedicate all roads, alleys, walks, parks, and other sites to public or private use as noted.

Developer/Owner

Developer/Owner

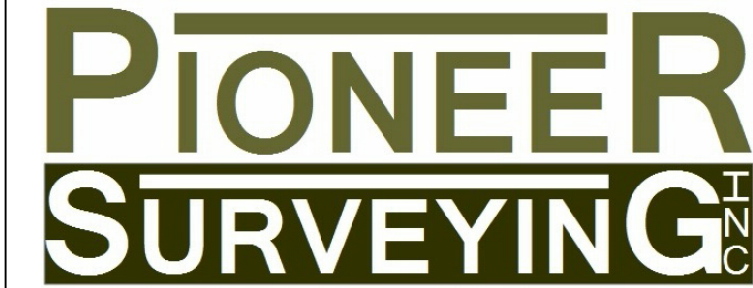
Certificate of Accuracy

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Oconee County Land Development and Subdivision Regulations and the monuments shown have been placed to the specifications set forth in said regulations.

Date:
William C. Hutchins P.L.S. No.29117

"I hereby state 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; also there are no visible encroachments or projections other than shown."

William C. Hutchins P.L.S. No.29117
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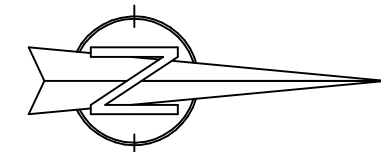
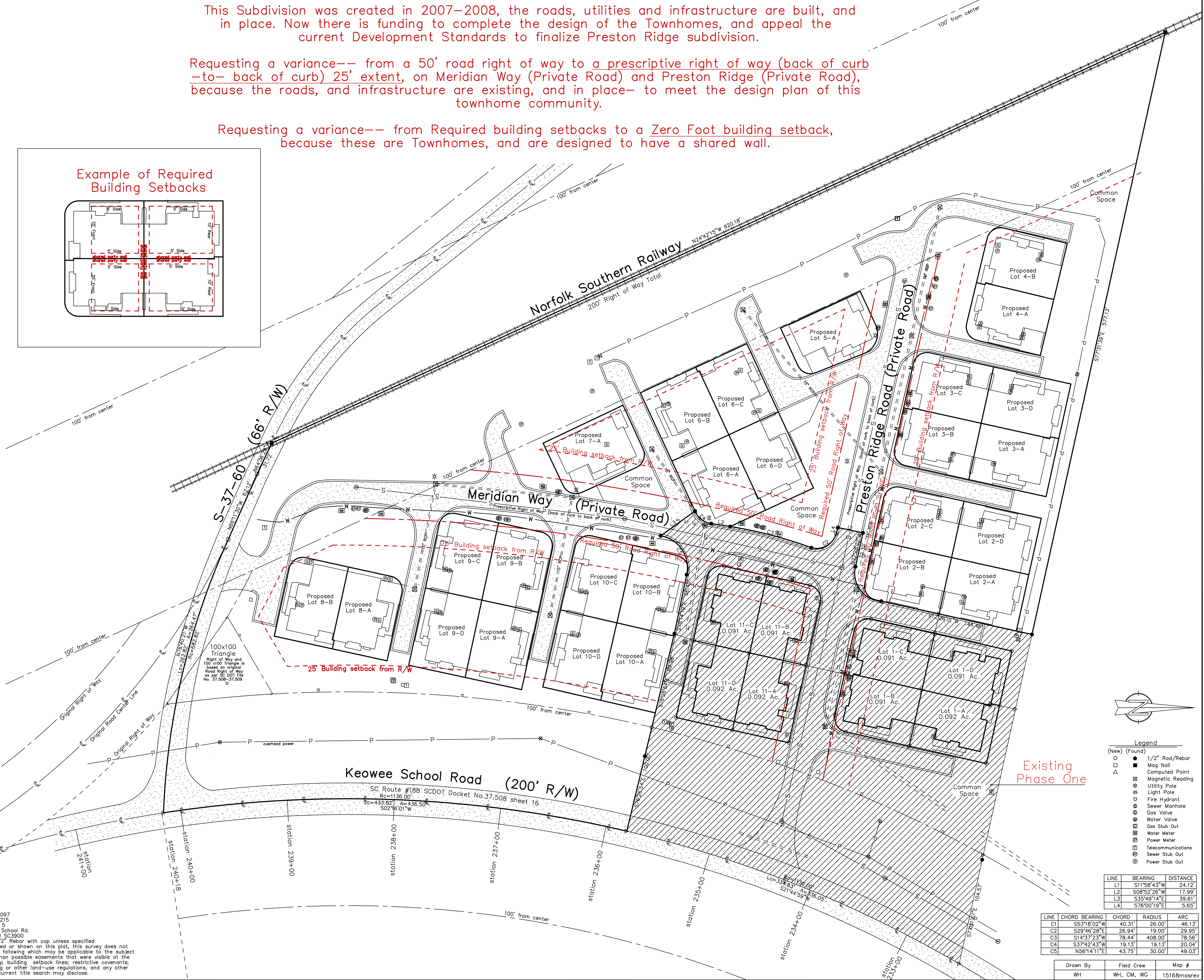
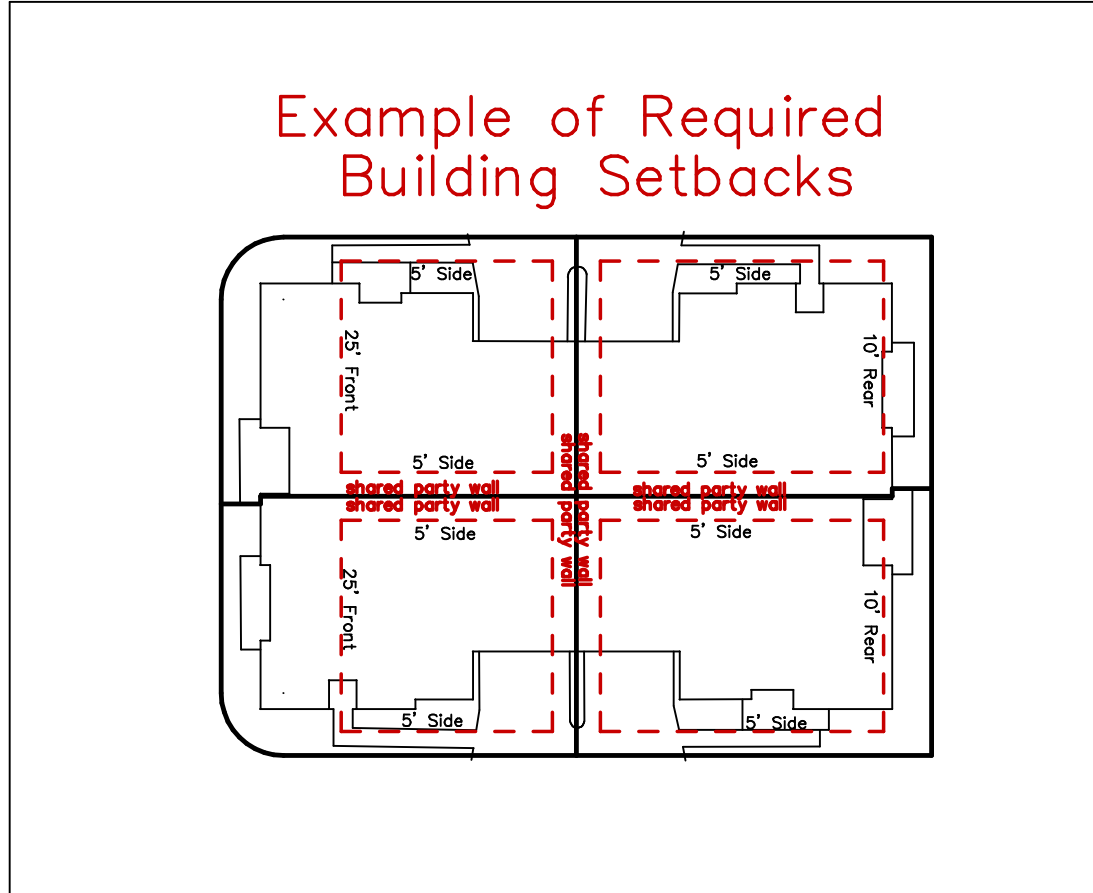
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This Subdivision was created in 2007-2008, the roads, utilities and infrastructure are built, and in place. Now there is funding to complete the design of the Townhomes, and appeal the current Development Standards to finalize Preston Ridge subdivision.

Requesting a variance-- from a 50' road right of way to a prescriptive right of way (back of curb -to- back of curb) 25' extent, on Meridian Way (Private Road) and Preston Ridge (Private Road), because the roads, and infrastructure are existing, and in place- to meet the design plan of this townhome community.

Requesting a variance-- from Required building setbacks to a Zero Foot building setback, because these are Townhomes, and are designed to have a shared wall.



- Legend**
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C3	S14°37'23"W	78.44'	408.00'	78.56'
C4	S37°42'43"W	19.13'	19.13'	20.04'
C5	N56°14'11"E	43.75'	30.00'	49.03'

Drawn By: WH Field Crew: WH, CM, WG Map #: 15168masrev

the Court shall forthwith re-advertise and re-sell said property upon the same terms on some subsequent sales day at the risk of the former purchaser until obtaining a full compliance with a sale. A personal or deficiency judgment having been waived, the bidding will not remain open after the date of sale, but compliance with the bid shall be made immediately. Terms of sale: Cash; purchaser to pay interest on the amount of bid at the rate of 6.50% per annum from the date of sale until the date of compliance with the bid; purchaser to pay for deed and recording fees, if the Plaintiff or the Plaintiff's representative does not appear at the scheduled sale of the above-described property, then the sale of the property will be null, void and of no force and effect, and the sale will be rescheduled for the next available sales day.

David R. Price, Jr.
Attorney for Plaintiff

The Honorable Beverly Whitfield
Clark of Court for Oconee County
Date: December 2, 2015

NOTICE OF SALE

NOTICE OF SALE, CIVIL ACTION NO. 2015-07-00490 BY VIRTUE of the decree heretofore granted in the case of Deutsche Bank National Trust Company as Trustee for Roundview Home Loan Trust AKB-1, Asset Backed Certificates, Series 2006-1 vs. Kimberly S. Adams; South Carolina Department of Motor Vehicles, the undersigned Clerk of Court for Oconee County, South Carolina, will sell on February 1, 2016 at 11:00AM, at the Oconee County Courthouse, City of Waltham, State of South Carolina, to the highest bidder: ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF OCONEE, CERTAIN TOWNSHIP, BEING KNOWN AND DESIGNATED AS LOT 7 CONTAINING 1.011 ACRES, MORE OR LESS, AS SHOWN AND MORE FULLY DESCRIBED ON A PLAT THEREOF PREPARED BY JAMES G. HART, PLS# 6674, DATED JULY


ments and restrictions of record and any other senior encumbrances. In the event an agent of Plaintiff does not appear at the time of sale, the within property shall be withdrawn from sale and sold at the next available sales date upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or such terms as may be set forth in a supplemental order.

Oconee County Clerk of Court
Clark of Court for Oconee County
Unico & Scott, PLLC
3800 Fernandina Road, Suite 110
Columbia, SC 29210
Attorneys for Plaintiff
14-27400

The Oconee County Board of Zoning Appeals will conduct a public hearing on Monday, January 26th, 2016 at 6:00 p.m. in the Council Chambers of the County Administrative Complex, 415 S. Pine Street, Waltham, SC 29211. The appeal, M & T Properties Inc. and SK Builders Inc. is requesting variances from required setbacks for properties within the Central Pine District, and from rear standards outlined in Chapter 20 of the Oconee County Code of Ordinances, specifically at Weston Ridge Dr., Seneca, SC, 29677. (TV/SV 208-00-01-007). If you would like additional information concerning this request please contact the Community Development Office at 803-699-4218.

The State Regulation of Public Utilities Review Committee is beginning its screening process for Rules 1, 3, 5, and 7 of the South Carolina Public Service Commission. The State Regulation of Public Utilities Review Committee will be accepting applications for Rules 1, 3, 5, and 7 beginning Monday, February 1st, until 12:00 p.m. Monday, February 22nd. The Public Service Commission has jurisdiction over matters pertaining to investor-owned electric and gas utilities, water and wastewater companies, telecommunications companies, carriers of household goods and hazardous waste for disposal, taxicabs, and other motor

Sharon Baskin (803) 812-6687
sharonbaskin@scstate.gov. For more information, contact Ms. Ann Scott or Ms. Schell, or the Public Utilities Review Committee's website: www.scstate.gov/Committees/PUBLICUtilitiesReviewComm20/PUBLICServiceCommissionReviewInfo.php.



Need some
work done on
your home?
Advertise it in
the Classifieds!

Getaway on Lake Hartwell!

The Oconee County Board of Zoning Appeals will conduct a public hearing on Monday, January 25th, 2016 at 6:00 p.m. in the Council Chambers of the County Administrative Complex, 415 S. Pine Street, Wadala, SC 29691. The applicant, M & T Properties Inc. and SK Builders Inc. is requesting variances from required setbacks for properties within the Control Free District, and from road standards outlined in Chapter 26 of the Oconee County Code of Ordinances, specifically at Preston Ridge Dr., Seneca, SC, 29672 (TMS# 208 CC-01-057). 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

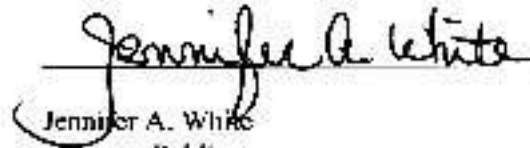
IN RE: TMS# 208-001-01-097 ----

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 01/09/2016 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
01/09/2016



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



THE JOURNAL

210 W. North 1st Street, Seneca, SC 29678
 Ph: 864.882.2375 Fax: 864.882.2381
 classadmgr@upstatetoday.com

Int'l. Inc. Corp.
UpstateToday.com

Classified Advertising Invoice

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

Acct#: 63480
 Ad#: 16158
 Phone#: 864-364-5109
 Date: 01/07/2016

Salesperson: DMARTIN

Classification: Legals

Ad Size: 1.0 x 2.10

Advertisement Information:

Description	Start	Stop	Ins.	Cost/Day	Total
The Journal	01/09/2016	01/09/2016	1	26.99	26.99
Affidavit Fee	-	-	-	-	5.00

Payment Information:

Date:	Order#	Type
01/07/2016	16158	BILLED ACCOUNT

Total Amount: 31.99

Amount Due: 31.99

Comments: TMS# 208-001-01-097

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

Ad Copy