



OCONEE COUNTY COMMUNITY DEVELOPMENT

Addressing | Codes | Permitting | Planning & Zoning

BOARD ORDER ON SPECIAL EXCEPTION HEARING

Application Date: April 25, 2016
Permit Application: - SE16-000001

The Board of Zoning Appeals held a public hearing on Monday, April 25, 2016 to consider the request for a special exception in accordance with County Ordinance, by application from Laurin Patton, on behalf of Patton Development, which may be approved by the Board pursuant to the Oconee County Code of Ordinances for the unincorporated areas of Oconee County.

The request for a special exception by was set forth on the special exception application –SE16-000001, requesting approval of a special exception for a retail establishment over 5,000 square feet (a Dollar General), at lot (TMS#178-00-01-097), located at Ebenezer Rd. within the a. Traditional Rural District and the b. Lake Overlay.

The Board makes the following conclusions:

The application submitted for special exception for retail over 5,000 sq. ft. and less than 50,000 sq. ft. within the Traditional Rural District:

1. is In accordance with the comprehensive plan and consistent with the spirit, purposes, and the intent and specific requirements of this chapter, to include the definition and intent of the district in which the special exception is being requested;
2. is In the best interests of the county, the convenience of the community and the public welfare;
3. is Suitable for the property in question, and designed, constructed, operated, and maintained so as to be in harmony with and appropriate in appearance to the existing or intended character of the general vicinity;
4. is Suitable in terms of effects on highway traffic, parking and safety with adequate access arrangements to protect streets from undue congestion and hazards.

And:

1. Based on the evidence presented to the Board, the proposed Special Exception does meet the standards put forth in the Oconee County Standards.
2. Based on the evidence presented to the Board, the proposed Special Exception is compatible with current and known planned land uses in the district, and will not substantially diminish the value of adjacent property of property in the district.
3. Based on the evidence presented to the Board, the proposed Special Exception will have a positive impact upon the general health, safety, and welfare of the residents of Oconee County.

The Board makes the following conclusions:

The application submitted for special exception for non-residential commercial development within the Lake Overlay:

1. is In accordance with the comprehensive plan and consistent with the spirit, purposes, and the intent and specific requirements of this chapter, to include the definition and intent of the district in which the special exception is being requested;
2. is In the best interests of the county, the convenience of the community and the public welfare;
3. is Suitable for the property in question, and designed, constructed, operated, and maintained so as to be in harmony with and appropriate in appearance to the existing or intended character of the general vicinity;

4. is Suitable in terms of effects on highway traffic, parking and safety with adequate access arrangements to protect streets from undue congestion and hazards.

And:

1. Based on the evidence presented to the Board, the proposed Special Exception does meet the standards put forth in the Oconee County Standards.

2. Based on the evidence presented to the Board, the proposed Special Exception is compatible with current and known planned land uses in the district, and will not substantially diminish the value of adjacent property of property in the district.

3. Based on the evidence presented to the Board, the proposed Special Exception will have a positive impact upon the general health, safety, and welfare of the residents of Oconee County.

THE BOARD, THEREFORE, ORDERS that the special exception for development of a retail establishment over 5,000 square feet in the Traditional Rural District and under the Lake Overlay, presented on as permit application SE16-000001, be granted under the following conditions:

1. Project shall meet Appendix A of Chapter 38 of Oconee County Code of Ordinances;

2. Project shall be constructed and developed in the manner depicted on the submitted site plan, landscape plan, and submitted architectural renderings;

3. Signage shall be limited to only one monument sign and one wall sign as depicted in the application material and that "option 2" monument sign be used by the applicant;

4. Dumpster screening shall be designed and constructed in a manner consistent with the design and construction of the primary store (brick or stone masonry) and wood doors shall be used on the front of the dumpster area;

5. A second dumpster screening area shall be installed, designed and constructed in a manner consistent with the design and construction of the primary store (brick or stone masonry) and wood doors shall be used on the front of the dumpster area and this second dumpster area shall be used to contain and screen merchandise carriers and other items related to the logistics of the facility;

6. The rear façade of the primary store shall be designed and constructed in a manner consistent with the three other facades as depicted in submitted architectural renderings.

Date issued: 4-25-2016


Chairman


Secretary

Date mailed to parties in interest: 4-27-2016

Notice of appeal to Circuit Court must be filed within 30 days after date this Order was mailed.

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OCONEE COUNTY COMMUNITY
DEVELOPMENT
415 S. PINE ST
WALHALLA, SC 29691

-21451E



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- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Laurin Patton
 P.O. Box 100
 Woodruff, SC 29388

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *Dwight Foster*

- Agent
 Addressee

B. Received by (Printed Name)

G. Date of Delivery
4/29/16

D. Is delivery address different from item 1? Yes

IF YES, enter ZIP+4® below: No

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APR 29 2016

E. Service Type

- Certified Mail® Priority Mail Express®
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4. Restricted Delivery? (Extra Fee) Yes

2. Article Number

7012 3050 0000 3759 8723

Public Comment
Monday, April 25, 2016

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

- Aga 1. DAW / ICATAI Fumo / DOLLAR GENERAL
- Aga 2. Sue DRAGOO / Spec Ex. DOLLAR GENERAL
- Aga 3. David T. Swell / Dollar G.
- Aga 4. Nancy Oppenheim / Smolen / Dollar General
- For 5. jean Jennings / Dollar General
- Aga 6. Tom Smolen / " "
- Noe 7. Mike Smith / Dollar General
- Noe 8. BOB GRAVES / DOLLAR GENERAL²
- Aga 9. Fran Isley / " "
- 10. ~~Phyllis Cross~~ / " "
- Aga 11. John HESS / Dollar General
- Aga 12. Sandy Prather / " "
- Aga 13. Melissa Higgs / Dollar General
- Aga 14. Christina / Special Exception

Public Comment
Monday, April 25, 2016

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

- FOR PROP OWNER 15. Lewis McMahon Dollar General
- AGA 16. Mike Moran / Dollar General
- NO AGENDA 17. Ben Turkelzky FOLKS "
- AGA 18. Barry & Shirley McMartin DOLLAR GENERAL
- AGA 19. Mary Distl / Dollar General
- AGA 20. Kent Distl / " "
- AGA 21. Bob Blinston / Dollar General
- AGA 22. Melissa Wagner "
- AGA 23. Karen Blinston "
- AGA 24. CRAIG ROGERS / "
- AGA 25. POM ROGERS / "
- ~~26. STEVE Taylor / Dollar Gen~~
- ~~27. Mike Flynn / " "~~
- FOR 28. Keth G. Dany /

Matthew Anspach

From: Matt Wilson <Matt@llcinvest.com>
Sent: Thursday, April 21, 2016 8:32 AM
To: Josh Stephens; Matthew Anspach
Subject: RE: Vickery Rd BZA meeting

Josh,

It is LK Acquisitions' s desire to move our scheduled April 25th BZA meeting to the following May 23rd meeting for the following reasons:

1. LK Acquisitions, LLC is preparing documentation to further clarify property boundaries in relation to the centerline of Vickery Rd for County engineer Mack Kelly.
2. LK Acquisitions, LLC has contracted a licensed engineer to conduct a traffic impact study that will be needed by the County as well as the developer to make important design decisions prior to requesting a Variance. This report is not expected be ready until sometime next week (after April 25).
3. Additional time is needed to allow Mack (County engineer) and LK Acquisitions, LLC the ability to review the above mentioned documents and reports then properly prepare for a variance request.

Please accept our request to move our meeting with the BOZA to the May 23rd scheduled meeting.

Respectfully,

Matt Wilson

www.llcinvest.com
9821 Cogdill Road
Suite 1
Knoxville, TN 37932
(865) 202-7974 cell
(800)675-1800 office
(865) 966-9377 fax

From: Josh Stephens [<mailto:jstephens@oconeesc.com>]
Sent: Monday, April 18, 2016 10:33 AM
To: Matt Wilson <Matt@llcinvest.com>; Matthew Anspach <manspach@oconeesc.com>
Subject: RE: Vickery Rd BZA meeting

We are going to talk to chairman about that part. Hopefully he and the Board will agree that won't be necessary considering you live in TN. I will let you know.

From: Matt Wilson [<mailto:Matt@llcinvest.com>]
Sent: Monday, April 18, 2016 10:30 AM
To: Josh Stephens; Matthew Anspach
Subject: RE: Vickery Rd BZA meeting

The in person would be at the meeting on the 25th?

From: Josh Stephens [<mailto:jstephens@oconeesc.com>]
Sent: Monday, April 18, 2016 10:18 AM
To: Matt Wilson <Matt@llcinvest.com>; Matthew Anspach <manspach@oconeesc.com>
Subject: RE: Vickery Rd BZA meeting

Understood.

For procedural purposes please send me an email clearly requesting that the meeting be moved to the May meeting date and enumerate the reasons for asking for the delay. Also, in addition to making the request in writing the Boards Rules require that the request to delay be made in person as well. I have copied the section from the rules that address this below.

Thanks – josh

The hearing of an appeal or application may be continued one time by the Board for good cause shown.

Should an applicant request that the hearing date be rescheduled, said request shall be made by written notice, which shall state the reasons for the request to reschedule, delivered to the secretary 72 hours prior to action by the Board.

Also, the applicant shall make said request to reschedule in person before the Board.

Any deviation from the procedures contained within this section can only be approved by a majority vote at a meeting.

From: Matt Wilson [<mailto:Matt@llcinvest.com>]
Sent: Monday, April 18, 2016 10:13 AM
To: Josh Stephens; Matthew Anspach
Subject: RE: Vickery Rd BZA meeting

I wouldn't be able to have ready until sometime next week.

From: Josh Stephens [<mailto:jstephens@oconeesc.com>]
Sent: Monday, April 18, 2016 10:07 AM
To: Matt Wilson <Matt@llcinvest.com>; Matthew Anspach <manspach@oconeesc.com>
Subject: RE: Vickery Rd BZA meeting

When do you think you could it to us this week?

Josh

From: Matt Wilson [<mailto:Matt@llcinvest.com>]
Sent: Monday, April 18, 2016 10:07 AM
To: Matthew Anspach
Cc: Josh Stephens
Subject: RE: Vickery Rd BZA meeting

Looks like we aren't going to be able to make the deadline today. We will have to get on the May meeting schedule.

Thanks,

Matt

From: Matthew Anspach [<mailto:manspach@oconeesc.com>]

Sent: Friday, April 15, 2016 1:27 PM

To: Matt Wilson <Matt@llcinvest.com>

Cc: Josh Stephens <jstephens@oconeesc.com>

Subject: Vickery Rd BZA meeting

Matt,

Hope you are doing well. Will your team be prepared to present at the next meeting (Monday, April 25)? If so, we will need your information to put in the Board members packs, sent to us no later than this coming Monday (April 18). Let me know, if not, we will need to begin the process of requesting an extension and hold off until May. Thanks!

Sincerely,

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



OCONEE COUNTY COMMUNITY DEVELOPMENT

Addressing | Codes | Permitting | Planning & Zoning

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OCONEE COUNTY COMMUNITY DEVELOPMENT
Planning & Zoning



Matthew Anspach
Planner

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



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):

Per the Oconee County zoning ordinance, the permitted retail use square footage in the TRD (Traditional Rural District) zoning is up to 5,000sf.

Reason for appeal: Allow a single retail use of 9,100 sf on 3+ acres of tax map parcel 178 00 01 097 (further depicted on the preliminary site plan attached hereto).

Applicant's Name

Address

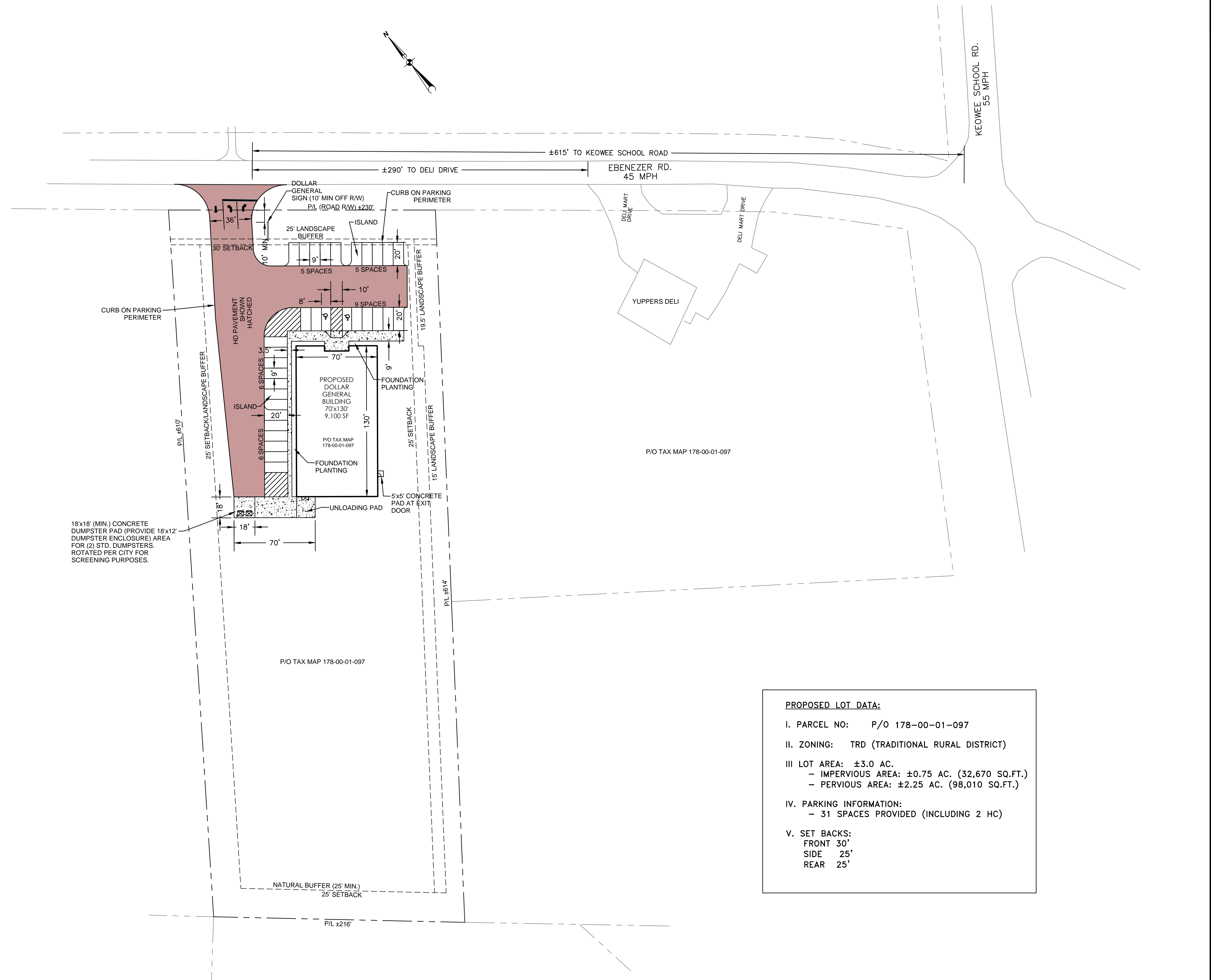
Mailing Address (if different)

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.

THIS DRAWING AND THE DESIGN SHOWN THEREON ARE THE PROPERTY OF K. B. SELLARS ENGINEERING, LLC. THE REPRODUCTION, DISTRIBUTION, OR ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.



PROPOSED LOT DATA:

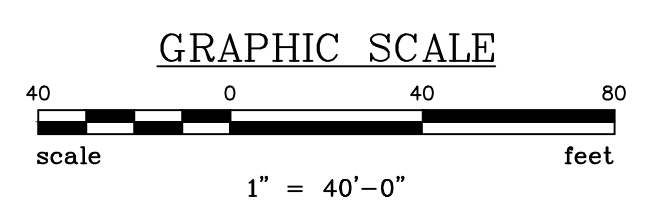
I. PARCEL NO: P/O 178-00-01-097

II. ZONING: TRD (TRADITIONAL RURAL DISTRICT)

III LOT AREA: ±3.0 AC.
 - IMPERVIOUS AREA: ±0.75 AC. (32,670 SQ.FT.)
 - PERVIOUS AREA: ±2.25 AC. (98,010 SQ.FT.)

IV. PARKING INFORMATION:
 - 31 SPACES PROVIDED (INCLUDING 2 HC)

V. SET BACKS:
 FRONT 30'
 SIDE 25'
 REAR 25'



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 PO BOX 161441
 BOILING SPRINGS, SC 29316
 (803) 699-1212 PHONE
 (803) 699-0525 FAX
 EMAIL: KELLY@KBSSELLARS.COM

NO.	DATE	REVISIONS	DESCRIPTION	BY :

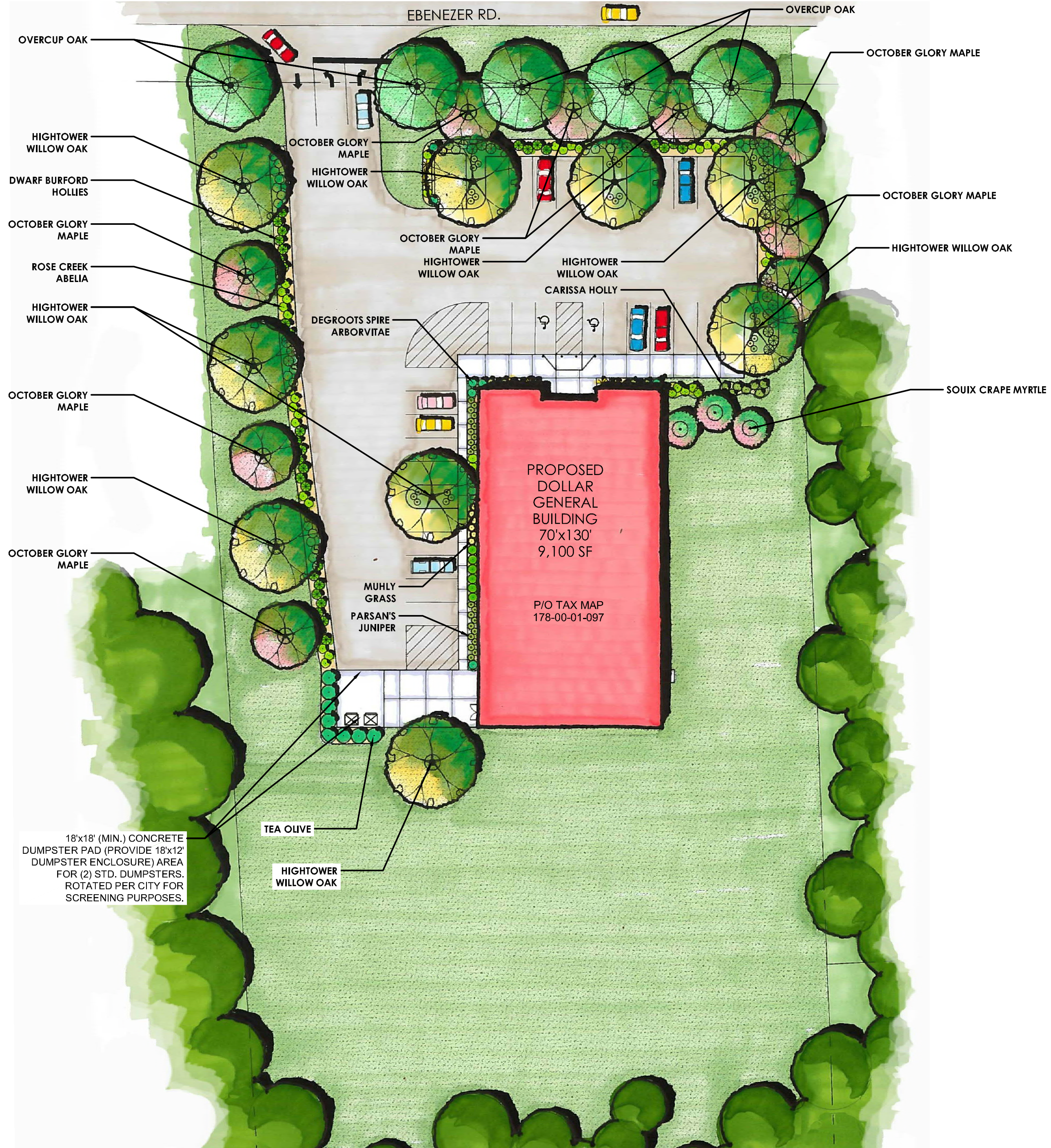
NO.	DATE	REVISIONS	DESCRIPTION	BY :

PROJECT TITLE:
DOLLAR GENERAL
 EBENEZER ROAD
 DOLLAR GENERAL

SOUTH CAROLINA
 OCONEE COUNTY

SHEET TITLE:
 PRELIMINARY SITE PLAN

SHEET NO.	OF
1	1
PROJECT NO.	



DEVELOPMENT INFORMATION:

DEVELOPER:
 PATTON DEVELOPMENT, LLC
 PO BOX 100
 WOODRUFF, SC. 29388

ENGINEER:
 KB SELLARS ENGINEERING, LLC
 PO BOX 161441
 BOILING SPRINGS, SC 29316
 PH: 1 (864) 699-9512

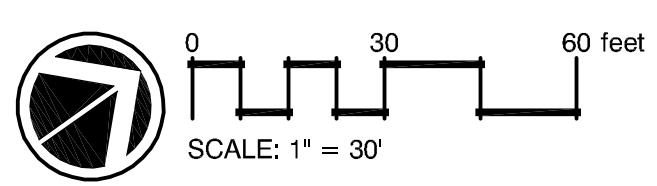
LOT SIZE: +/- 3.14 ACRES

NOTE:
 This plan is conceptual in nature and as such does not intend to represent or guarantee project feasibility. Those with interest in developing this property should draw their own conclusions about project feasibility after a thorough review of the site, its physical characteristics, infrastructure requirements and applicable zoning and permitting regulations.

The base information for this drawing has been compiled from a variety of sources at various times and as such is intended to be used only as a conceptual guide. All property lines, tract dimensions and descriptions are for graphic purposes only, as an aid to site location and possible potential land use. Any person desiring to determine actual commitments should examine the appropriate plats, deed restrictions, covenants, and planning and zoning regulations applicable to specific portions of the property.

This Conceptual Plan is not intended as part of the contract documents for any property, sale or transfer.

PREPARED BY:





DEVELOPMENT INFORMATION:

DEVELOPER:
 PATTON DEVELOPMENT LLC
 PO BOX 100
 WOODRUFF, SC 29388

ENGINEER:
 KB SELLARS ENGINEERING, LLC
 PO BOX 16144
 ROLING SPRINGS, SC 29316
 P.O. 1 (844) 499-9372

LOT SIZE: 17.314 ACRES

NOTE:
 This plan is conceptual in nature and is not intended to represent or guarantee actual feasibility. Those who view or otherwise use this plan to make any decisions should consult with the engineer and architect for a complete and accurate understanding of the site, its context, and applicable laws, regulations, ordinances, and applicable zoning and permitting regulations.

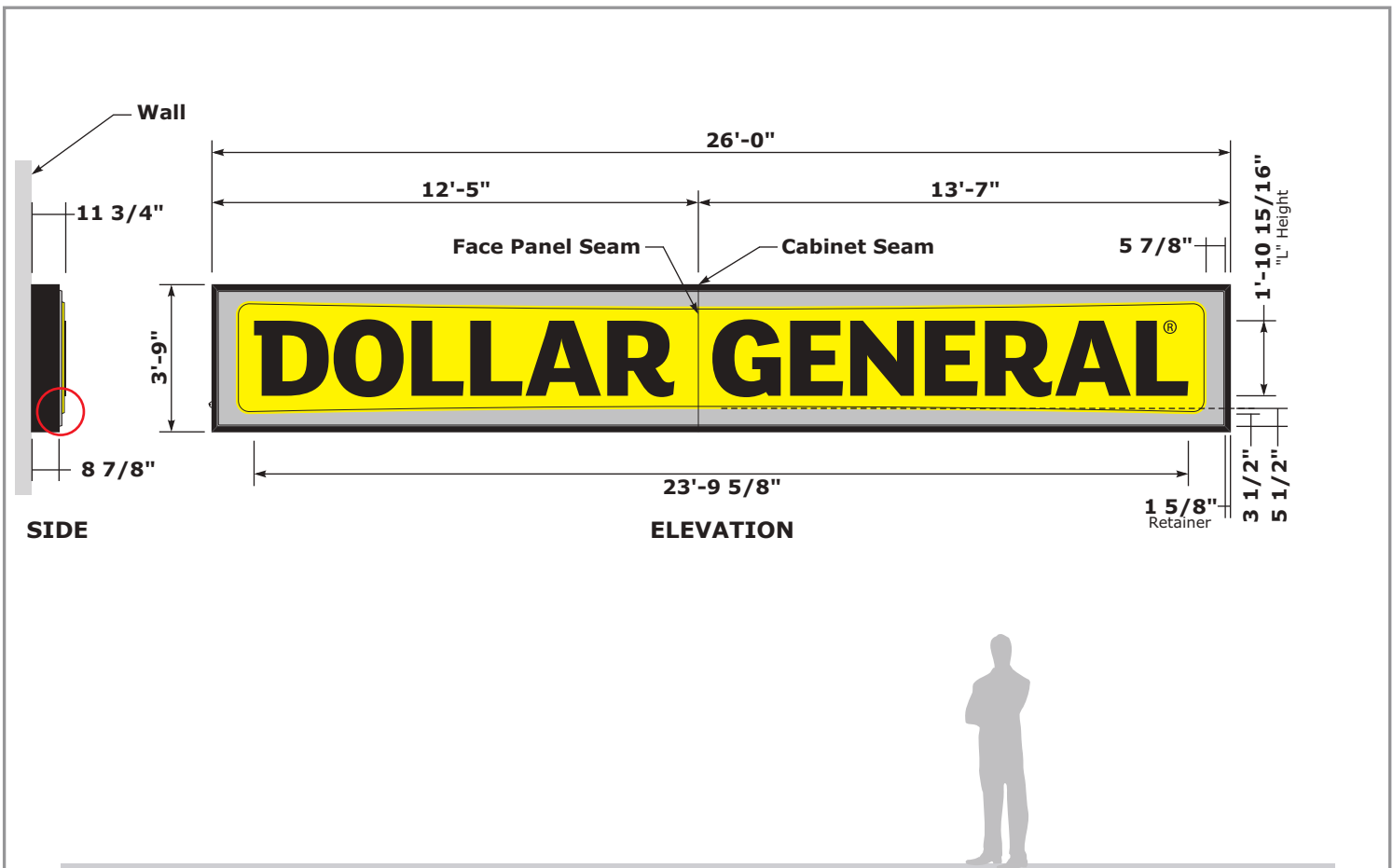
The above information is for informational purposes only and is not intended to constitute an offer of any financial product or service. All products and services are subject to change without notice. Any person wishing to do business should consult with their attorney, accountant, and planner and comply with applicable laws, regulations, ordinances, and applicable zoning and permitting regulations.

This Conceptual Plan is not intended to constitute a contract or any other legal instrument, and is not intended to be used as such.

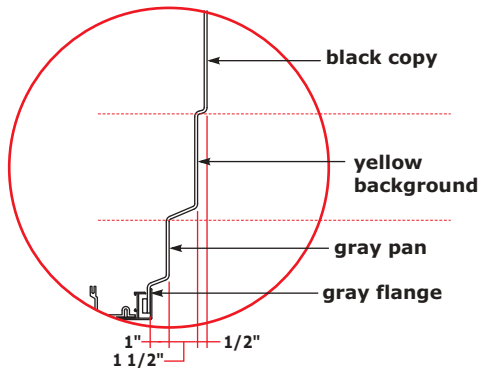
PREPARED BY:



Land Architecture



.150" clear UV polycarbonate (Spartech) pan formed face with Black copy over Spraylat C8-2633 Yellow on PMS Cool Gray 5 background. Cabinet to be painted Semi-Gloss Black.



FACE EMBOSMENT DETAIL

SQUARE FOOTAGE
ACTUAL
97.50 sq. ft.

COLOR SPECIFICATIONS	
Yellow:	match Spraylat C8-2633
Brushed Aluminum:	match Spraylat FM-171
Black (Copy):	match Spraylat Black
Semi-Gloss Black (Metal):	match Black Polyurethane
Cool Gray:	match PMS Cool Gray 5
Rock Bottom Gray:	match Sherwin Williams SW7062
Green:	match PMS 368C



File Name: Dollar General Cutsheets 2013

Project #: 13-0181

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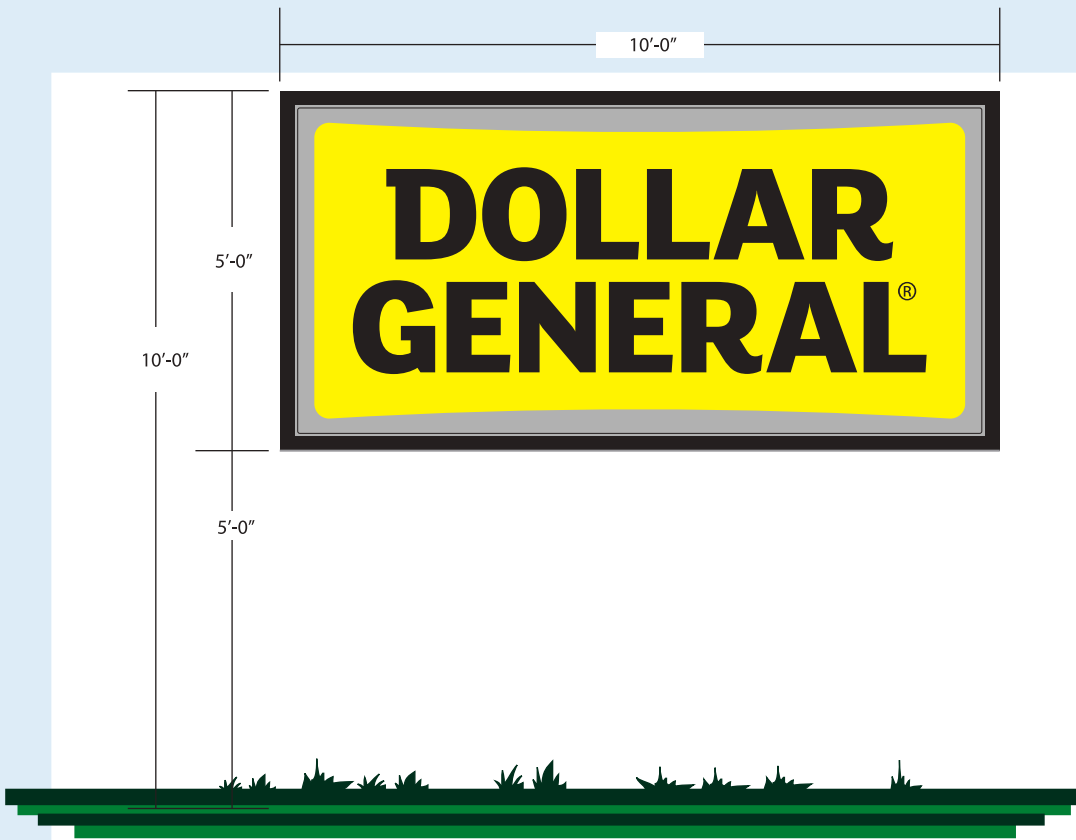
Date: 08/30/2013

Approved By:



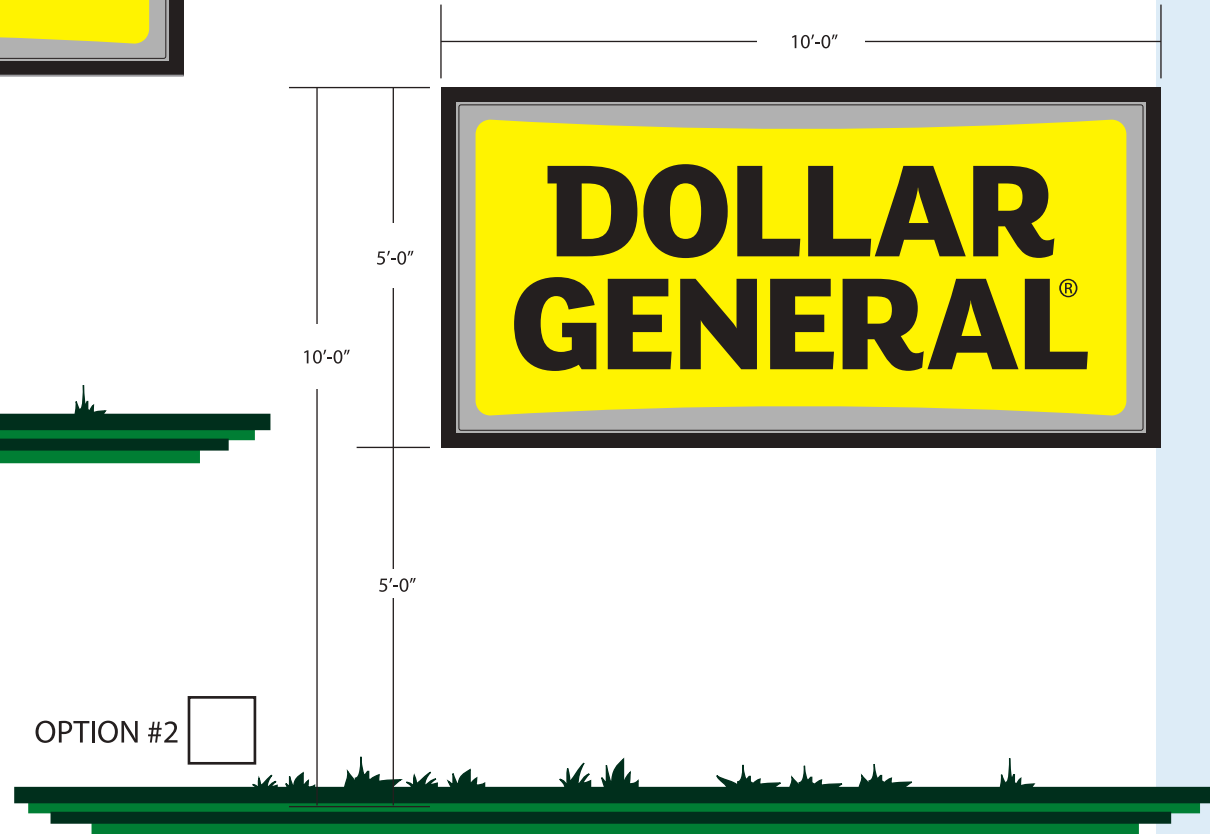
135 SOUTH DAVID LANE
KNOXVILLE, TN 37922
OFFICE: 865-539-4001
FAX: 865-539-0851
WWW.LINKENGR.COM

NOTE:
CHECK PREFERRED OPTION



OPTION #1

NOTE:
MASONRY BASE SUPPLIED BY OTHER CONTRACTORS



OPTION #2



DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings.
These drawings and designs are the exclusive property of Everbrite LLC Use of, or duplication in any manner without express written permission of Everbrite LLC is prohibited.

Customer: Dollar General		Description: M50@10' OAH 5'x10' Monument Sign @ 10' OAH	Customer Approval: NOTE: Unless specified by customer, all depth of embossing will be determined by Everbrite Engineering or existing customer specifications on file. Colors and graphics on file will be used unless otherwise specified by customer. Please read carefully, check appropriate box and fax back to Everbrite:
Project No: 321536	Scale: 3/8"=1'-0"		
Date: 10/22/14	Drawn By: RB	Revised:	<input type="checkbox"/> New sketch required
Location & Site No:		Revised:	SIGNATURE _____ DATE _____
Site: DG			

**DOLLAR
GENERAL®**



Matthew Anspach

From: Cisson, Jason S. <CissonJS@scdot.org>
Sent: Wednesday, April 20, 2016 1:28 PM
To: laurin patton
Cc: Kelly Sellars; Dillon, Eric C; Nelson, Craig D; Mike Ridgeway; tab patton; Matthew Anspach; Josh Stephens; Will Brewer; Ashley Waldrop
Subject: RE: DG SC Seneca BZA exception

Laurin,

I have had a chance to discuss with Traffic. They have reviewed the traffic study prepared as requested. We concur with its findings that no mitigation is needed at this time for the proposed driveway or existing four-way intersection. As for the layout, we are in agreement with the proposed layout but would prefer to the driveway width reduced to 30 feet (15 foot entry and 15 foot exit lanes). Eliminate the second exit lane for left turns. Please note that our comments are subject to the project meeting sight distance as well as all other applicable SCDOT standards and requirements. Thanks.

Jason S. Cisson, MBA

Assistant District Permit Engineer

SCDOT-District 3

252 S. Pleasantburg Drive

Greenville, South Carolina 29607

T: (864) 241-1010 Ext. 6038

F: (864) 241-1115

Email: cissonjs@scdot.org

From: laurin patton [mailto:laurin@pattondevelopment.com]

Sent: Wednesday, April 20, 2016 8:57 AM

To: Cisson, Jason S.

Cc: Kelly Sellars; Dillon, Eric C; Nelson, Craig D; Mike Ridgeway; tab patton; Matthew Anspach; laurin patton; Josh Stephens; Will Brewer; Ashley Waldrop

Subject: RE: DG SC Seneca BZA exception

Jason, I copied and pasted an email I received from Oconee County Planning a few minutes ago. We are about to go before the BZA, and they want to provide an answer to their question below to the BZA. Please see below from Matthew Anspach (also cc) and let me know DOT's response. Thank you. From Matthew:

Just wanted to make sure that I haven't missed anything. The last correspondence that I read between DOT and you said:

Laurin,

In general, I think we are okay with the proposed layout considering the property ownership and it being previously subdivided. But I need to check with Traffic to see if those guys have had a chance to review the study. Once I hear back from them on the study, I will be back in touch with a final decision. Thanks.

Did they ever get back with "Traffic" to see if they reviewed the study? They will need to show that they "are okay" rather than "think (they) are", if you know what I mean. I am about to send the packs out, so please let me know if you come up with anything soon. Thanks!

Thank you

Laurin Patton
Patton Development SC, LLC
PO Box 100
Woodruff, SC 29388
864-655-4224 O
864-655-4225 F
864-529-8297 C

From: Cisson, Jason S. [<mailto:CissonJS@scdot.org>]
Sent: Monday, April 18, 2016 11:25 AM
To: laurin patton <laurin@pattondevelopment.com>
Cc: Kelly Sellars <kelly@kbsellars.com>; Dillon, Eric C <DillonEC@scdot.org>; Nelson, Craig D <NelsonCD@scdot.org>; Mike Ridgeway <mridgeway@srsengr.com>; tab patton <tab@pattondevelopment.com>
Subject: RE: DG SC Seneca BZA exception

Laurin,

In general, I think we are okay with the proposed layout considering the property ownership and it being previously subdivided. But I need to check with Traffic to see if those guys have had a chance to review the study. Once I hear back from them on the study, I will be back in touch with a final decision. Thanks.

Jason S. Cisson, MBA

Assistant District Permit Engineer

SCDOT-District 3

252 S. Pleasantburg Drive

Greenville, South Carolina 29607

T: (864) 241-1010 Ext. 6038

F: (864) 241-1115

Email: cissonjs@scdot.org

From: laurin patton [<mailto:laurin@pattondevelopment.com>]
Sent: Friday, April 15, 2016 1:43 PM
To: Cisson, Jason S.
Cc: Kelly Sellars; Dillon, Eric C; Nelson, Craig D; Mike Ridgeway; tab patton; laurin patton
Subject: RE: DG SC Seneca BZA exception

Jason, have you had a chance to review after the clarification I sent you on 04-04-2016? Our exception hearing is coming up and the county planning department is asking if I have received any feedback from DOT. Since our last correspondence, I have received the traffic study you requested, and it is attached. Please send your feedback ASAP, so I can provide it to those requesting it.

Thank you

Laurin Patton
Patton Development SC, LLC
PO Box 100

Woodruff, SC 29388
864-655-4224 O
864-655-4225 F
864-529-8297 C

From: laurin patton
Sent: Monday, April 04, 2016 12:57 PM
To: Cisson, Jason S. <CissonJS@scdot.org>
Cc: Kelly Sellars <kelly@kbsellars.com>; Dillon, Eric C <DillonEC@scdot.org>; Nelson, Craig D <NelsonCD@scdot.org>; Mike Ridgeway <mridgeway@srsengr.com>; tab patton <tab@pattondevelopment.com>; laurin patton <laurin@pattondevelopment.com>
Subject: RE: DG SC Seneca BZA exception

I agree. Thank you Jason! I look forward to hearing back from you.

Laurin Patton
Patton Development SC, LLC
PO Box 100
Woodruff, SC 29388
864-655-4224 O
864-655-4225 F
864-529-8297 C

From: Cisson, Jason S. [<mailto:CissonJS@scdot.org>]
Sent: Monday, April 04, 2016 12:56 PM
To: laurin patton <laurin@pattondevelopment.com>
Cc: Kelly Sellars <kelly@kbsellars.com>; Dillon, Eric C <DillonEC@scdot.org>; Nelson, Craig D <NelsonCD@scdot.org>; Mike Ridgeway <mridgeway@srsengr.com>; tab patton <tab@pattondevelopment.com>
Subject: RE: DG SC Seneca BZA exception

Laurin,

Thanks for the additional information. We understand GIS websites can be a little behind regarding recent transactions. But if the property was divided and sold, the property line should not really be proposed. Regardless of whether GIS has been updated, the property was divided and sold which creates a new property line regardless of whether it shows on GIS or not. To us, a proposed property line indicates the parcel in question is being subdivided from a larger tract. I guess we would expect to see it labeled as new property line with a note about the GIS not being updated and the recent real estate transaction. More a case of misunderstanding due to the label used. Again, the county allowing commercial property to be subdivided without involving the owner of the road on which the property fronts but that is a whole other ball of wax.

We will review the information provided and discuss the proposed DG site. Even with this information, a traffic study may still be required. After we discuss, I will be back in touch. Thanks.

Jason S. Cisson, MBA

Assistant District Permit Engineer
SCDOT-District 3
252 S. Pleasantburg Drive
Greenville, South Carolina 29607
T: (864) 241-1010 Ext. 6038
F: (864) 241-1115
Email: cissonjs@scdot.org

From: laurin patton [<mailto:laurin@pattondevelopment.com>]
Sent: Monday, April 04, 2016 12:20 PM
To: Cisson, Jason S.
Cc: Kelly Sellars; Dillon, Eric C; Nelson, Craig D; Mike Ridgeway; laurin patton; tab patton
Subject: RE: DG SC Seneca BZA exception

Jason, thank you for your response. I inserted my reply to your comments below in red.

Mike, please see below from Jason as well as his reply to this email. I have cc Eric Dillon and Craig Nelson on this email as well, so you can reach out to them per Jason's request. Please reach out to them to make sure your traffic study includes the information they are requesting.

Thank you all!

Laurin Patton
Patton Development SC, LLC
PO Box 100
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864-655-4224 O
864-655-4225 F
864-529-8297 C

From: Cisson, Jason S. [<mailto:CissonJS@scdot.org>]
Sent: Monday, April 04, 2016 11:51 AM
To: laurin patton <laurin@pattondevelopment.com>
Cc: Kelly Sellars <kelly@kbsellars.com>
Subject: RE: DG SC Seneca 17113 BZA exception

Laurin,

I was able to review and discuss with Traffic. Our comments are not binding if sight distance has not been verified. No driveway will be allowed on any state road that does not meet sight distance and other SCDOT standards. Sight distance should be checked in the field before moving any further with design. Also, we want to know the future development plans for the parent tract that this parcel is being subdivided from. Access to the entire site and future development needs to be considered at this time and not piecemealed together at a later date. Thanks.

we are purchasing the entire 3+- acre parcel from Mr. McMahan, and there are no other development plans for this parcel besides the DG. It is my understanding that the deli parcel that is beside the tract we are purchasing was sold 08-28-2015 to Anushka, LLC and is a separate tract. I attached the deed and plat referenced in the deed to show what I'm talking about. I attached an aerial view from the county assessor's office that shows the parcel we are purchasing outlined in green. It is my understanding that the assessor's office has not caught up with the register of deeds office. There is not a planned development or excess land for future development. I think this information may change some of your comments below (traffic study needed, etc). Please let me know.

1. Complete a traffic study of the driveway and the intersection. Your traffic engineer can contact Eric Dillon or Craig Nelson if additional information is needed on the scope of the study.
I have cc the traffic study engineer as well as Eric and Craig, so they can coordinate on the scope to make sure everyone is on the same page.
2. No driveway access on SC 188 to be considered for the overall parent tract.
It is my understanding that the tract we are under contract to purchase does not touch SC 188, so we have no problem with this.
3. Consider full access on Ebenezer but need to consider this access point as a part of the overall development of entire property. We are not going to start allowing parcels to be carved off the larger tract with each new parcel needing its own driveway access. By subdividing the proposed DG parcel, that leaves a parcel at the intersection as well as the remaining undeveloped property behind the DG. We would prefer some kind of shared driveway on or near the property line that meets spacing from Keowee School Road and Joe Hopkins Road as well as the removal of both of the existing deli driveways. Maybe we would consider the driveway near where shown if the one of the deli driveways is removed and the driveways are located to provide the maximum spacing available from the intersections as well as the intersections particularly Keowee School Road. Willing to consider is not indicating approval. We will look at an alternative design. We may be willing to give a little on spacing from Joe Hopkins Road. But we do not want to grant another driveway access with the overall tract already having two driveways. If the property is going to be divided up, access needs to be determined at this point. Sight distance is going to pay a big factor in the layout. It may be that only one driveway can be allowed for the overall development due to a location that can meet sight distance.
The deli property is a separate tract owned by another entity. We are only requesting access for the tract we are purchasing. It is my understanding that the entire tract will be the DG, and there will be no additional development on this 3+- acre site besides the DG.

Jason S. Cisson, MBA

Assistant District Permit Engineer

SCDOT-District 3

252 S. Pleasantburg Drive

Greenville, South Carolina 29607

T: (864) 241-1010 Ext. 6038

F: (864) 241-1115

Email: cissonjs@scdot.org

From: laurin patton [<mailto:laurin@pattondevelopment.com>]

Sent: Wednesday, March 30, 2016 12:40 PM

To: Cisson, Jason S.

Cc: laurin patton; Kelly Sellars

Subject: FW: DG SC Seneca 17113 BZA exception

Jason, have you had a chance to look at this one? We are working feverishly to get our documents to the county in time for the next BZA meeting, so any feedback would be greatly appreciated.

Thank you!

Laurin Patton

Patton Development SC, LLC

PO Box 100

Woodruff, SC 29388

864-655-4224 O

864-655-4225 F
864-529-8297 C

From: Kelly Sellars [<mailto:kelly@kbsellars.com>]
Sent: Thursday, March 24, 2016 10:04 AM
To: Cisson, Jason S. <CissonJS@scdot.org>
Cc: laurin patton <laurin@pattondevelopment.com>
Subject: RE: DG SC Seneca 17113 BZA exception

Jason,

Please reference the below correspondence concerning a proposed Dollar General site in Oconee County from January. The exception that the developer was going for was turned down by the county. The developer has moved sites to across Ebenezer Road. I have attached a preliminary site plan showing the new site and have highlighted where the old site was for clarification. Do you mind taking a look at the proposed access location and providing feedback? If you go to Google street view, there is an existing asphalt drive apron with a camper near Ebenezer road at the approximate location of the proposed Dollar General drive.

Kelly B. Sellars, PE

K. B. Sellars Engineering, LLC
PO Box 161441
Boiling Springs, SC 29316
864-699-9512
864-699-9523 fax
kelly@kbsellars.com

From: Cisson, Jason S. [<mailto:CissonJS@scdot.org>]
Sent: Tuesday, January 05, 2016 4:39 PM
To: laurin patton; Dillon, Eric C
Cc: tab patton; Josh Stephens; Alexander Hray; Kelly Sellars
Subject: RE: DG SC Seneca 17113 BZA exception

Laurin,

I was able to speak with Eric earlier this afternoon. Therefore, I am going to respond to your email based on this discussion. We did not mention a turn lane during our preliminary review and comments. Typically, we would not anticipate the trip generation meeting the left turn warrants for this type of development (Dollar General). SCDOT would not be opposed to the turn lane if recommended or required by Oconee County. On a side note, it will not be as simple as widening for a left turn lane on SC 188 due to the proximity to the intersection. With the minimum tapers and storage length requirements, the widening would extend through the intersection requiring the widening to begin south of the intersection. Widening through the intersection would most likely include left turn lanes on SC 188 at the intersection.

With all that being said, SCDOT is not recommending or requiring a turn lane at this time. Our recommendation would be to complete a Traffic Impact Study (TIS) for the proposed Dollar General and the parent tract. The scope of the TIS should include 1) traffic control at the intersection (signal warrants), 2) left turn warrants at driveway, and 3) left turn warrants at intersection. Once completed, the TIS would give us a better idea of what, if any, road improvements are needed to mitigate the impacts of this proposed development.

Keep in mind, all these comments are a moot point if a proposed driveway cannot meet sight distance. SCDOT will not approve a driveway if it cannot meet the minimum requirements. Due to a vertical curve along SC 188, SCDOT has reservations if a driveway on SC 188 can meet the minimum sight distance requirements. If the TIS does indicate a turn lane is warranted, the minimum sight distance would increase to factor in the additional lane to be crossed. Therefore, we would recommend measuring the sight distance for the existing two lane cross section as well as a possible widened three lane cross section. The minimum sight distance requirements for all vehicle types can be determined using the formula found in Chapter 7 of the Access and Roadside Management Standards (ARMS) manual.

I hope this email provides the information to address your email. Let us know if you have any questions. Thanks.

Jason S. Cisson, MBA

Assistant District Permit Engineer

SCDOT-District 3

252 S. Pleasantburg Drive

Greenville, South Carolina 29607

T: (864) 241-1010 Ext. 6038

F: (864) 241-1115

Email: cissonjs@scdot.org

From: laurin patton [mailto:laurin@pattondevelopment.com]

Sent: Tuesday, January 05, 2016 1:11 PM

To: Cisson, Jason S.; Dillon, Eric C

Cc: tab patton; Josh Stephens; Alexander Hray; Kelly Sellars; laurin patton

Subject: RE: DG SC Seneca 17113 BZA exception

thank you so much. One of the BZA members mentioned in the December meeting that he had spoken to Eric prior to the December meeting, and I concurred that what he understood from Eric (and mentioned in the meeting) was the same information that I received from DOT. A turn lane was not mentioned though, so I'm hoping Eric may have some insight since I know at least one board member had reached out in the past and Eric has also spoken with Josh at the County. Our goal is to develop the site, so if a turn lane is what is required to make it happen, we will work to make it happen.

thank you

Laurin Patton

Patton Development SC, LLC

101 Wrench Dr

Greer, SC 29651

864-655-4224 (o)

864-655-4225 (f)

864-529-8297 (c)

PATTON



From: Cisson, Jason S. [mailto:CissonJS@scdot.org]

Sent: Tuesday, January 05, 2016 1:01 PM

To: laurin patton <laurin@pattondevelopment.com>; Dillon, Eric C <DillonEC@scdot.org>

Cc: tab patton <tab@pattondevelopment.com>; Josh Stephens <jstephens@oconeesc.com>; Alexander Hray

<lex@lexhray.com>; Kelly Sellars <kelly@kbsellars.com>

Subject: RE: DG SC Seneca 17113 BZA exception

Laurin,

I am going to defer comment to District Traffic Engineer Eric Dillon concerning any kind of turn lane requirement. Currently, he is out of the office at meeting. I will try and catch up with him sometime today to discuss to provide comments back to you. Thanks.

Jason S. Cisson, MBA

Assistant District Permit Engineer

SCDOT-District 3

252 S. Pleasantburg Drive

Greenville, South Carolina 29607

T: (864) 241-1010 Ext. 6038

F: (864) 241-1115

Email: cissonjs@scdot.org

From: laurin patton [<mailto:laurin@pattondevelopment.com>]

Sent: Monday, January 04, 2016 3:46 PM

To: Cisson, Jason S.; Dillon, Eric C

Cc: laurin patton; tab patton; Josh Stephens; Alexander Hray; Kelly Sellars

Subject: RE: DG SC Seneca 17113 BZA exception

Jason,

I had a conversation with Josh Stephens with Oconee County Planning the week before Christmas. I have cc Eric Dillon on this email as well as Josh because Josh told me he discussed the project at length with Eric. It is my understanding from Josh that two board members told him they would have approved our Seneca project on Ebenezer Rd had we (Patton Development) come to them with a turn lane on our revised site plan. At our original meeting in November, the Board asked me to come back with cursory DOT comments as well as an upgraded building façade. I did that for the December meeting. It appeared everyone on the Board was satisfied with our changes, so I was taken by surprise when we were denied without explanation. I spoke to several Board members after the meeting. One said he was concerned about 'traffic'. Later, Josh told our broker and later myself that he was told adding a turn lane would have gotten an approval from the Board. Had we known this, we would have asked your thoughts prior to the December meeting. We did as instructed by the Board and came back with your comments. DOT comments did not include a turn lane, so one was not mentioned. We are not opposed to a turn lane if this will get an approval. What are your thoughts? I'm going to go on Josh's recommendation to resubmit to the Board again vs an appeal, and I would like to have your thoughts on the turn lane and any other comments prior to going before the Board.

thank you for your time.

Laurin Patton

Patton Development SC, LLC

101 Wrench Dr

Greer, SC 29651

864-655-4224 (o)

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864-529-8297 (c)



From: laurin patton
Sent: Tuesday, December 15, 2015 7:54 AM
To: Cisson, Jason S. <CissonJS@scdot.org>
Cc: laurin patton <laurin@pattondevelopment.com>; tab patton <tab@pattondevelopment.com>; Kelly Sellars <kelly@kbsellars.com>
Subject: DG SC Seneca 17113 BZA exception

Our exception hearing last Thursday, December 10, 2015 did not go as we hoped. Our exception was denied by the Oconee County Board of Zoning Appeals (BZA). We plan to go through the appeal process for several reasons, but mainly the following:

At the first exception hearing in November, there were some local lakefront home owners who came out in protest to our project. The BZA asked us to come back (12-10-15) with the following: 1) color rendering showing building upgrades to show a more 'rustic elegance' look and additional landscaping and 2) feedback from the DOT on the preliminary site plan. These requests were in response to the majority of the complaints from the opponents to the project (regarding the look and the traffic).

After that 1st meeting, we did just as the BZA requested and spent additional money and time to address its two requests. At the meeting on 12-10-15, we presented our color rendering and also summarized our dialogue with DOT regarding the preliminary site plan. We explained the following: DOT (on its cursory review) asked the drives to be shifted as far from the intersection as possible with a strong likelihood that shared access would be required between our piece and the adjacent parcel. In addition, we may or may not be granted access on Keowee School Rd (SC 188). However, DOT's final decision would be made after full blown engineered drawings were received and reviewed.

During the meeting, all comments from the BZA sounded favorable and we expected an approval, so we were very surprised when it denied the exception at the vote. I did not hear any comments from the BZA as to why it was denied during the meeting. After the meeting, I went up to BZA and told them I appreciate their consideration. I was told the reason was 'traffic'. Note not all of the BZA members voted no. After the meeting, our broker spoke to Josh Stephens with the County Planning office (which recommended the BZA approve the exception). According to our broker, Josh told her that he was told the BZA would have approved our exception had we come to them with a turn lane in our revised site plan.

We did not include a turn lane in our site plan because our civil engineer did not deem it necessary, and it was never mentioned in the DOT cursory review. Also, a turn lane was never mentioned by the BZA in either meeting (November or December) or after the last meeting when I spoke to the members in person. If the reason for the denial of the exception was due to this concern, there must have been a lack of communication somewhere. Prior to the comments between Josh and our broker, I had not heard any discussion of a turn lane regarding this project. One of the BZA members mentioned during the meeting on the record that he had spoken with Eric Dillon (DOT) regarding this project. He further commented on the shared drive, etc., and I confirmed I understood the same things. Note this BZA member did not mention a turn lane at this time.

This is my current understanding, and I just want to clarify that you have not heard anything different on your end: the BZA directed us to get input from the DOT on our preliminary site plan, which we did. To this date, neither the BZA, Planning Commission, nor DOT have mentioned a turn lane to me. I cannot confirm/deny that this concern was stated because given multiple opportunities, this issue has not been stated to me. I am not against a turn lane, but I need to determine if this statement is true (the BZA really would have approved the exception had this been presented) and also need to confirm whether DOT would even want/accept that for this project. Can you let me know if a turn lane is something the DOT may have suggested to someone else for this project?

As stated above we are going to proceed with the appeal process, and I want to make sure I do the right thing to address any concerns. I'm sure you can tell my frustration when I did what was asked by the BZA and then was still denied.

thank you

Laurin Patton
Patton Development SC, LLC
101 Wrench Dr
Greer, SC 29651
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864-529-8297 (c)



April 12, 2016

Ms. Laurin Patton
Patton Development Company, LLC
PO Box 100
Woodruff, SC 29388

**RE: Traffic Impact and Access Study
Dollar General Store: Ebenezer Road
Oconee County, South Carolina**

Dear Ms. Patton:

As requested, SRS Engineering, LLC (SRS) has completed an assessment of the traffic impacts associated with a proposed Dollar General Store to be located along Ebenezer Road in Oconee County, SC. The following provides a summary of this study's findings.

PROJECT DESCRIPTION

The project site is located along the south side of Ebenezer Road approximately 615-feet west of Keowee School Road in Oconee County, South Carolina. At present, the 3-acre site is undeveloped. The project proposal is to construct a 9,100 square-foot (sf) Dollar General Store on-site. As scheduled, this project is planned to be constructed and fully-operational within a one-year period.

As planned, direct access to/from the site will be provided via one full-movement driveway to Ebenezer Road. The allowable movements, necessary laneage/geometrics and traffic control for this access point will be formally discussed in a later section of this report.

Figure 1 depicts the site location in relation to the local/regional roadway system. **Figure 2** depicts the most up-to-date site plan as provided by the project site/civil engineer.

EXISTING CONDITIONS

A comprehensive field inventory of the project study area was conducted in April of 2015. The field inventory included a collection of geometric data, traffic volumes, and traffic control within the study area. The following sections detail the current traffic conditions and include a description of roadways/intersections serving the site and traffic flow in close proximity to the project site.

Study Area Roadways

Ebenezer Road - is a two-lane undivided roadway where directional traffic is separated by a double-yellow centerline. This roadway has a posted speed limit of 45 miles-per-hour (mph) and is under the jurisdiction of the South Carolina Department of Transportation (SCDOT).

Keowee School Road - is also a two-lane undivided roadway where directional traffic is separated by a double-yellow centerline. This roadway has a posted speed limit of 55 miles-per-hour (mph) and is also under the jurisdiction of the SCDOT.

Study Area Intersection

Keowee School Road at Ebenezer Road/Biggerstaff Road - is a four-legged unsignalized intersection where Keowee School Road makes up the northbound and approaches, Ebenezer Road makes up the eastbound approach, and Biggerstaff Road makes up the westbound approach. All approaches to the intersection provide for one lane from which all movements are allowed. This intersection operated under four-way STOP sign control, with red caution lights overhead for each approach.

The existing geometry and traffic control for the study area roadways/intersection is depicted graphically in **Figure 3**, which follows this report.

Traffic Volumes

In order to determine the existing traffic volume flow patterns within the study area, weekday morning (7:00-9:00 AM) and evening (4:00-6:00 PM) peak period turning movement specific count data was collected for the intersection of Keowee School Road at Ebenezer Road/Biggerstaff Road. Summarized count sheets for this intersection are included in the Appendix of this report.

Figure 4, located in the appendix of this report, graphically depicts the Existing AM and PM peak-hour traffic volumes for the intersection.

FUTURE CONDITIONS

Traffic analyses for future conditions have been conducted which include traffic related to proposed Dollar General Store. It should be noted that an interim “No-Build” scenario was not reviewed due to the fact that the development is expected to be operational within a one-year period.

Planned Roadway Improvements

There are currently no roadway projects planned in close proximity to the site that will impact traffic capacity prior to the site becoming operational.

Site-Generated Traffic

Traffic volumes expected to be generated by the proposed project were forecasted using the Ninth Edition of the ITE *Trip Generation* manual, as published by the Institute of Transportation Engineers. Land-Use Code #814 (*Variety Store*) was used to estimate the specific site-generated traffic. It should be noted that this is a new land use code in the 9th Edition that specifically references “dollar stores” with the average size being 10,000 sf. **Table 1** depicts the anticipated site-generated traffic.

Table 1
PROJECT TRIP GENERATION¹
Dollar General – Ebenezer Road

Time Period	9,100 sf Dollar General Store ²
Weekday Daily	580
AM Peak-Hour	
Enter	21
<u>Exit</u>	<u>14</u>
Total	35
PM Peak-Hour	
Enter	31
<u>Exit</u>	<u>31</u>
Total	62

1. ITE *Trip Generation* manual, Ninth Edition.
2. ITE *Trip Generation* manual - LUC 814 (*Variety Store*).

As shown, the proposed Dollar General can be expected to generate a total of 580 two-way vehicular trips on a weekday daily basis, of which a total of 35 trips (21 entering, 14 exiting) can be expected during the AM peak-hour. During the PM peak-hour, 62 trips (31 entering, 31 exiting) can be expected. It should be noted that directional distribution of trips is not provided in the manual for either peak hour and therefore for the AM peak hour a 60% entering, 40% exiting distribution was used to account for likely employee entrances. During the PM peak hour, a 50-50 distribution was assumed.

Distribution Pattern

The directional distribution of site-generated traffic on the study area roadways has been based on an evaluation of existing and projected travel patterns within the study area and is shown in **Table 2**.

Table 2
TRIP DISTRIBUTION PATTERN
Dollar General – Ebenezer Road

Roadways	Direction To/From	AM & PM PEAK-HOURS
		Enter / Exit
Ebenezer Road	West	25
Biggerstaff Road	East	10
Keowee School Road	North	25
	South	40
	Total	100

Note: Based on the existing and projected future traffic patterns.

This distribution pattern has been applied to the site-generated traffic volumes from Table 1 to develop the site-generated specific volumes for the study area illustrated in **Figure 5**, which follows this report.

Build Traffic Conditions

The site-generated traffic, as depicted in Figure 5, has been added to Existing 2016 traffic volumes shown in Figure 4. This results in the peak-hour Build (Existing + Site Traffic) traffic volumes, which are graphically depicted in **Figure 6**. These volumes were used as the basis to determine potential improvement measures necessary to mitigate traffic impacts caused by the project.

TRAFFIC OPERATIONS

Analysis Methodology

A primary result of capacity analysis is the assignment of Level-of-Service (LOS) to traffic facilities under various traffic flow conditions. The concept of Level-of-Service is defined as a qualitative measure describing operational conditions within a traffic stream and their perception by motorists and/or passengers. A Level-of-Service designation provides an index to the quality of traffic flow in terms of such factors as speed, travel time, freedom to maneuver, traffic interruptions, comfort, convenience, and safety.

Six Levels-of-Service are defined for each type of facility (signalized and unsignalized intersections). They are given letter designations from A to F, with LOS A representing the best operating conditions and LOS F the worst.

Since the Level-of-Service of a traffic facility is a function of the traffic flows placed upon it, such a facility may operate at a wide range of Levels-of-Service depending on the time of day, day of week, or period of a year.

Analysis Results

As part of this traffic study, capacity analyses have been performed for the study area intersection under both Existing and Future Build (Existing + Site Traffic) conditions. The results of these analyses are summarized in **Table 3**.

Table 3
LEVEL-OF-SERVICE SUMMARY
Dollar General – Ebenezer Road

<u>Unsignalized Intersections</u>	<u>Time</u> <u>Period</u>	<u>EXISTING</u> <u>CONDITIONS</u>		<u>BUILD</u> <u>CONDITIONS</u> <u>EXISTING + SITE</u>	
		<u>Delay^a</u>	<u>LOS^b</u>	<u>Delay</u>	<u>LOS</u>
		Keowee School Road at Ebenezer Road/ Biggerstaff Road (4-Way STOP)	AM PM	10.5 11.7	B B
Ebenzer Road at Site Access	AM PM			9.6 9.6	A A

- a. Delay in seconds-per-vehicle.
- b. LOS = Level-of-Service.

GENERAL NOTES:

- 1. For unsignalized intersections, Delay is representative of the critical movement.

As shown in Table 3, under Existing traffic volume conditions, the intersection of Keowee School Road at Ebenezer Road/Biggerstaff Road operates at good service levels during both the AM and PM peak hours. This is consistent with field observations in that no congestion was observed for the intersection during data collection.

Future Build conditions, which account the addition of site traffic associated with the proposed Dollar General, indicate that the Keowee School Road at Ebenezer Road/Biggerstaff Road intersection will maintain LOS B during both peak hours with only minimal increases in delay projected.

The site access drive to Ebenezer Road is anticipated to operate with minimal delays assuming the incorporation of recommended geometry and traffic control as detailed in the next section of this report.

MITIGATION

The final phase of the analysis process is to identify mitigating measures which may either minimize the impact of the project on the transportation system or tend to alleviate poor service levels not caused by the project. Measures considered necessary to mitigate roadway system deficiencies are discussed below as they relate to the impacts of the proposed project.

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SCDOT-District 3
252 S. Pleasantburg Drive
Greenville, South Carolina 29607
T: (864) 241-1010 Ext. 6038
F: (864) 241-1115
Email: cissonjs@scdot.org

From: laurin patton [mailto:laurin@pattondevelopment.com]
Sent: Tuesday, January 05, 2016 1:11 PM
To: Cisson, Jason S.; Dillon, Eric C
Cc: tab patton; Josh Stephens; Alexander Hray; Kelly Sellars; laurin patton
Subject: RE: DG SC Seneca 17113 BZA exception

thank you so much. One of the BZA members mentioned in the December meeting that he had spoken to Eric prior to the December meeting, and I concurred that what he understood from Eric (and mentioned in the meeting) was the same information that I received from DOT. A turn lane was not mentioned though, so I'm hoping Eric may have some insight since I know at least one board member had reached out in the past and Eric has also spoken with Josh at the County. Our goal is to develop the site, so if a turn lane is what is required to make it happen, we will work to make it happen.

thank you

Laurin Patton
Patton Development SC, LLC
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From: Cisson, Jason S. [mailto:CissonJS@scdot.org]
Sent: Tuesday, January 05, 2016 1:01 PM
To: laurin patton <laurin@pattondevelopment.com>; Dillon, Eric C <DillonEC@scdot.org>
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Subject: RE: DG SC Seneca 17113 BZA exception

Laurin,

I am going to defer comment to District Traffic Engineer Eric Dillon concerning any kind of turn lane requirement. Currently, he is out of the office at meeting. I will try and catch up with him sometime today to discuss to provide comments back to you. Thanks.

Jason S. Cisson, MBA
Assistant District Permit Engineer

Proposed Site Access Drive

Direct access to/from the Dollar General is proposed via one full movement access to Ebenezer Road approximately 615-feet west of Keowee School Road in the approximate location of an existing drive that services the property. The Dollar General will align with a minor driveway for an existing single-family home. It should be noted that there is a minor driveway for a deli approximately 290-feet to the east of the proposed access and an unimproved access road (Joe Hopkins Road) approximately 230-feet to the west. Conflicts with these existing low volume access points are expected to be minimal.

The new access is proposed with 36-feet of width for one entering lane and two exiting lanes (separate left and separate right). STOP sign control should be provided for the new access drive. Dedicated turn lanes within Ebenezer Road are not warranted based on SCDOT guidelines set forth in the Highway Design Manual.

As shown in Table 3, the site access drive is expected to operate at acceptable service levels with minimal delays during both peak hours.

SUMMARY

SRS has completed a Traffic Impact Study relative to a proposed Dollar General store to be located along the south side of Ebenezer Road, west of Keowee School Road in Oconee County, South Carolina. The 9,100 sf store would be completed within a one-year period (early 2017).

Access for the site is proposed via one full movement access to Ebenezer Road approximately 615-feet west of Keowee School Road. Analyses indicate that the site access drive will operate with minimal delays during both peak hours. Impacts to the nearby four-way STOP controlled intersection of Ebenezer Road at Keowee School Road are expected to be minimal.

If you have any questions or comments regarding any information contained within this report, please contact me at (803) 252-1799.

Regards,

SRS ENGINEERING, LLC



Mike Ridgeway, P.E.
Principal

Attachments

APPENDIX

- **Figures**
- **Count Data**
- **Capacity Analyses**

FIGURES

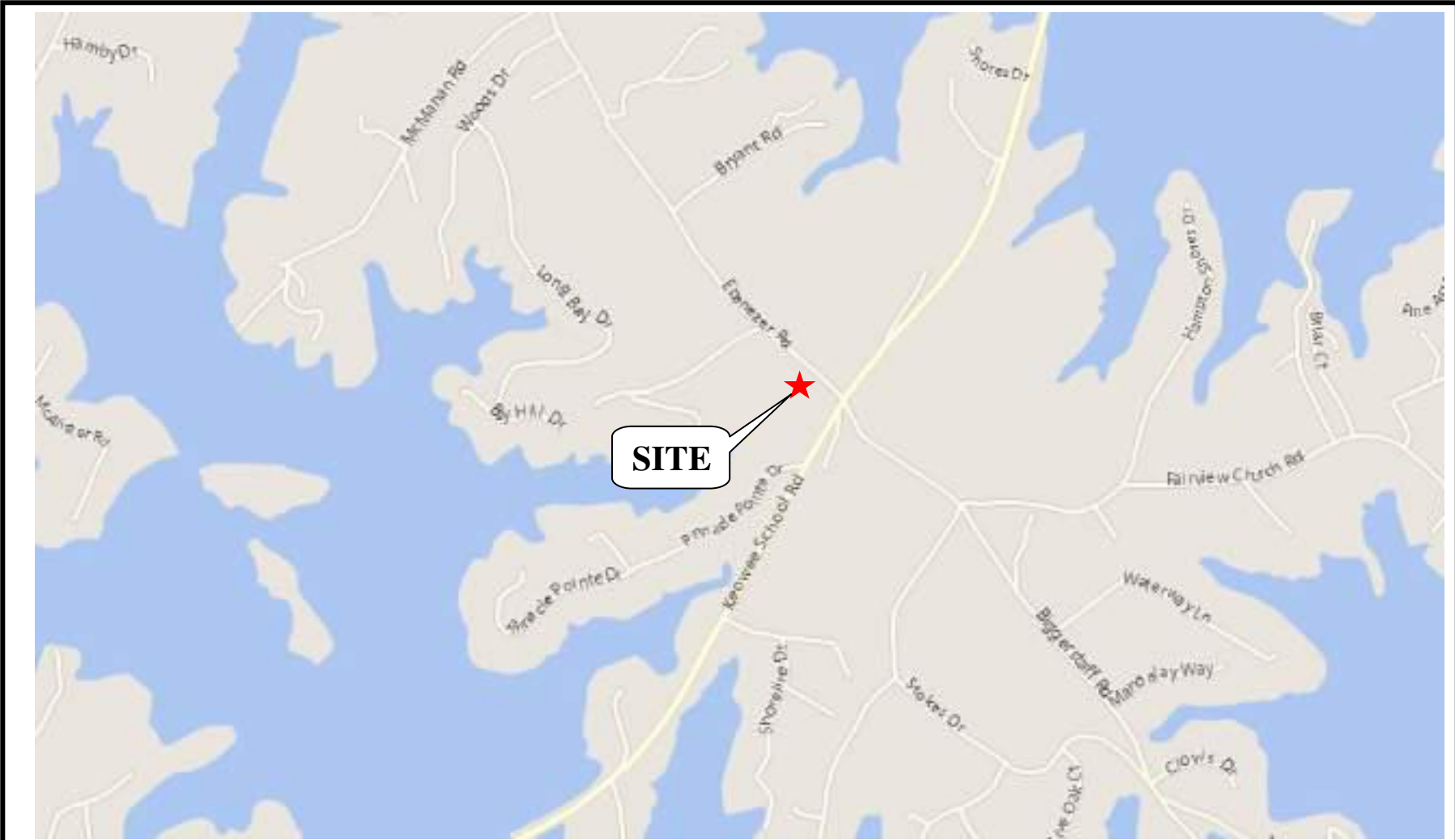
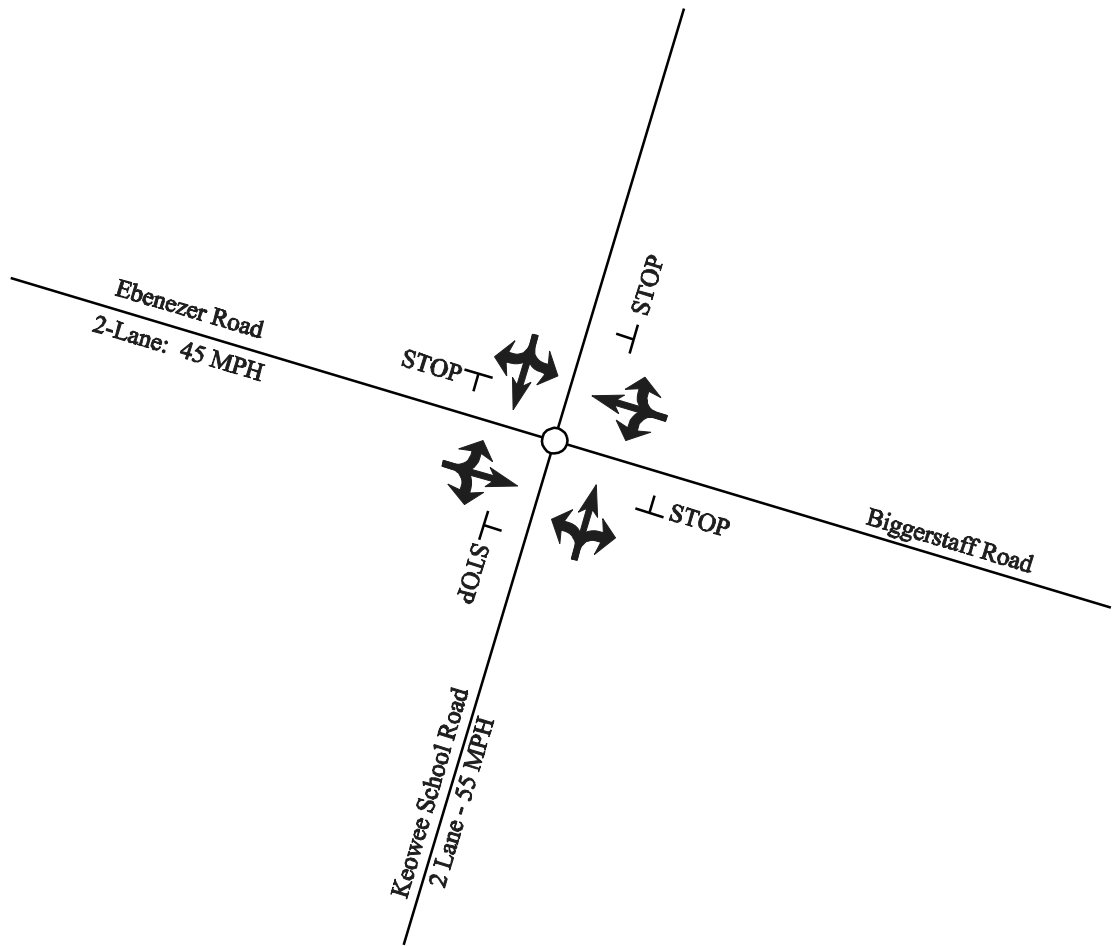


Figure 1
SITE LOCATION MAP
Dollar General : Oconee County, SC





NOT TO SCALE



LEGEND

- = Unsignalized Intersection
- ➔ = Lane Designation

Figure 3

**EXISTING GEOMETRY &
TRAFFIC CONTROL**

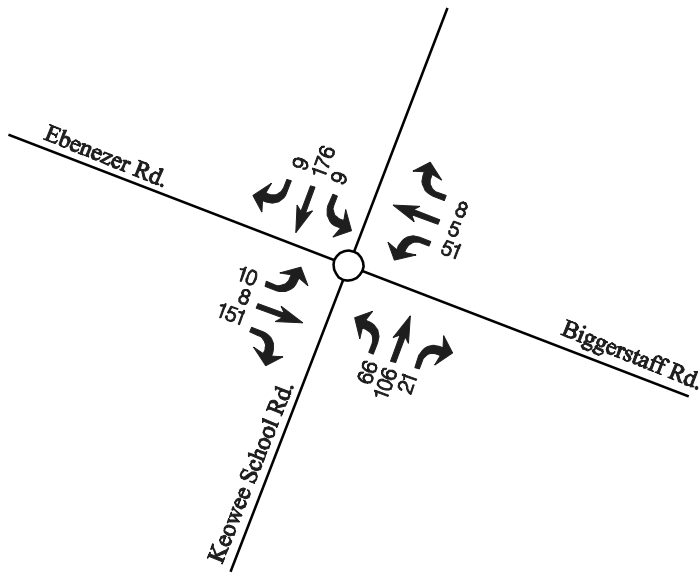
Dollar General - Ebenezer Road: Oconee County, SC



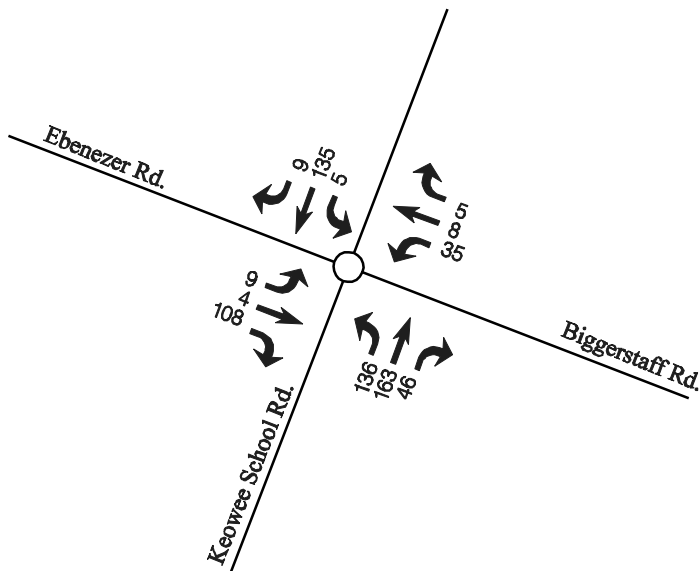
AM PEAK-HOUR



NOT TO SCALE



PM PEAK-HOUR



LEGEND

○ = Unsignalized Intersection

Figure 4

EXISTING 2016 TRAFFIC VOLUMES

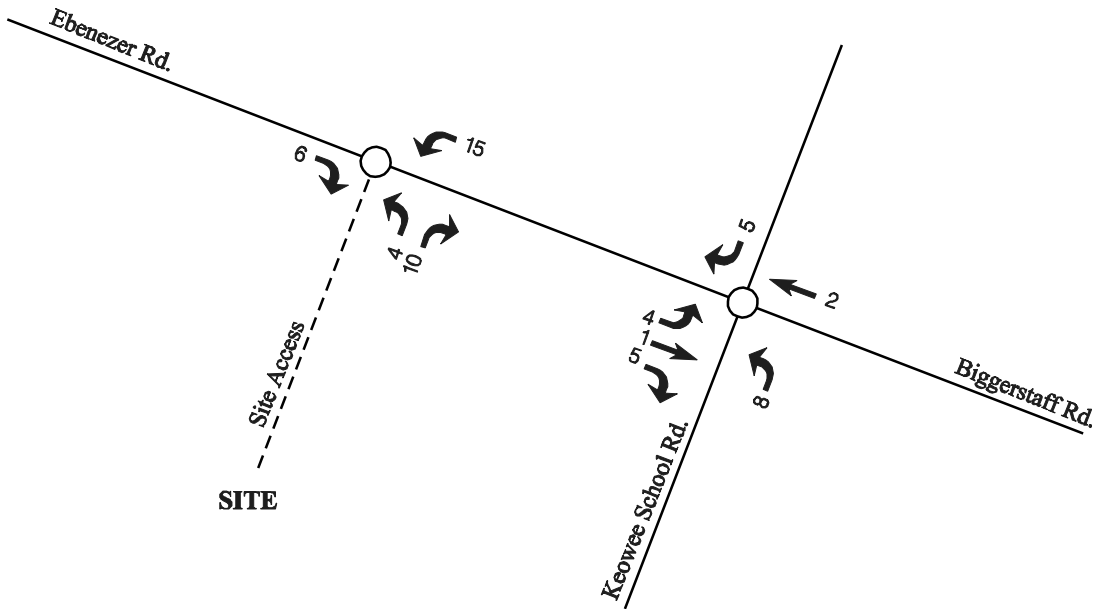
Dollar General - Ebenezer Road: Oconee County, SC



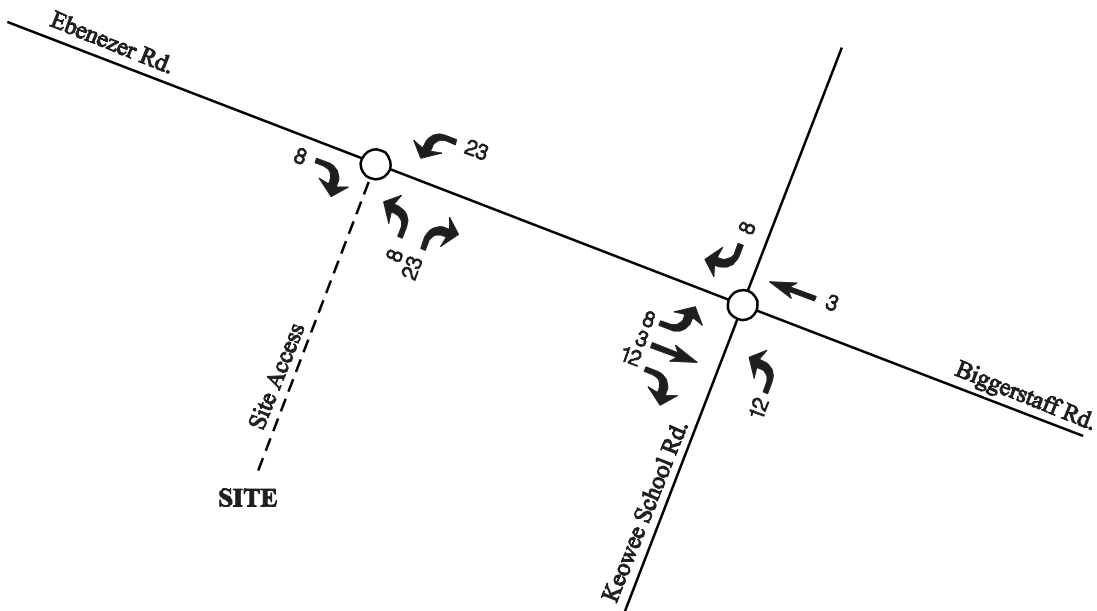
AM PEAK-HOUR



NOT TO SCALE



PM PEAK-HOUR



LEGEND

○ = Unsignalized Intersection

Figure 5

SITE-GENERATED TRAFFIC VOLUMES

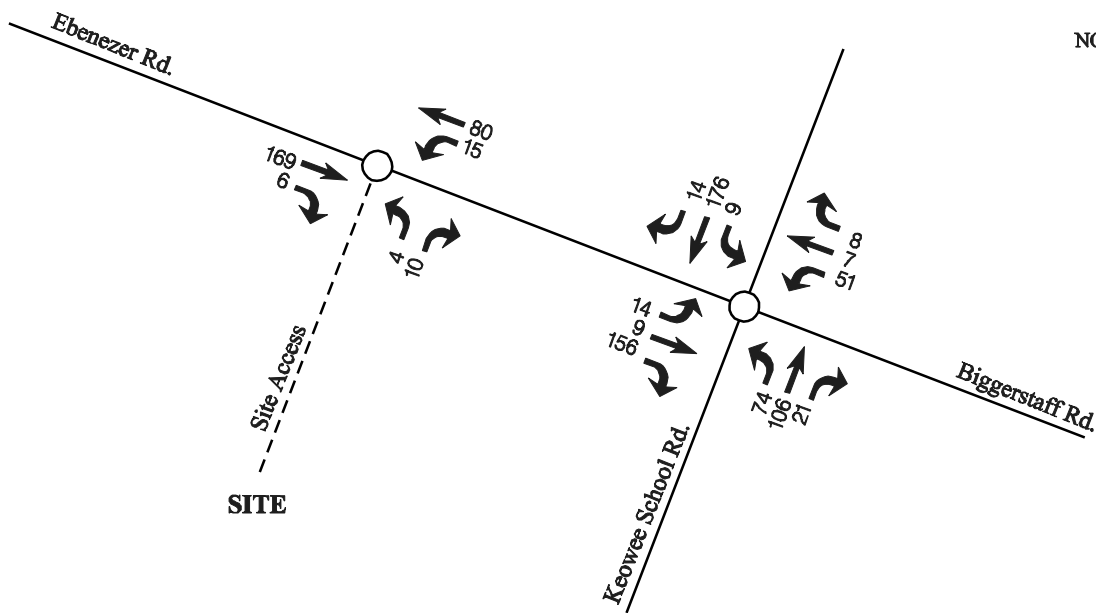
Dollar General - Ebenezer Road: Oconee County, SC



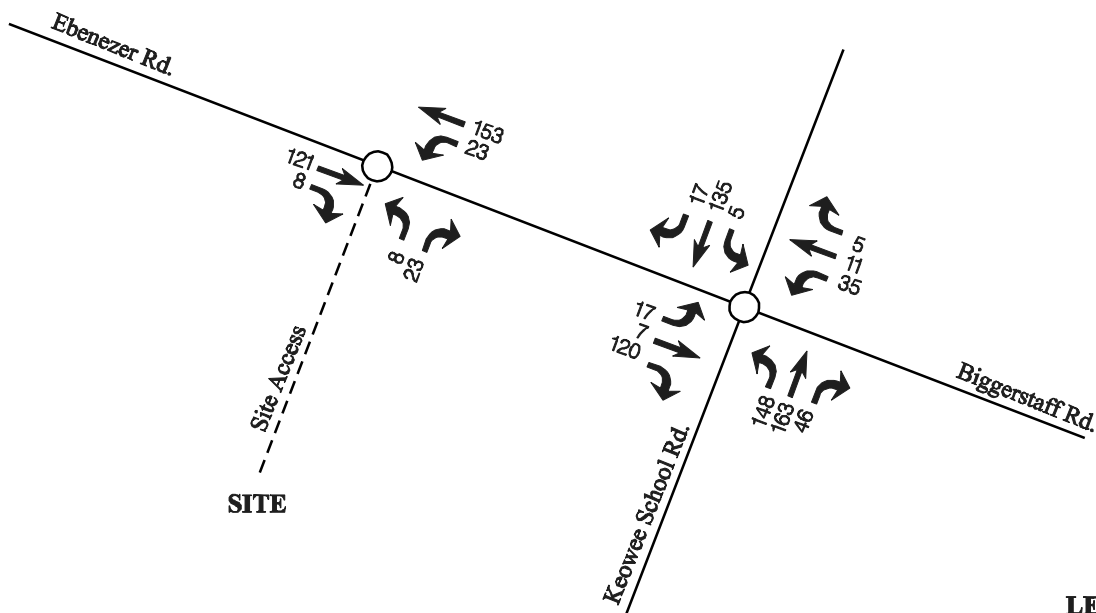
AM PEAK-HOUR



NOT TO SCALE



PM PEAK-HOUR



LEGEND

○ = Unsignalized Intersection

Figure 6

BUILD TRAFFIC VOLUMES EXISTING + SITE TRAFFIC

Dollar General - Ebenezer Road: Oconee County, SC



COUNT DATA

Turning Movement Count Report

Report Generated Using Turning Movement Count for Access by Foot2005Stw17r.com

Survey Information

Date: 04/27/2018
 Location: Rd #11 Highway 100/102, Ontario, BC
 Job: 20180001
 Thursday, April 27, 2018

U=U-Turn L=Left Turn T=Thru R=Right Turn
 P1=Phase 1 Intersection 1 P2=Phase 2 Intersection 2
 Vol = Total Volume for Approach

090	
93.0%	4.7%
0.0%	0.0%
0	

Time	U	L	T	R	Vol	U%	L%	T%	R%	Vol	U%	L%	T%	R%	Vol	U%	L%	T%	R%	
7:00 AM	0	15	37	5	57	0.0%	26.3%	65.2%	8.5%	57	0.0%	26.3%	65.2%	8.5%	57	0.0%	26.3%	65.2%	8.5%	
8:00 AM	0	17	33	5	55	0.0%	30.9%	60.0%	9.1%	55	0.0%	30.9%	60.0%	9.1%	55	0.0%	30.9%	60.0%	9.1%	
9:00 AM	0	15	37	5	57	0.0%	26.3%	65.2%	8.5%	57	0.0%	26.3%	65.2%	8.5%	57	0.0%	26.3%	65.2%	8.5%	
10:00 AM	0	15	37	5	57	0.0%	26.3%	65.2%	8.5%	57	0.0%	26.3%	65.2%	8.5%	57	0.0%	26.3%	65.2%	8.5%	
11:00 AM	0	15	37	5	57	0.0%	26.3%	65.2%	8.5%	57	0.0%	26.3%	65.2%	8.5%	57	0.0%	26.3%	65.2%	8.5%	
12:00 PM	0	15	37	5	57	0.0%	26.3%	65.2%	8.5%	57	0.0%	26.3%	65.2%	8.5%	57	0.0%	26.3%	65.2%	8.5%	
1:00 PM	0	15	37	5	57	0.0%	26.3%	65.2%	8.5%	57	0.0%	26.3%	65.2%	8.5%	57	0.0%	26.3%	65.2%	8.5%	
2:00 PM	0	15	37	5	57	0.0%	26.3%	65.2%	8.5%	57	0.0%	26.3%	65.2%	8.5%	57	0.0%	26.3%	65.2%	8.5%	
3:00 PM	0	15	37	5	57	0.0%	26.3%	65.2%	8.5%	57	0.0%	26.3%	65.2%	8.5%	57	0.0%	26.3%	65.2%	8.5%	
4:00 PM	0	15	37	5	57	0.0%	26.3%	65.2%	8.5%	57	0.0%	26.3%	65.2%	8.5%	57	0.0%	26.3%	65.2%	8.5%	
5:00 PM	0	15	37	5	57	0.0%	26.3%	65.2%	8.5%	57	0.0%	26.3%	65.2%	8.5%	57	0.0%	26.3%	65.2%	8.5%	
Total	0	150	370	25	545	0.0%	27.5%	68.8%	3.7%	545	0.0%	27.5%	68.8%	3.7%	545	0.0%	27.5%	68.8%	3.7%	
Vol	-	150	370	25	545	-	150	370	25	545	-	150	370	25	545	-	150	370	25	545
% Lane 1	0.0%	53.3%	51.1%	100.0%		0.0%	100.0%	67.7%	68.3%		0.0%	100.0%	100.0%	100.0%		0.0%	63.3%	100.0%	100.0%	
% Lane 2	0.0%	0.1%	0.0%	0.0%		0.0%	0.0%	0.0%	11.1%		0.0%	0.0%	0.0%	0.0%		0.0%	12.0%	0.0%	0.0%	
% Lane 3	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	
% Lane 4	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	

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sales@portlabinc.com

							
7:00 AM	0	3	10	0	0	0	0	1	35	1	0	0	0	5	2	0	0	0	0	1	2	38	0	0	104	0
7:15 AM	0	10	23	2	0	0	0	1	36	0	0	0	0	10	3	4	0	0	0	1	0	36	0	0	116	0
7:30 AM	0	18	37	3	0	0	0	1	37	2	0	0	0	13	4	5	0	0	0	5	1	41	0	0	188	0
7:45 AM	0	42	18	3	0	0	0	6	32	4	0	0	0	18	0	3	0	0	0	0	5	39	0	0	162	0
8:00 AM	0	17	23	5	0	0	0	1	34	1	0	0	0	11	1	0	0	0	0	4	1	36	0	0	134	0
8:15 AM	0	15	27	10	0	0	0	1	33	2	0	0	0	0	0	0	0	0	0	1	1	32	0	0	130	0
8:30 AM	0	7	0	5	0	0	0	1	33	0	0	0	0	17	2	1	0	0	0	0	0	38	0	0	121	0
8:45 AM	0	15	15	4	0	0	0	0	28	2	0	0	0	14	2	1	0	0	0	0	2	32	0	0	110	0

Turning Movement Count Report

Report Generated Using Turning Movement Count for Analysis by PennDOT/PA Turn

3100 W. Main St

Goussier Rd PM

Location ID @ PennDOT/PA Turn: 000001_000001_00

July 8 Agency

Monday, April 27, 2015

U=U Turn L=Left Turn T=Thru R=Right Turn
 H1=Historical Observed 1 H2=Historical Observed 2
 Vol.=Total Volume for Approach

Vol	
17.4%	3.4%
0.0%	0.0%
0	

5:00 PM	0	30	27	0	0	0	902	0	2	26	2	0	0	27	0	7	4	3	0	0	13	0	3	1	27	0	0	31	778	2
5:30 PM	0	21	26	14	0	0	76	0	2	20	3	0	0	28	0	11	2	1	0	0	14	0	2	7	28	0	0	32	182	0

Movement Volume	0	138	90	46	0	0	345	0	3	18	9	0	0	14	0	38	4	2	0	0	16	0	3	4	130	3	0	121	164	0		
%	-	0.76	0.71	0.23	-	-	0.64	-	0.02	0.14	0.04	-	-	0.03	-	0.20	0.20	0.04	-	-	0.04	-	0.75	0.30	0.80	-	-	0.65	0.57	-		
% Dir=1	0.0%	27.0%	90.0%	87.0%					2.2%	81.0%	90.0%	100.0%					3.3%	100.0%	100.0%	93.0%					0.0%	75.0%	100.0%	20.0%				
% Dir=2	0.0%	3.3%	1.2%	2.2%					0.0%	20.0%	0.1%	0.0%					0.0%	0.0%	0.0%	20.0%					0.0%	0.0%	0.0%	0.0%				
% Dir=3	0.0%	0.0%	0.0%	0.0%					0.0%	0.0%	0.0%	0.0%					0.0%	0.0%	0.0%	0.0%					0.0%	0.0%	0.0%	0.0%				
% Dir=4	0.0%	0.0%	0.0%	0.0%					0.0%	0.0%	0.0%	0.0%					0.0%	0.0%	0.0%	0.0%					0.0%	0.0%	0.0%	0.0%				

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 Contact:
slupper@pennDOT.pa.gov

	1990						1991						1992						Total							
	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6	Total	Count						
4:00 PM	0	24	25	10	0	0	0	2	13	1	0	0	0	5	3	2	0	0	0	1	7	15	0	0	105	0
4:15 PM	0	32	31	0	0	0	0	2	31	2	0	0	0	4	2	1	0	0	0	0	3	22	0	0	130	0
4:30 PM	0	32	34	10	1	0	0	1	37	1	0	0	0	13	2	1	0	0	0	3	3	24	0	0	158	1
4:45 PM	0	22	43	13	0	0	0	0	24	2	0	0	0	5	4	1	0	0	0	0	8	20	0	0	140	0
5:00 PM	0	37	67	9	0	0	0	2	20	2	0	0	0	7	4	2	0	0	0	3	1	27	0	0	178	0
6:15 PM	0	45	29	11	0	0	0	1	40	4	0	0	0	8	2	1	0	0	0	2	2	25	0	0	163	0
6:30 PM	0	20	35	14	0	0	0	3	28	3	0	0	0	11	2	1	0	0	0	2	1	25	0	0	167	0
6:45 PM	0	25	41	12	0	0	0	0	32	0	0	0	0	11	0	1	0	0	0	2	0	30	0	0	154	0

CAPACITY ANALYSES

EXISTING AM
3: Keawee School Rd. & Ebenezer

4/8/2016

Intersection Delay, s/veh 10.1
Intersection LOS B

Vol, Veh/h	0	10	8	151	0	51	5	8	0	60	108	21
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	21	16	8	6	2	16	6	2	6	6	6	6
Mvmt Flow	0	12	10	184	0	62	6	10	0	80	129	26
Number of Lanes	0	0	1	0	0	0	0	0	0	1	1	0

Opposing Approach	WB	EB	SB
Opposing Lanes			
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left			
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right			
HCM Control Delay	9.6	9.4	10.5
HCM LOS	B	A	B

Vol Left, %	34%	6%	80%	5%
Vol Thru, %	55%	5%	8%	91%
Vol Right, %	11%	89%	12%	5%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	193	169	64	194
LT Vol	66	10	51	9
Through Vol	106	8	5	176
RT Vol	21	151	8	9
Lane Flow Rate	235	206	78	237
Geometry Grp	1	1	1	4
Degree of Util (X)	0.327	0.271	0.122	0.327
Departure Headway (hd)	5.001	4.742	15.628	4.979
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	711	748	641	714
Service Time	3.092	2.829	3.626	3.07
HCM Lane V/C Ratio	0.331	0.275	0.122	0.382
HCM Control Delay	10.5	9.6	9.4	10.5
HCM Lane LOS	B	A	A	B
HCM 95th-ile Q	1.4	1.1	0.4	1.4

Intersection Delay, s/veh

Intersection LOS

Vol. (veh/h)	0	95	170	9
Peak Hour Factor	0.92	0.82	0.82	0.82
Heavy Vehicles %	2	6	6	6
Mvmt Flow	0	11	215	11
Number of Lanes	0	0	0	0

Opposing Approach

Opposing Approach	NB
Opposing Lanes	1
Conflicting Approach Left	WB
Conflicting Lanes Left	1
Conflicting Approach Right	EB
Conflicting Lanes Right	1
HCM Control Delay	10.5
HCM LOS	B

Conflicting Lanes

EXISTING PM
8: Keowee School Rd. & Ebenezer

4/8/2016

Intersection Delay, s/veh	10.4												
Intersection LOS	B												
Vol, Veh/M	101	9	4	108	0	35	8	5	0	166	163	46	
Peak Hour Factor	0.92	0.93	0.93	0.93	0.92	0.93	0.93	0.93	0.92	0.93	0.93	0.93	
Heavy Vehicles, %	2	8	3	3	2	3	3	3	2	3	3	3	
Mvmt Flow	0	10	4	116	0	38	9	5	0	146	175	49	
Number of Lanes	0	0	0	0	0	0	0	0	0	0	1	0	

Opposing Approach	WB	EB	SB
Opposing Lanes	1	1	1
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left	1	1	1
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right	1	1	1
HCM Control Delay	8.8	9	11.7
HCM LOS	A	A	B

Vol Left, %	39%	7%	73%	3%
Vol Thru, %	47%	3%	87%	91%
Vol Right, %	13%	89%	10%	6%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	345	121	48	149
LT Vol	136	9	35	6
Through Vol	163	4	8	135
RT Vol	46	108	5	9
Lane Flow Rate	371	130	52	160
Geometry Grp	1	1	1	1
Degree of Utl (X)	0.472	0.171	0.078	0.213
Departure Headway (Hd)	4.584	4.732	6.447	4.792
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	783	753	653	745
Service Time	2.632	2.793	3.519	2.651
HCM Lane W/O Ratio	0.474	0.173	0.08	0.216
HCM Control Delay	11.7	8.8	9	8.2
HCM Lane LOS	B	A	A	A
HCM 95th-ile Q	2.8	0.6	0.3	0.8

Intersection Delay, s/veh
 Intersection LOS

Vol, veh/h	5	186	9
Peak Hour Factor	0.92	0.93	0.93
Heavy Vehicles, %	2	3	3
Mvmt Flow	0	5	145
Number of Lanes	0	1	0

Opposing Approach NB
 Opposing Lanes
 Conflicting Approach Left WB
 Conflicting Lanes Left
 Conflicting Approach Right EB
 Conflicting Lanes Right
 HCM Control Delay 9.2
 HCM LOS

Intersection Delay, s/veh	10.4											
Intersection LOS	B											
Vol/Veh/h	0	14	9	168	0	51	9	8	0	74	106	21
Peak Hour Factor	0.92	0.82	0.82	0.82	0.92	0.82	0.82	0.82	0.92	0.82	0.82	0.82
Heavy Vehicles, %	2	5	6	6	2	8	5	5	2	8	6	6
Mvmt Flow	0	17	11	190	0	62	9	10	0	90	129	26
Number of Lanes	0	0	1	0	0	0	1	1	0	0	1	0

Opposing Approach	WB	EB	SB
Opposing Lanes			1
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left	1		1
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right	1		1
HCM Control Delay	9.9	9.5	10.9
HCM LOS	A	A	B

Vol Left, %	37%	8%	77%	5%
Vol Thru, %	63%	5%	14%	88%
Vol Right, %	10%	87%	12%	7%
Signal Control	IStop	Stop	Stop	Stop
Traffic Vol by Lane	201	179	66	198
LT Vol	174	14	51	8
Through Vol	103	9	7	176
RT Vol	21	158	8	14
Lane Flow Rate	245	218	80	248
Geometry Grp	1	1	1	1
Degree of Util (X)	0.345	0.292	0.128	0.339
Departure Headway (Hd)	1.5168	4.808	6.71	5.18
Convergence, Y/N	Yes	Yes	Yes	Yes
Gap	701	738	632	708
Service Time	3.168	2.908	3.71	3.13
HCM Lane V/Q Ratio	0.35	0.285	0.127	0.344
HCM Control Delay	10.9	9.9	9.5	10.7
HCM Lane LOS	B	A	A	B
HCM 95th-ile Q	1.5	1.2	0.4	1.5

Intersection Delay, s/veh

Intersection LOS

Vbl, veh/h	0	9	176	14
Peak Hour Factor	0.92	0.82	0.82	0.82
Heavy Vehicles, %	2	6	6	6
Mvmt Flow	0	11	215	17
Number of Lanes	0	0	0	0

Opposing Approach

Opposing Lanes NB
Conflicting Approach Left WB
Conflicting Lanes Left
Conflicting Approach Right EB
Conflicting Lanes Right
HCM Control Delay 10.7
HCM LOS

Ink Delay, s/veh	0.9					
Vol, veh/h	169	16	16	160	4	16
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	4				0	
Veh in Median Storage, #	0	-	-	0	0	-
Grade (%)	0			0	0	
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicle, %	2	2	2	2	2	2
Mvmt Flow	194	7	16	87	4	11

Conflicting Flow All	0	0	190	0	307	187
Stage 1	-	-	-	-	187	-
Stage 2	-	-	-	-	120	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pol Cap-1 Maneuver	-	-	1384	-	685	855
Stage 1	-	-	-	-	645	-
Stage 2	-	-	-	-	905	-
Flabor Hooked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1384	-	677	855
Mov Cap-2 Maneuver	-	-	-	-	677	-
Stage 1	-	-	-	-	645	-
Stage 2	-	-	-	-	694	-

HCM Control Delay, s	0	1.2	9.6
HCM LOS	A	A	A

Capacity (veh/h)	796	-	1394	-
HCM Lane W/C Refo	0.019	-	0.012	-
HCM Control Delay (s)	9.6	-	7.6	0
HCM Lane LOS	A	-	A	A
HCM 95th %ile Q(veh)	0.1	-	0	-

Intersection Delay, s/veh	10.9			
Intersection LOS	B			
Vol. veh/h	0	17	7	120
Peak Hour Factor	0.92	0.93	0.93	0.92
Heavy Vehicles, %	2	3	6	0
Mvmt Flow	0	18	8	129
Number of Lanes	0	0	0	0

Opposing Approach	WB	EB	SB
Opposing Lanes	1	1	1
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left	1	1	1
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right	1	1	1
HCM Control Delay	9.2	9.2	12.4
HCM LOS	A	A	B

Vol Left, %	41%	12%	68%	3%
Vol Thru, %	46%	5%	22%	88%
Vol Right, %	13%	83%	10%	11%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	357	144	51	157
LT Vol	148	17	35	5
Through Vol	163	7	11	135
RT Vol	146	120	5	17
Lane Flow Rate	384	155	55	169
Geometry Grp	1	1	1	1
Degree of Util (X)	0.499	0.208	0.084	0.228
Departure Headway (Hd)	4.68	4.845	5.547	4.867
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	764	734	639	431
Service Time	2.74	2.921	3.64	2.94
HCM Lane V/O Ratio	0.503	0.211	0.086	0.231
HCM Control Delay	12.4	9.2	9.2	9.4
HCM Lane LOS	B	A	A	A
HCM 95th-ile C	2.8	0.8	0.3	0.9

Intersection Delay, s/veh

Intersection LOS

Vol. Veh/Hr	135	135	135	135
Peak Hour Factor	0.92	0.93	0.93	0.93
Heavy Vehicles, %	0	0	0	0
Mvmt Flow	0	5	145	18
Number of Lanes	0	0	0	0

Opposing Approach	NB
Opposing Lanes	
Conflicting Approach Left	WB
Conflicting Lanes Left	
Conflicting Approach Right	EB
Conflicting Lanes Right	
HCM Control Delay	84
HCM LOS	A

Int Delay, s/veh	1.4					
Vol, veh/h	124	8	23	163	8	23
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	0					
Veh In Median Storage, #	0	-	-	0	0	-
Grade, %	0					
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	132	9	25	165	9	25

Conflicting Flow All	0	0	140	0	352	138
Stage 1	-	-	-	-	136	-
Stage 2	-	-	-	-	216	-
Critical Hdwy	-	-	4.12	-	5.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-Up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1443	-	646	913
Stage 1	-	-	-	-	690	-
Stage 2	-	-	-	-	620	-
Platoon Blocked, %	-					
Mov Cap-1 Maneuver	-	-	1443	-	634	913
Mov Cap-2 Maneuver	-	-	-	-	634	-
Stage 1	-	-	-	-	890	-
Stage 2	-	-	-	-	804	-

HCM Control Delay, s	0	1	0.6
HCM LOS	A	A	A

Capacity (veh/h)	820	-	1443	-
HCM Lane V/C Ratio	0.041	-	0.017	-
HCM Control Delay (s)	8.8	-	7.5	0
HCM Lane LOS	A	-	A	A
HCM 95th %ile Q(veh)	0.1	-	0.1	-

Matthew Anspach

From: Pete Ebersole <pebersole@archall.net>
Sent: Tuesday, April 12, 2016 8:40 PM
To: Matthew Anspach
Cc: Josh Stephens
Subject: RE: Ebenezer Public Hearing Rendering

Matthew

Thanks for the copy of the plans. Very helpful... WAR EAGLE!

We have a lot in the Pinnacle Pointe Subdivision and expect to build soon, so this is directly in our back yard and it matters to us.

I do like this plan better than the last, but suspect you will see more negative comments from our neighbors.

If I could make a few constructive suggestions:

-Special effort should be made to address the blank non-windowed elevations (All are non-windowed). Not sure if "Green Wall" with a vining vertical trellis to hide blank areas could work or possibly additional thick planting could be added. Note that the NE façade, the one that faces the major intersection is the one that could use the most help.

-Landscaping, solid walls (not Chain Link Fence) and opaque gates should be added to properly enclose the dumpster. The design looks to have the open gates facing the street. These tend to sit open a lot. Turned to the side could help.

-The front façade has 0 windows. I think it would help humanize the place if they could add glass.

Last point, Yuppers unpaved parking lot, no dumpster enclosure and the lack of trees is already an existing point of contention. I think the whole community as well as both Yuppers' and Dollar General could benefit if you guys could figure out how to get the Dollar General folks to help fund some improvements to Yuppers and connect the two parking lots together. The goal would be address the dumpster enclosure, pave the gravel parking lot and provide a comprehensive planting plan for both stores. This is a win, win, win.

With a plan like this I would be happy to write a letter to you and our neighbors supporting this solution.

(Then if we can get rid of the ridiculous/tacky stop signs solution and do a tasteful and typical 4-way stop solution at the main intersection we could all be proud of this area)

Thank You,

Pete Ebersole

112 Pinnacle Pointe Dr

Seneca, SC 29672

954-764-8858 x13 w

954-801-3889 c

From: Matthew Anspach [<mailto:manspach@oconeesc.com>]

Sent: Monday, April 11, 2016 2:55 PM

To: Pete Ebersole <pebersole@archall.net>

Cc: Josh Stephens <jstephens@oconeesc.com>

Subject: Ebenezer Public Hearing Rendering

Pete,

Please see the attached rendering. War eagle!

Sincerely,

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



OCONEE COUNTY COMMUNITY DEVELOPMENT
Addressing | Codes | Permitting | Planning & Zoning

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OCONEE COUNTY COMMUNITY DEVELOPMENT
Planning & Zoning



Matthew Anspach
Planner

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

Matthew Anspach

From: Josh Stephens
Sent: Thursday, April 14, 2016 7:33 AM
To: Hubbard Paving
Subject: RE: Dollar General 178-00-01-097

Thank you for comments. Staff will ensure they are passed along to the Board.

Thanks,

Josh Stephens

-----Original Message-----

From: Hubbard Paving [<mailto:hubbardpaving@yahoo.com>]
Sent: Tuesday, April 12, 2016 9:59 PM
To: Josh Stephens
Subject: Dollar General 178-00-01-097

As home owners in Pinnacle Pointe, we strongly disagree with the idea of a Dollar General being right around the corner from our home.

We are within 7 - 10 minutes from Walmart and also a Dollar General that is located in the Big Lots complex already, not to mention a CVS is within 5 minutes if something is needed in a hurry. There is not a "need" for this business in a residential area.

Thank you.

David & Christy Hubbard

BLR LENDER LLC

Property Owner in Beacon Shores

April 14, 2016

VIA FACSIMILE
864-638-4168

To: Oconee County Board of Zoning Appeals

RE: Proposed Dollar General Store Special Exception (SE 16-000002)

We are the Owners of Lot 100, Beacon Shores.

This correspondence shall serve as our strongest objection to the proposed granting of a special exception to allow the construction of a commercial building in excess of 5,000 sq. ft. to house a Dollar General Store pursuant to the referenced Special Exception Application which is before you for consideration at your meeting on April 25, 2016.

We strongly believe that such a store is not an appropriate use in the rural residential area and would act to devalue surrounding residential properties without any corresponding benefit since this area is already well served with seven (7) "Dollar" type stores within a five (5) mile radius.

Further the requested special exception does not meet the requirements of Section 38.7.2 of the Oconee County Ordinances because, among other things, it is not "(2) in the best interests of the County...and the public welfare", and it is not "(3) suitable for the property in question...or in harmony with...the existing or intended character of the general vicinity".

Please do not grant this special exception which will do harm to so many of your neighboring property owners.

Sincerely,

BLR Lender LLC


James E. Jacoby, Counsel

Lot 100-Beacon Shores

BLR LENDER LLC
Property Owner 265 Petty Road (Tracts 1 – 5)

April 12, 2016

VIA FACSIMILE
864-638-4168

To: Oconee County Board of Zoning Appeals

RE: Proposed Dollar General Store Special Exception (SE 16-000004)

We are the Owners of 265 Petty Road (Tracts 1-5).

This correspondence shall serve as our strongest objection to the proposed granting of a special exception to allow the construction of a commercial building in excess of 5,000 sq. ft. to house a Dollar General Store pursuant to the referenced Special Exception Application which is before you for consideration at your meeting on April 25, 2016.

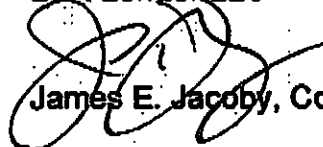
We strongly believe that such a store is not an appropriate use in the rural residential area and would act to devalue surrounding residential properties without any corresponding benefit since this area is already well served with seven (7) "Dollar" type stores within a five (5) mile radius.

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Please do not grant this special exception which will do harm to so many of your neighboring property owners.

Sincerely,

BLR Lender LLC



James E. Jacoby, Counsel

265 Petty Road (Tracts 1-5)

PRESERVE 10 HOLDING LLC
Property Owner in Wellington Pointe

April 14, 2016

VIA FACSIMILE
864-638-4168

To: Oconee County Board of Zoning Appeals

RE: Proposed Dollar General Store Special Exception (SE 16-000002)

We are the Owners of Lot 10, Wellington Pointe.

This correspondence shall serve as our strongest objection to the proposed granting of a special exception to allow the construction of a commercial building in excess of 5,000 sq. ft. to house a Dollar General Store pursuant to the referenced Special Exception Application which is before you for consideration at your meeting on April 25, 2016.

We strongly believe that such a store is not an appropriate use in the rural residential area and would act to devalue surrounding residential properties without any corresponding benefit since this area is already well served with seven (7) "Dollar" type stores within a five (5) mile radius.

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Please do not grant this special exception which will do harm to so many of your neighboring property owners.

Sincerely,

PRESERVE 10 HOLDING LLC



James E. Jacoby, Counsel

Lot 10-Wellington Pointe

SPEARFISHER SC LOT LLC
Property Owner in Wellington Pointe

April 14, 2016

VIA FACSIMILE
864-638-4168

To: Oconee County Board of Zoning Appeals

RE: Proposed Dollar General Store Special Exception (SE 16-000002)

We are the Owners of Lot 11, Wellington Pointe.

This correspondence shall serve as our strongest objection to the proposed granting of a special exception to allow the construction of a commercial building in excess of 5,000 sq. ft. to house a Dollar General Store pursuant to the referenced Special Exception Application which is before you for consideration at your meeting on April 25, 2016.

We strongly believe that such a store is not an appropriate use in the rural residential area and would act to devalue surrounding residential properties without any corresponding benefit since this area is already well served with seven (7) "Dollar" type stores within a five (5) mile radius.

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Please do not grant this special exception which will do harm to so many of your neighboring property owners.

Sincerely,

SPEARFISHER SC LOT LLC


James E. Jacoby Counsel

Lot 11-Wellington Pointe

BLR LENDER LLC Property Owner in Beacon Shores

April 14, 2016

VIA FACSIMILE
864-638-4168

To: Oconee County Board of Zoning Appeals

RE: Proposed Dollar General Store Special Exception (SE 16-000002)

We are the Owners of Lot 52, Beacon Shores.

This correspondence shall serve as our strongest objection to the proposed granting of a special exception to allow the construction of a commercial building in excess of 5,000 sq. ft. to house a Dollar General Store pursuant to the referenced Special Exception Application which is before you for consideration at your meeting on April 25, 2016.

We strongly believe that such a store is not an appropriate use in the rural residential area and would act to devalue surrounding residential properties without any corresponding benefit since this area is already well served with seven (7) "Dollar" type stores within a five (5) mile radius.

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Please do not grant this special exception which will do harm to so many of your neighboring property owners.

Sincerely,

BLR Lender LLC



James E. Jacoby, Counsel

Lot 52-Beacon Shores

BLR LENDER LLC
Property Owner 265 Petty Road (Tracts 1 – 5)

April 12, 2016

VIA FACSIMILE
864-638-4168

To: Oconee County Board of Zoning Appeals

RE: Proposed Dollar General Store Special Exception (SE 16-000001)

We are the Owners of 265 Petty Road (Tracts 1-5).

This correspondence shall serve as our strongest objection to the proposed granting of a special exception to allow the construction of a commercial building in excess of 5,000 sq. ft. to house a Dollar General Store pursuant to the referenced Special Exception Application which is before you for consideration at your meeting on April 25, 2016.

We strongly believe that such a store is not an appropriate use in the rural residential area and would act to devalue surrounding residential properties without any corresponding benefit since this area is already well served with seven (7) "Dollar" type stores within a five (5) mile radius.

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Please do not grant this special exception which will do harm to so many of your neighboring property owners.

Sincerely,

BLR Lender LLC



James E. Jacoby, Counsel

265 Petty Road (Tracts 1-5)

SPEARFISHER SC LOT LLC
Property Owner in Wellington Pointe

April 14, 2016

VIA FACSIMILE
864-638-4168

To: Oconee County Board of Zoning Appeals

RE: Proposed Dollar General Store Special Exception (SE 16-000002)

We are the Owners of Lot 3, Wellington Pointe.

This correspondence shall serve as our strongest objection to the proposed granting of a special exception to allow the construction of a commercial building in excess of 5,000 sq. ft. to house a Dollar General Store pursuant to the referenced Special Exception Application which is before you for consideration at your meeting on April 25, 2016.

We strongly believe that such a store is not an appropriate use in the rural residential area and would act to devalue surrounding residential properties without any corresponding benefit since this area is already well served with seven (7) "Dollar" type stores within a five (5) mile radius.

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Please do not grant this special exception which will do harm to so many of your neighboring property owners.

Sincerely,

SPEARFISHER SC LOT LLC



James E. Jacoby, Counsel

Lot 3-Wellington Pointe

ASH CAPITAL HOLDING LLC
Property Owner in Wellington Pointe

April 14, 2016

VIA FACSIMILE
864-638-4168

To: Oconee County Board of Zoning Appeals

RE: Proposed Dollar General Store Special Exception (SE 16-000002)

We are the Owners of Lot 4, Wellington Pointe.

This correspondence shall serve as our strongest objection to the proposed granting of a special exception to allow the construction of a commercial building in excess of 5,000 sq. ft. to house a Dollar General Store pursuant to the referenced Special Exception Application which is before you for consideration at your meeting on April 25, 2016.

We strongly believe that such a store is not an appropriate use in the rural residential area and would act to devalue surrounding residential properties without any corresponding benefit since this area is already well served with seven (7) "Dollar" type stores within a five (5) mile radius.

Further the requested special exception does not meet the requirements of Section 38.7.2 of the Oconee County Ordinances because, among other things, it is not "(2) in the best interests of the County...and the public welfare", and it is not "(3) suitable for the property in question...or in harmony with...the existing or intended character of the general vicinity".

Please do not grant this special exception which will do harm to so many of your neighboring property owners.

Sincerely,

ASH CAPITAL HOLDING LLC


James E. Jacoby, Counsel

Lot 4-Wellington Pointe

SPEARFISHER SC LOT LLC
Property Owner in Wellington Pointe

April 14, 2016

VIA FACSIMILE
864-638-4168

To: Oconee County Board of Zoning Appeals

RE: Proposed Dollar General Store Special Exception (SE 16-000002)

We are the Owners of Lot 6, Wellington Pointe.

This correspondence shall serve as our strongest objection to the proposed granting of a special exception to allow the construction of a commercial building in excess of 5,000 sq. ft. to house a Dollar General Store pursuant to the referenced Special Exception Application which is before you for consideration at your meeting on April 25, 2016.

We strongly believe that such a store is not an appropriate use in the rural residential area and would act to devalue surrounding residential properties without any corresponding benefit since this area is already well served with seven (7) "Dollar" type stores within a five (5) mile radius.

Further the requested special exception does not meet the requirements of Section 38.7.2 of the Oconee County Ordinances because, among other things, it is not "(2) in the best interests of the County...and the public welfare", and it is not "(3) suitable for the property in question...or in harmony with... the existing or intended character of the general vicinity".

Please do not grant this special exception which will do harm to so many of your neighboring property owners.

Sincerely,

SPEARFISHER SC LOT LLC


James E. Jacoby, Counsel

Lot 6-Wellington Pointe

GAC RENTAL HOLDINGS LLC Property Owner in Wellington Pointe

April 14, 2016

VIA FACSIMILE
864-638-4168

To: Oconee County Board of Zoning Appeals

RE: Proposed Dollar General Store Special Exception (SE 16-000002)

We are the Owners of Lot 7, Wellington Pointe.

This correspondence shall serve as our strongest objection to the proposed granting of a special exception to allow the construction of a commercial building in excess of 5,000 sq. ft. to house a Dollar General Store pursuant to the referenced Special Exception Application which is before you for consideration at your meeting on April 25, 2016.

We strongly believe that such a store is not an appropriate use in the rural residential area and would act to devalue surrounding residential properties without any corresponding benefit since this area is already well served with seven (7) "Dollar" type stores within a five (5) mile radius.

Further the requested special exception does not meet the requirements of Section 38.7.2 of the Oconee County Ordinances because, among other things, it is not "(2) in the best interests of the County...and the public welfare", and it is not "(3) suitable for the property in question...or in harmony with...the existing or intended character of the general vicinity".

Please do not grant this special exception which will do harm to so many of your neighboring property owners.

Sincerely,

GAC RENTAL HOLDINGS LLC


James E. Jacoby, Counsel

Lot 7-Wellington Pointe

SPEARFISHER SC LOT 8 LLC
Property Owner in Wellington Pointe

April 14, 2016

VIA FACSIMILE
864-638-4168

To: Oconee County Board of Zoning Appeals

RE: Proposed Dollar General Store Special Exception (SE 16-000002)

We are the Owners of Lot 8, Wellington Pointe.

This correspondence shall serve as our strongest objection to the proposed granting of a special exception to allow the construction of a commercial building in excess of 5,000 sq. ft. to house a Dollar General Store pursuant to the referenced Special Exception Application which is before you for consideration at your meeting on April 25, 2016.

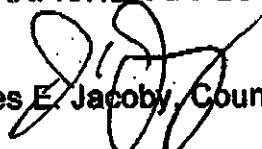
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Further the requested special exception does not meet the requirements of Section 38.7.2 of the Oconee County Ordinances because, among other things, it is not "(2) in the best interests of the County...and the public welfare", and it is not "(3) suitable for the property in question...or in harmony with...the existing or intended character of the general vicinity".

Please do not grant this special exception which will do harm to so many of your neighboring property owners.

Sincerely,

SPEARFISHER SC LOT 8 LLC


James E. Jacoby, Counsel

Lot 8-Wellington Pointe

SPEARFISHER SC LOT 8 LLC
Property Owner in Wellington Pointe

April 14, 2016

VIA FACSIMILE
864-638-4168

To: Oconee County Board of Zoning Appeals

RE: Proposed Dollar General Store Special Exception (SE 16-000002)

We are the Owners of Lot 9, Wellington Pointe.

This correspondence shall serve as our strongest objection to the proposed granting of a special exception to allow the construction of a commercial building in excess of 5,000 sq. ft. to house a Dollar General Store pursuant to the referenced Special Exception Application which is before you for consideration at your meeting on April 25, 2016.

We strongly believe that such a store is not an appropriate use in the rural residential area and would act to devalue surrounding residential properties without any corresponding benefit since this area is already well served with seven (7) "Dollar" type stores within a five (5) mile radius.

Further the requested special exception does not meet the requirements of Section 38.7.2 of the Oconee County Ordinances because, among other things, it is not "(2) in the best interests of the County...and the public welfare", and it is not "(3) suitable for the property in question...or in harmony with...the existing or intended character of the general vicinity".

Please do not grant this special exception which will do harm to so many of your neighboring property owners.

Sincerely,

SPEARFISHER SC LOT 8 LLC


James E. Jacoby, Counsel

Lot 9-Wellington Pointe

THE JOURNAL

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

The Journal
UpstateToday.com

Classified Advertising Invoice

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

Acct#:63480
Ad#:17465
Phone#:864-364-5109
Date:04/07/2016

Salesperson: DMARTIN

Classification: Legals

Ad Size: 1.0 x 1.80

Advertisement Information:

Description	Start	Stop	Ins.	Cost/Day	Total
The Journal	04/09/2016	04/09/2016	1	23.13	23.13
Affidavit Fee	-	-	-	-	5.00

Payment Information:

Date:	Order#	Type
04/07/2016	17465	BILLED ACCOUNT

Total Amount: 28.13

Amount Due: 28.13

Comments: PATTON REQUEST FOR EBENEZER ROAD

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 Monday, April
26th, 2016 at 6:00 p.m. in the
Council Chambers of the County
Administrative Complex, 415 S. Pine
Street, Waltham, SC 29691. The
applicant, Laune Patton is requesting
a Special Exception regarding a
proposed retail establishment to be
located on Ebenezer Road, West
Union, SC, 29698 (TMSV
178-00-01-087). If you would like
additional information concerning this
request please contact the Commu-
nity Development Office at
864-638-4218.

PUBLISHER'S AFFIDAVIT

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE

OCONEE COUNTY COMMUNITY DEVELOPM

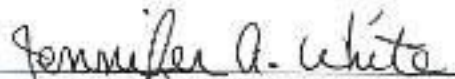
IN RE: PATTON REQUEST FOR EBENEZER ROAD

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 04/09/2016 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
04/09/2016



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

THE JOURNAL

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

The Journal is on
UpstateToday.com

Classified Advertising Invoice

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

Acct#:63480
Ad#:17464
Phone#:864-364-5109
Date:04/07/2016

Salesperson: DMARTIN

Classification: Legals

Ad Size: 1.0 x 1.90

Advertisement Information:

Description	Start	Stop	Ins.	Cost/Day	Total
The Journal	04/09/2016	04/09/2016	1	24.42	24.42
Affidavit Fee	-	-	-	-	5.00

Payment Information:

Date:	Order#	Type
04/07/2016	17464	BILLED ACCOUNT

Total Amount: 29.42

Amount Due: 29.42

Comments: VARIANCE AT VICKERY ROAD

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 Monday, April
25th, 2016 at 6:00 p.m. in the
Council Chambers of the County
Administrative Complex, 415 S. Pine
Street, Walhalla, SC 29691. The
applicant, LLC Invest is requesting a
variance from the required road
standards, outlined in Chapter 26 of
the Oconee County Code of Ordinances,
specifically at Vickery Rd,
Seneca, SC 29672 (TMS#
149-00-03-017 and 149-00-03-038).
If you would like additional information
concerning this request, please
contact the Community Development
Office at 864-838-4219.

PUBLISHER'S AFFIDAVIT

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE

OCONEE COUNTY COMMUNITY DEVELOPM

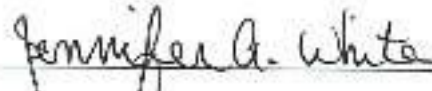
IN RE: VARIANCE AT VICKERY ROAD

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 04/09/2016 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
04/09/2016



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

2013 FORD MUSTANG GT
Conv. Leather, V8, Loaded,
10,001 Miles \$26,879 #173183
Scenic Chevrolet
3449 Blue Ridge Blvd., Walhalla
864-638-9566



2013 NISSAN VERSA
Great Gas Mileage, Continuously
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West Union,
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Power Top, 10,577 Miles
\$33,500 #U4228
Scenic Chevrolet
3449 Blue Ridge Blvd., Walhalla
864-638-9566



2014 FORD F-150 STX
4WD, Side Steps, Bedliner,
10,487 Miles \$20,477 #U4297
Scenic Chevrolet
3449 Blue Ridge Blvd., Walhalla
864-638-9566

combination of BEER and WINE at
10900 GLENSON BLVD. SENECA,
SC 29679. To object to the issuance
of this permit please written protest
must be postmarked no later than
APRIL 30, 2018. 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 hearing (if one is requested
by the applicant); (4) that the person
protesting resides in the same county
where the proposed place of busi-
ness is located or within five miles of
the business; and, (5) the name of
the applicant and the address of the
premises to be licensed. Protests
must be mailed to: S.C. Department
of Revenue, ABL SECTION, P.O.
Box 125, Columbia, SC 29244-0007,
or faxed to: 803/626-0710.

THE OCONEE COUNTY

Board of Zoning Appeals will conduct
a public hearing on Monday, April
25th, 2018 at 6:00 p.m. in the
Council Chambers of the County
Administrative Complex, 415 S. Pine
Street, Walhalla, SC 29687. The
applicant, LLC Invest, is requesting a
variance from the required road
standards, outlined in Chapter 28 of
the Oconee County Code of Ordinances,
specifically at Victory Pk,
Seneca, SC, 29677 (TMS#
148-00-03-017 and 148-00-03-038).
If you would like additional information
concerning this request please
contact the Community Development
Office at 864-638-4210.

THE OCONEE COUNTY

Board of Zoning Appeals will conduct
a public hearing on Monday, April
25th, 2018 at 6:00 p.m. in the
Council Chambers of the County
Administrative Complex, 415 S. Pine
Street, Walhalla, SC 29687. The
applicant, Laurin Patton is requesting
a Special Exception regarding a
proposed retail establishment to be
located on Ebenezer Road, West
Union, SC, 29690 (TMS#
178-00-01-057). If you would like
additional information concerning this
request please contact the Community
Development Office at
864-638-4210.

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In The Classifieds!

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Rickv and Kimberly S. Durham, lots in Ken-

National Residential Nominee Services
Inc. to Travis and Celeste Yafavadda, Int 11

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Journal

upstatetoday.com

laurin patton

From: Ashley Waldrop <anwaldr@aol.com>
Sent: Thursday, April 14, 2016 9:14 PM
To: laurin patton
Subject: Fwd: Dollar General

Ashley Waldrop
Century 21 Hometown Realtors
Anwaldr@aol.com
(864) 280-7019

Begin forwarded message:

From: Angela Chastain <marelle1910@gmail.com>
Date: April 14, 2016 at 9:06:37 PM EDT
To: Anwaldr@aol.com
Subject: Dollar General

I Angela Chastain am in favor of the Dollar General Store being built on Ebenezer Rd in West Union SC.

Angela Chastain

laurin patton

From: Ashley Waldrop <anwaldr@aol.com>
Sent: Thursday, April 14, 2016 10:53 PM
To: laurin patton
Subject: Fwd: Dollar General on Ebenezer

Ashley Waldrop
Century 21 Hometown Realtors
Anwaldr@aol.com
(864) 280-7019

Begin forwarded message:

From: Terry McAlister <terrylmcAlister@gmail.com>
Date: April 14, 2016 at 10:03:19 PM EDT
To: anwaldr@aol.com
Subject: Dollar General on Ebenezer

I'm in favor of dollar General on Ebenezer rd

laurin patton

From: Ashley Waldrop <anwaldr@aol.com>
Sent: Friday, April 15, 2016 11:05 AM
To: laurin patton
Subject: Fwd: Dollar General

Ashley Waldrop
Century 21 Hometown Realtors
Anwaldr@aol.com
(864) 280-7019

Begin forwarded message:

From: Hannah LaBoone <thexbabe44@icloud.com>
Date: April 15, 2016 at 9:09:19 AM EDT
To: anwaldr@aol.com
Subject: Dollar General

I'm in favor of a dg on ebonezer road

Sent from my iPhone

laurin patton

From: Ashley Waldrop <anwaldr@aol.com>
Sent: Thursday, April 14, 2016 9:14 PM
To: laurin patton
Subject: Fwd: Ebenezer DG

Ashley Waldrop
Century 21 Hometown Realtors
Anwaldr@aol.com
(864) 280-7019

Begin forwarded message:

From: Marisa Chastain <mjchastain12@gmail.com>
Date: April 14, 2016 at 9:01:46 PM EDT
To: anwaldr@aol.com
Subject: Ebenezer DG

I am highly in favor of Dollar General being put on Ebenezer Rd. It would be an asset in the community.

Marisa Smith

Henry Mills Gallivan
A member of the South Carolina Bar
Certified Mediator
Certified Arbitrator
Direct: 864.271.5341
MGallivan@GWBlawfirm.com



Gallivan, White & Boyd, P.A.
ATTORNEYS AT LAW

55 Beame Place, Suite 1200
Post Office Box 10589 (29603)
Greenville, South Carolina 29601
Telephone 864.271.9580
Facsimile 864.271.7500
www.GWBlawfirm.com

April 14, 2016

Oconee County Board of Zoning Appeals
Oconee County Community Development
Planning & Zoning Division
415 S Pine St.
Walhalla, SC 29691

Re: Proposed Dollar General on Ebenezer Road

Dear Board of Zoning Appeals:

My wife and I own a house at 238 Long Bay Road in Oconee County. I previously wrote to you opposing any change in the zoning on Ebenezer Road which would allow a Dollar General store. I am writing to advise you that we continue our opposition to this store.

I previously served on the City of Greenville Planning Commission. During my service on the Planning Commission we reviewed a number of applications for "special exceptions". I always felt that a special exception should truly be *special*; where it placed a particular hardship on the property owner, then it was appropriate. In this case there is no particular adverse effect to the property owner. I would assume that Dollar General simply has an option on this property. While it is may be a desirable location for Dollar General, it is not an appropriate place for a commercial enterprise of this nature.

This neighborhood is primarily residential. If you allow Dollar General into this location, then I can assure you, you will eventually see commercial creep down Ebenezer Road which will destroy the scenic beauty of that road and forever change the character of the neighborhood.

There are plenty of locations which are more commercial and are closer to the City of Seneca or Walhalla which would be more appropriate. In this regard please note that my wife and I continue our opposition to this request for a special exception to the Oconee County zoning laws.

With kindest regards, I am,

Sincerely,

GALLIVAN, WHITE & BOYD, P.A.



H. Mills Gallivan

Direct Dial: (864) 271-5341

Email: mgallivan@GWBlawfirm.com

HMG/ph

April 16, 2016

Oconee County Board of Zoning Appeals
415 South Pine Street
Walhalla, SC 29691

Re: Special Exception for Dollar General

As residents of the neighboring subdivision, Pinnacle Pointe, we are asking you to vote NO on the Dollar General zoning appeal. The store will bring an increase in trucks and traffic a few yards from an already dangerous intersection; the stores are crime magnets; the mode of operation of the chain does not meet the rustic elegance requirement of the county; and the store is neither needed nor wanted by residents in the area.

The traffic problems discussed in the initial appeal will be the same with the new location, as it is very close to the intersection. In order to stock the store there would routinely be large trucks on a primarily rural residential road that is home to three schools. The intersection of Ebenezer Road and Highway 188 is already dangerous as evidenced by the signage and caution lights. We do not need an increase in traffic at the location.

Crime is an issue nationwide with Dollar Generals since they are usually stand alone stores with no close neighbors. There were robberies at THREE Dollar Generals on ONE night in Oconee County in March 2016. If you do an internet search of crime at Dollar Generals you will get almost one hundred hits concerning crime, especially armed robbery, at the stores. We don't want the person who robbed the Dollar General hiding from the police in the bushes in our back yard!

When asked to submit a "rustic elegance" store design, the developer simply submitted the same Dollar General facade with a few stones on the front. There appeared to be no understanding of the concept and no real effort to change their design to meet county requirements. In addition, their mode of operation seems to be to pile most of their sale items outside the front of the store. This has more of a flea market look than rustic elegance. (see attached photographs taken April 12, 2016, at stores in Seneca's Oconee Square, Shiloh Rd, Salem, Scenic Plaza in West Union, and on Highway 11). No matter what the design of the store, it will be an eyesore because of their merchandising methods.

This store is neither needed nor wanted by neighboring residents who have no intention of shopping there. There are already several small locally owned stores in the area for those not able to travel to larger chain stores or grocery markets. Why do we need a special exception? Other nice residential developments would benefit the county financially much more than another empty or "ratty" store front which would devalue the adjacent property and lessen the likelihood of future development.

Please consider the safety of Oconee County residents and the negative long term financial impact of this issue. Vote NO.

Fred and Mary Isley

Dollar General stores burglarized overnight in Oconee Co.

By [Robert Cox](http://wspa.com/author/robert-cox/) (<http://wspa.com/author/robert-cox/>)

Published: March 12, 2016, 5:38 pm | Updated: March 12, 2016, 7:15 pm



A string of burglaries is under investigation after three Dollar General stores in Oconee County were broken into Saturday morning.

The burglaries were discovered when employees arrived at each store.

Two Dollar Generals in Seneca, one on Wells Highway and the other on Shiloh Road, and one in Fair Play on Highway 243 were broken into, according to the Sheriff's Office.

Investigators say money was taken from each store.

If anyone has any information on the burglaries or the identity of suspects involved, you are asked to call Crime Stoppers at 1-888-CRIME-SC (tel:1-888-CRIME-SC).

WSPA.com (<http://wspa.com/>)

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☺

Oconee Square



WEST UNION, SC

Highway 11

DOLLAR GENERAL



Salem



SHILOH ROAD

DOLLAR GENERAL

**TRUCKLOAD
SALES EVENT!**

Budweiser



April 19, 2016

Josh Stephens
Oconee County Board of Zoning Appeals
Seneca, South Carolina

RE: Proposed Dollar General Store Special Exception

Map 178-00-02-011

Mr. Stephens and Oconee County Board of Zoning Appeals

We are the owners of a home at 704 Cypress Bay Lane

We take this opportunity to voice our strongest objection to the proposed granting of a special exception to allow the construction of a 9100 square foot commercial building to house a Dollar General Store in the referenced property which is before you for consideration.

We strongly believe that such a store is not an appropriate use in the residential area and would act to devalue surrounding residential properties without any corresponding benefit since this area is already well served with seven (7) "Dollar" type stores within a five (5) mile radius.

Further the requested special exception does not meet the requirements of Section 38.7.2 of the Oconee County Ordinances because, among other things, it is not "(2) in the best interests of the County...and the public welfare", and it is not "(3) suitable for the property in question...or in harmony with...the existing or intended character of the general vicinity".

This proposed exception truly makes no sense. We respectfully request that you do not grant this special exception which can only serve to do harm to many of your neighboring Oconee county property owners.

Sincerely,

Howard and Ann Kenney

April 19, 2016

Matthew Anspach
Oconee County Board of Zoning Appeals
Seneca, South Carolina

RE: Proposed Dollar General Store Special Exception

Map 178-00-02-011

Mr. Anspach and Oconee County Board of Zoning Appeals

We are the owners of a home at 704 Cypress Bay Lane

We take this opportunity to voice our strongest objection to the proposed granting of a special exception to allow the construction of a 9100 square foot commercial building to house a Dollar General Store located on Ebenezer Road.

Following your decision in late 2015 to not allow/support this exception, we don't understand why this is up for consideration again

We strongly believe that such a store is not an appropriate use in the residential area and would act to devalue surrounding residential properties without any corresponding benefit since this area is already well served with seven (7) "Dollar" type stores within a five (5) mile radius.

Further the requested special exception does not meet the requirements of Section 38.7.2 of the Oconee County Ordinances because, among other things, it is not "(2) in the best interests of the County...and the public welfare", and it is not "(3) suitable for the property in question...or in harmony with...the existing or intended character of the general vicinity".

This proposed exception truly makes no sense. We respectfully request that you do not grant this special exception which can only serve to do harm to many of your neighboring Oconee county property owners.

Sincerely,

Howard and Ann Kenney

321 Couch Lane
Easley S.C. 29642
April 16, 2016

To the Community Development Board:

I am the owner of the corner where Dollar General was hoping originally to build. When I was first contacted by their representatives, my answer was no, and that I thought this area was not zoned for commercial. Her answer was that they would build in the area. So, regretfully, after quite a bit of time and expense of consulting with store representatives, tax accountants and an estate lawyer, I agreed to sell.

Then when you turned us down because of traffic, I accepted the decision as final and Dollar General ended their dealing with me. Later though, I'm surprised to learn that they have a contract to buy across the road because they hope the business already there will improve the chances of your approval. This is the same business that one of the "protestors" at the first open meeting blamed for two wrecks in one day. At least with my corner you could have had entrances and exits on two roads and lessen traffic jams and accidents.

Therefore, it would be interesting to know why you would then consider this new location.

Thank you -

Franco M. Blekeley

Matthew Anspach

From: Mike Broe <broe.mike@gmail.com>
Sent: Monday, April 18, 2016 1:33 PM
To: Josh Stephens; Matthew Anspach
Subject: West Union Dollar General

I am a home owner in the Wellington Pointe neighborhood in West Union. I am writing to let you know that we do not support the proposed location of a Dollar General Store at the corner of Keowee School Road and Ebenezer. That is a 4 way, one lane intersection that in our opinion would be seriously burdened with extra traffic. Thanks for listening! I know you jobs are tough, you probably see very few plans that are met with overwhelming support. I don't usually write like this, but am also concerned what effect this location could have on our property value.

Mike Broe

Matthew Anspach

From: Dottie Madden <lemdjm@bellsouth.net>
Sent: Wednesday, April 20, 2016 1:13 PM
To: Matthew Anspach
Subject: Proposed Dollar General

I would again like to voice my objection to the Dollar General that is being proposed at Ebenezer Road. I do not believe it is in the best interest of the community. There are many other stores of this nature within 8 miles of this intersection. It is not necessary. This is a very busy intersection and the addition of this store would only cause more traffic problems. In addition, it would detract from the appearance of the area.

Thank you for allowing me to voice my objection.

Dottie Madden
602 Cambridge Sq
West Union SC 29696

Matthew Anspach

From: Tommy Little <htljr@att.net>
Sent: Thursday, April 21, 2016 9:18 AM
To: Matthew Anspach; Josh Stephens
Subject: Zoning Board - April 25th Hearing
Attachments: Oconee Cty_Zoning Hearing_4-25-16.pdf

Gentlemen,

Please find attached to this email a letter that I request be presented to the Board of Zoning Appeals at or prior to their hearing on Monday April 25, 2016 regarding the proposed exception to zoning restrictions related to the proposed Dollar General store on Ebenezer Road. Since I may not be able to attend the hearing I am submitting this letter for the record.

Please confirm receipt.

Thank you,

Tommy Little

864-271-3363
864-979-1177 (mobile)

Tommy Little
325 Doe Run Trail
West Union, SC 29696

April 21, 2016

Oconee County Board of Zoning Appeals
415 South Pine Street
Walhalla, SC 29691

Via: email to the Community Development Office

Re: Public Hearing Monday, April 25, 2016
Re: Dollar General

Gentlemen,

I am the owner of property in a small subdivision, known as Keowee Landing, which is located just behind the proposed site for the referenced Dollar General store. I am writing you as an authorized representative of our subdivision which is comprised of six parcels, and has access to Lake Keowee where the six owners share a community boat dock in a cove that is also waterfront property for part of the Pinnacle Point neighborhood.

The majority of the parcels in our subdivision are zoned Lake Residential. We sought and agreed to this zoning classification several years ago with the belief that it would provide desired protection of our properties from development that may adversely affect our enjoyment of our property, our property values and Lake Keowee itself.

The proposed site for the Dollar General store is, as you are aware, zoned Traditional Rural District and is also mostly within the boundaries of the Lake Keowee/Jocassee Overlay. We have trusted that both of these zoning designations would provide additional protection of the lake and preserve the character of the general area.

While we are not writing to specifically object to the proposed Dollar General store, we do request that you, the members of the Zoning Board of Appeals, diligently assess the potential risks and adverse affects that such a development could have on the area and the lake, and take appropriate measures to insure that this development, if approved, would comply with the

spirit of these zoning ordinances as reflected in the written "Definition" and "Intent" criteria contained in them.

Our specific concerns include but are not limited to;

- 1) The rear of the proposed site drops off sharply toward our Lake Keowee cove and if not properly graded, constructed and drained, could expose the lake and our properties to numerous contaminants. While the lake can't be seen from Ebenezer Road, it is directly below the rear of this site and could be at risk;
- 2) Retail establishments such as this one draw additional traffic and congestion to the area and could result in a change to the character of this area. We would request that landscaping on and around the development site enhance and protect the natural and rural feel of the area;
- 3) With additional activity that this development would bring to the area, possible increases in crime, such as theft and vandalism of properties in the area are always a major concern.
- 4) When the zoning ordinances were enacted several years ago, there were strong and emotional arguments and petitions by some in this area to have the designation that currently exist, so it's concerning to us that an "exception" is already being requested, and worry what other requests may follow as a result.

In evaluating this proposed development we trust that you will first and foremost consider the potential impact to the existing surrounding property owners and especially the protection of the lake.

Thank you for your consideration of the concerns addressed in this letter.

Sincerely,



Tommy Little

Matthew Anspach

From: Carolyn J. MILLER <trmcjm@bellsouth.net>
Sent: Friday, April 22, 2016 9:18 AM
To: Matthew Anspach
Subject: Large Dollar General

Dear Sirs;

The last rejection of the appeal of a Dollar General on the corner of Ebenezer and Route #188 was due to endangerment by traffic.

Moving the placement of the large facility by approximately 200yds (?) does not assure a safer location for nearby residence nor prospective customers.

The intersection has always been a dangerous one as the county has installed a flashing red stop light instructing a 4-way stop.

There will be a need to install a permanent stop light at that intersection if the board permits this invasion.

Semis and large delivery trucks will be using that intersection for stocking the larger than normal Dollar General.

Are the developers stating that approximately 200 yds. will make that intersection less dangerous?

The future growth of that corner will probably be more businesses such as gasoline stations and other services.


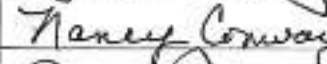
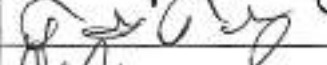
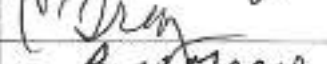
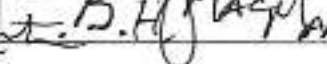
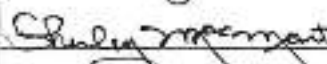

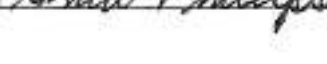
Dollar General should select another location in a more commercial area, that would not interrupt the lives of many families!

Respectfully submitted,

Carolyn Miller
121 Pinnacle Pte Drive
Seneca, SC

Petition to Oconee County Board of Zoning Appeals

Petition summary and background	The BZA is considering an application to give a special exception allowing a convenience store(Dollar General) to have a size more than 80% greater than that allowed in the Traditional Rural zoning district and in the Lake Overlay District.
Action petitioned for	<p>We, the undersigned, are concerned Oconee County citizens living within .75 miles of the potential Dollar General location, urge the Board of Zoning Appeals to deny a special exception for the following reasons.</p> <ol style="list-style-type: none"> 1. By Ordinance, the BZA shall require that any proposed use be consistent with the definition and intent of the Traditional Rural District(TRD). TRD districts have little or no commercial development. Residents of TRD have access to fewer public conveniences. Public infrastructure is limited in TRD. The rural residents along Ebenezer Rd. fought vigorously in the County zoning process to preserve TRD in their area, including filing a lawsuit against the County. A large department store structure is not consistent with TRD. Does the BZA intend to grant special exceptions to any applicant who wishes to abuse the intent of the TRD? 2. By Ordinance the BZA shall require that the use is for the convenience of the community and for the public welfare. The BZA should look for supporters of this proposal other than those who benefit financially from this transaction. Of note, at the December 2015 BZA hearing for a Dollar General store across the street, many residents who live and travel in the affected location have submitted written comments and appeared before the BZA in person to state that this is not a desired project. The community already has many locally owned and operated convenience stores within 2-5 miles of this location. The Dollar General location is located 100 ft. from a current convenience store. It will potentially force the locally owned stores out of business, just as Wal Mart puts local hardware, grocery, etc. stores out of business. 3. By Ordinance, the BZA shall require that the use is suitable with respect to traffic and safety. If other permitted uses obtain the same out of character exceptions in this TRD district, the whole area becomes a destination and the traffic on a two lane road with minimal shoulders will cause significant problems for residents accessing Ebenezer Rd. 4. The Lake Overlay District is considered by county council "to be vital to the economic prosperity and general well-being of all county citizens." This application is not consistent with the intent of the Lake Overlay District. Specific action needs to be taken to protect water quality, maintain the natural beauty, and limit secondary impacts of new development.

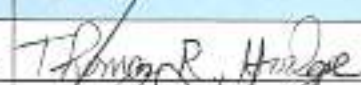
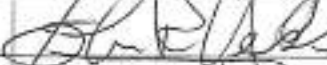
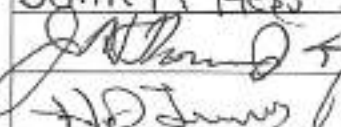
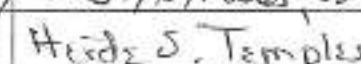
Printed Name	Signature	Address	Date
John Conway		212 Crestview Ct	20 April 16
Nancy Conway		212 Crestview Ct.	4/20/2016
Thomas Troy		210 Crestview Ct.	4/20/2016
CHRIS TROY		210 Crestview Ct.	4/20/16
Barry H. MacMartin		214 CRESTVIEW CT	4/20/16
Shirley MacMartin		214 Crestview Ct	4/20/16
SONJA PHILLIPS		Seneca, SC, 29672	
Sonia Phillips		203 Crestview Ct.	4/20/16

Printed Name	Signature	Address	Date
LEONARD PHILLIPS	Leonard Phillips	203 CRESTVIEW CT SENECA, SC 29672	4/29/16
TERRY BOTRUFF	Terry Botruff	208 CRESTVIEW CT SENECA, SC 29672	4/20/16
VIRGINIA BOTRUFF	Virginia Botruff	208 CRESTWOOD CT SENECA, SC 29672	4/20/16
FRED ISLEY	Fred Isley	122 Pinnacle Pointe SENECA, SC 29672	4/20/16
Mary Isley	Mary Isley	122 Pinnacle Pointe SENECA, SC 29672	4/20/16
THOMAS R ANDERSON	Thomas R Anderson	118 Pinnacle Pt Dr 29672	4/20/16
Charriet Anderson	HARRIET ANDERSON	"	"
Jean Hughes	Jean Hughes	123 Pinnacle Pointe Dr Seneca, SC 29672	4/20/16
Bill Hughes	William D Hughes	123 Pinnacle Pointe Dr. Seneca, SC 29672	4/29/16
CAROLYN MILLER	CAROLYN MILLER	121 PINNACLE FT SENECA, SC 29672	
Don Leggett	Don Leggett	116 Pinnacle Pointe Seneca 29672	4/29/16
Cynthia Leggett	Cynthia Leggett	116 Pinnacle Pk Dr 29672	4/29/2016
Lew Bena	Lew Bena	110 Pinnacle Point.	4/20/16
LEE REEDY	Lee Reedy	106 Pinnacle Point	4/20/16
ANN REEDY	Ann Reedy	106 Pinnacle Pt Dr	4/20/16
Susan Rach	Susan Rach	127 Pinnacle Pt	4/20/16
JOHN RACH	John Rach	127 Pinnacle Pt	4/20/16
DAVID B WHITICA	David Botruff	202 Crestview CT	4/20/16

Printed Name	Signature	Address	Date
Susan Whitefield	Susan Whitefield	202 Crestview Ct Seneca, SC 29672	4/20/16

Petition to Oconee County Board of Zoning Appeals

Petition summary and background	The BZA is considering an application to give a special exception allowing a convenience store(Dollar General) to have a size more than 80% greater than that allowed in the Traditional Rural zoning district and in the Lake Overlay District.
Action petitioned for	<p>We, the undersigned, are concerned Oconee County citizens living within .75 miles of the potential Dollar General location, urge the Board of Zoning Appeals to deny a special exception for the following reasons.</p> <ol style="list-style-type: none"> 1. By Ordinance, the BZA shall require that any proposed use be consistent with the definition and intent of the Traditional Rural District(TRD). TRD districts have little or no commercial development. Residents of TRD have access to fewer public conveniences. Public infrastructure is limited in TRD. The rural residents along Ebenezer Rd. fought vigorously in the County zoning process to preserve TRD in their area, including filing a lawsuit against the County. A large department store structure is not consistent with TRD. Does the BZA intend to grant special exceptions to any applicant who wishes to abuse the intent of the TRD? 2. By Ordinance the BZA shall require that the use is for the convenience of the community and for the public welfare. The BZA should look for supporters of this proposal other than those who benefit financially from this transaction. Of note, at the December 2015 BZA hearing for a Dollar General store across the street, many residents who live and travel in the affected location have submitted written comments and appeared before the BZA in person to state that this is not a desired project. The community already has many locally owned and operated convenience stores within 2-5 miles of this location. The Dollar General location is located 100 ft. from a current convenience store. It will potentially force the locally owned stores out of business, just as Wal Mart puts local hardware, grocery, etc. stores out of business. 3. By Ordinance, the BZA shall require that the use is suitable with respect to traffic and safety. If other permitted uses obtain the same out of character exceptions in this TRD district, the whole area becomes a destination and the traffic on a two lane road with minimal shoulders will cause significant problems for residents accessing Ebenezer Rd. 4. The Lake Overlay District is considered by county council "to be vital to the economic prosperity and general well-being of all county citizens." This application is not consistent with the intent of the Lake Overlay District. Specific action needs to be taken to protect water quality, maintain the natural beauty, and limit secondary impacts of new development.

Printed Name	Signature	Address	Date
Thomas R. Hodge		155 Pinnacle Pointe Dr.	4-20-16
John R. Hobb		149 Pinnacle Pointe Dr.	4-20-16
J. H. Thomas, Jr		160 Pinnacle Pointe Dr.	4/20/16
Heide S. Temples		108 Pinnacle Pointe Dr.	4/20/16

Petition to Oconee County Board of Zoning Appeals

Petition summary and background	The BZA is considering an application to give a special exception allowing a convenience store(Dollar General) to have a size more than 80% greater than that allowed in the Traditional Rural zoning district and in the Lake Overlay District.
Action petitioned for	<p>We, the undersigned, are concerned Oconee County citizens living within .75 miles of the potential Dollar General location, urge the Board of Zoning Appeals to deny a special exception for the following reasons.</p> <ol style="list-style-type: none"> 1. By Ordinance, the BZA shall require that any proposed use be consistent with the definition and intent of the Traditional Rural District(TRD). TRD districts have little or no commercial development. Residents of TRD have access to fewer public conveniences. Public infrastructure is limited in TRD. The rural residents along Ebenezer Rd. fought vigorously in the County zoning process to preserve TRD in their area, including filing a lawsuit against the County. A large department store structure is not consistent with TRD. Does the BZA intend to grant special exceptions to any applicant who wishes to abuse the intent of the TRD? 2. By Ordinance the BZA shall require that the use is for the convenience of the community and for the public welfare. The BZA should look for supporters of this proposal other than those who benefit financially from this transaction. Of note, at the December 2015 BZA hearing for a Dollar General store across the street, many residents who live and travel in the affected location have submitted written comments and appeared before the BZA in person to state that this is not a desired project. The community already has many locally owned and operated convenience stores within 2-5 miles of this location. The Dollar General location is located 100 ft. from a current convenience store. It will potentially force the locally owned stores out of business, just as Wal Mart puts local hardware, grocery, etc. stores out of business. 3. By Ordinance, the BZA shall require that the use is suitable with respect to traffic and safety. If other permitted uses obtain the same out of character exceptions in this TRD district, the whole area becomes a destination and the traffic on a two lane road with minimal shoulders will cause significant problems for residents accessing Ebenezer Rd. 4. The Lake Overlay District is considered by county council "to be vital to the economic prosperity and general well-being of all county citizens." This application is not consistent with the intent of the Lake Overlay District. Specific action needs to be taken to protect water quality, maintain the natural beauty, and limit secondary impacts of new development.

Printed Name	Signature	Address	Date
ANTOINE J. ASSELIN	<i>Antoine J. Asselin</i>	134 PINNACLE POINT DR. SENECA, SC 29672	4/20/16
Bobby J. Spruice	<i>Bobby J. Spruice</i>	143 PINNACLE PT. DR. SENECA, S.C. 29672	4/20/16
Michael Weatherly	<i>Michael Weatherly</i>	154 PINNACLE PT. DR. SENECA, S.C. 29672	4-20-16
Caroline Thomas	<i>Caroline Thomas</i>	160 Pinnacle Point Dr, Seneca, SC 29672	4/20/16
John Barnard	<i>John Barnard</i>	163 Pinnacle Point Dr	4/20/16
Alvin L. JOHNSON	<i>Alvin L. Johnson</i>	159 Pinnacle Point Dr. Seneca S.C. 29672	4/20/16
Lilwana R Johnson	<i>Lilwana R Johnson</i>	159 Pinnacle Point Dr. SENECA S.C. 29672	4/20/16
Michele Foster	<i>Michele Foster</i>	10141 Pinnacle Point Seneca SC 29672	4/20/16

Matthew Anspach

From: Sandy Prather <Sandy@TimThePhoneMan.com>
Sent: Sunday, April 24, 2016 10:10 PM
To: Matthew Anspach
Subject: Keowee School/Ebenezer Road Dollar General Store

First of all, Matt, thanks so much for making sure the committee receives this email. You have been most helpful whenever I call. I may or may not get up the nerve to speak tomorrow night, so just in case, here it is:

"I have lived in Oconee County almost 16 years. My husband and I moved to the area from Augusta, GA so that my he could finish his degree at Clemson University. When we originally moved to the area, we lived in the agricultural community known as Fair Play. Almost 8 years ago, we grew our family through adoption. We began life with a 10 year old who was already a student at Keowee Elementary. We had originally planned on staying in Fair Play, but thought it best that we keep her at Keowee for the sake of stability. We researched the county and felt that the Keowee Road area/community would provide our daughter with the best elementary school education possible and the homes and land provided a great return for our investment. We have loved every minute of our life here. Our daughter is currently a Junior at Walhalla High School.

Many things drew us to the Keowee School Road community such as the rural beauty and openness of the land, the beautiful lake views and the fact that even though we're "away from it all" in our "little corner of the world", we are but a short drive into Seneca so that we can buy the necessities of life. A mere 7 miles, as a matter of fact.

Oconee County is truly the Golden Corner of South Carolina and I feel that I have "put down roots" within the Keowee School Road area. As I did a little research of my own at the website for the Mountain Lakes Convention and Visitors Bureau (www.scmountainlakes.com), I noticed the following...."land beside the water" is written on the page and the emblem at the top of the page shows white water rafting, boaters of all kinds, a mountain biker, a hiker, and water falls. No where on this logo do I see a Dollar General sign. Under the subheading of "shopping" I notice that nowhere is there mentioned a Walmart, Bi-Lo, or even a Dollar General. Instead mentioned are locally owned businesses owned by people who actually live within our area.

My family and I did not move here because of all the eating and shopping chains. We moved here number 1, because of Clemson University, but we STAYED here because of so much more....the beautiful rural countryside, the beautiful lakes, the family outdoor activities that are available as well as the local events such as Jazz on the Alley, and Ram Cat Alley shops and eateries.

My family and I respectfully ask that you deny the zoning change that would allow a Dollar General to be built. I could go into the traffic patterns, and the fact that once you "let in" one chain, more will sure to follow, etc., but for me and mine, it's all about a way of live that gives us peace and joy and one that we love to call home. It's where we "hang our hats" and choose to be and to invest ourselves. Where we choose to raise our family. We certainly don't mind driving 7 miles into town for a gallon of milk and for whatever else we want. in fact, it's what we PREFER."

P. S. Even though it is most difficult for me to speak up because the owners of the land in question are actually friends, I find I must find the courage to disagree with their plans for this property. I supported them when they built Yuppers Deli because it was their personal family business, but I find I cannot agree with expanding a

Dollar General to our community. This type of store is not wanted or needed. Dollar Generals tend to lend themselves to a type of clientele that does not live within this community. Also, with all the new lake subdivisions going in, a chain dollar store doesn't have the same niche as it would have in the other areas of our county.

Respectfully yours,

Sandy Prather

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