

OCONEE COUNTY BOARD OF ZONING APPEALS

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

AGENDA

6:00 PM, THURSDAY, APRIL 25, 2019

COUNCIL CHAMBERS

OCONEE COUNTY ADMINISTRATIVE COMPLEX

- ITEM 1- Call to Order
- ITEM 2- Approval of Minutes from 03/25/2019
- ITEM 3- Public Comment (Non-Agenda)
- ITEM 5- Staff Update and Discussion
 - a) Projects ongoing
 - b) Member Training
- ITEM 6- Variance request for Application #VA19-000001 – Request for a variance of five (**5'**) feet from the side property line setback requirement for two parcels (Tax Parcel #150-00-01-439 and 150-00-01-440) on Dodgins Lane in the Seneca area to construct single family homes on each lot. (Continuance from March 25, 2019 meeting)
- ITEM 7- **Special Exception request for Application #SE19-000001 to allow for a non-residential use in the Lake Overlay District for Tax Parcel #136-00-03-092 on Waterfall Road, Seneca. The proposed use is expansion of a recreational vehicle park.**
- ITEM 8- Old Business [*to include Vote and/or Action on matters brought up for discussion, if required*]
- ITEM 9- New Business [*to include Vote and/or Action on matters brought up for discussion, if required*]
- ITEM 10- Adjourn

OCONEE COUNTY BOARD OF ZONING APPEALS

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MINUTES BOARD OF ZONING APPEALS 6:00 PM, MONDAY, MARCH 25, 2019 COUNTY COUNCIL CHAMBERS OCONEE COUNTY ADMINISTRATIVE COMPLEX

The Oconee County Board of Zoning Appeals held a meeting on March 25, 2019 at 6:00 PM in Council Chambers at the Oconee County Administrative Building, 415 S. Pine St., Walhalla, SC 29691.

Members Present: Mrs. Fowler
Mr. McKee
Mr. Codner
Mr. Honea
Mr. Morgan
Mr. Eagar

Staff Present: Adam Chapman, Planning Director

Media present: None

ITEM 1- Call to Order

Mr. McKee, Vice-Chairman, called the meeting to order at 6:00 p.m.

ITEM 2- Approval of Minutes of January 28, 2019

Several amendments were made to the minutes of January 28, 2019 meeting. Mr. Codner is added to the list of members present. Also, Mr. McKee's name is misspelled in the draft minutes. The minutes were approved unanimously with amendments. Motion by Mr. Codner, seconded by Mr. Honea.

ITEM 3- Public Comment (Non-Agenda)

No one from the public signed up to address the Board or make comments.

ITEM 4- Staff Update

Comprehensive Plan

Mr. Chapman updated the Board members on the status of the Comprehensive Plan update process.

Member Training

Mr. Chapman explained that the County is hoping to utilize a continuing education training program that the City of Clemson is currently working on. Mr. Huggins is working to put together an Orientation training program for our members and staff and for any others in the two or three county area who might be interested.

ITEM 5- Variance request for Application #VA19-000001- Request for a variance of five feet from the side property line setback requirement for two parcels on Dodgins Lane in the Seneca area to construct single family homes on each lot.

Mr. McKee explained that the applicant was not able to attend this meeting due to a sudden work related event. A motion was made by Mr. Eagar, seconded by Mr. Codner, to table the request until the April Board meeting. The motion was approved 6-0.

ITEM 6- Variance request for Application VA19-000002 of 25 feet from the front setback requirement of 25' for Tax Parcel #240-00-04-117 on Owens Road in the Seneca area to place a manufactured home.

Staff Presentation

Mr. Huggins presented the case facts regarding the request.

Applicant Comments

Mr. Jon Gardner explained that the property line of the site in question runs to the center line of Owens Road. A letter from the closest property owner indicated that the owners have no issue with the requested variance. He added that he's elevated above the right of way and ditch line. Mr. Gardner also described the poor appearance of the area in question and his efforts to purchase properties and clean them up.

Mr Gardner continued by stating that the proposed location of the unit would not block any right of way, trail or other access.

Board Comments and Questions

Staff next showed some of the photos that had been taken of the site. The mobile home has already been placed in the position requested. Mr. Gardner also responded to a question that septic has already been approved for that location. Mr. Eagar asked if the unit could be placed parallel to the road. Mr. Gardner explained that he would still need the setback variance and would

remove a good many trees. Mr. Eagar also asked if he could remove the property line between the subject property and adjoining lot, which he also owns. Mr. Gardner stated that to do so would block fire access to a mini storage facility. He also stated that he is giving the unit to an employee, who will be a on site security person. Mr. McKee asked how the septic system was approved in advance of this request.

Statement of Criteria for Board Action

Mr. McKee next stated the four findings that the Board must consider in acting upon a variance request. These are contained in Article 7, Section 38-7.1 of the Oconee County Code of Ordinances.

The board voted unanimously to consider each finding separately.

Item 1) There are extraordinary and exceptional conditions pertaining to the particular piece of property.

Under discussion, Ms. Fowler stated she did not feel this condition/finding is met.

Mr. Gardner called for a motion in the affirmative. No motion was made. Therefore, the request is denied.

ITEM 7- Old Business

None

ITEM 8- New Business

Mr. Eagar asked if the Board should consider swearing in case applicants and others presenting testimony. Mr. McKee stated that this had not come up during his tenure on the Board. This Board had not used that process in the past. Mr. Chapman stated that the staff would do some research on the issue and report back to the Board.

ITEM 9- Adjourn

A motion was made by Mr. Codner and seconded by and seconded by Mr. Honea to adjourn. The motion was approved unanimously. The Board adjourned at approximately 6:38 p.m.

DRAFT

OCONEE COUNTY BOARD OF ZONING APPEALS

415 South Pine Street - Walhalla, SC



Tel: (864)638-4218 FAX (864) 638-4168

APPLICATION FOR VARIANCE

OCONEE COUNTY, SC

APPLICANT: William C. Hammond OWNER
Name Title/Organization

PROPERTY OWNER: (If different from applicant)

MAILING ADDRESS: 419 BELMONT AVENUE GREENVILLE, SC 29601

PHONE: cell: 864-569-5437 email: Bhammond360@gmail.com

land line: 864-234-7631

PROPERTY INFORMATION

STREET ADDRESS: 225 DODGINS LANE, SEPECK, SC 29672 (LOT 4) 227 DODGINS LANE, SEPECK, SC 29672 (LOT 5)

TAX PARCEL # 150-00-01-439 LOT 4 1566/324 150-00-01-440 DEED BOOK PAGE: BRITS/1 1566/324

ZONING DESIGNATION: ? ACREAGE: 0.66 0.64

REQUEST

CODE SECTION FROM WHICH A VARIANCE IS REQUESTED: ?

DESCRIPTION OF REQUEST:

SO THAT SIMILAR SIZE HOUSES AS CONSTRUCTED ON LOTS 2 & 3 CAN BE CONSTRUCTED, A WAIVER IS REQUESTED ON THE 5'-0" SETBACK ON EITHER SIDE OF THE PROPOSED HOUSES. SINCE A PRECEDENT WAS SET WITH THE EXISTING HOUSES ON LOTS 2 AND 3, I AM REQUESTING A SIMILAR VARIANCE. IT APPEARS THAT THE HOUSES ON LOTS 2 AND 3 HAVE A 0'-0" SETBACK. I AM REQUESTING A SIMILAR VARIANCE IN ORDER TO CONSTRUCT SIMILAR HOUSES ON LOTS 4 & 5.

Instructions:

1. The applicant/owner must respond to the "findings" questions on page 3 of this application (you must answer "why" you believe the application meets the tests for the granting of a variance). See also Section 38-7.1 for additional information. You may attach a separate sheet addressing these questions.
2. You must attach a scaled drawing of the property that reflects, at a minimum, the following:
 - (a) property lines, existing buildings, and other relevant site improvements; (b) the nature (and dimensions) of the requested variance; (c) existing buildings and other relevant improvements on adjacent properties; and, (d) topographic, natural features, etc. relevant to the requested variance.
3. The Zoning Administrator will review the application for sufficiency prior to placing the application on the BZA agenda. If the application does not provide sufficient information, the administrator will contact the applicant to request that the applicant provide the required information. You are encouraged to schedule an application conference with a planner, who will review your application at the time it is submitted to insure the necessary materials is provided.
4. The applicant and/or property owner affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the Community Development office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or at to have the restriction terminated or waived, then the Community Development office will indicate in its report to the Board of Zoning Appeals that granting the requested change would not likely result in the benefit the applicant seeks.

To that end, the applicant hereby affirms that the tract or parcel of land which is subject of the attached application is is not restricted by any recorded

covenant that is contrary to, conflicts with, or prohibits the requested activity.

William C. Farnsworth Applicant Signature
2/22/19 Date
William C. Farnsworth Property Owner Signature

2/22/19

Date

APPLICANT RESPONSES TO
SECTION 38-7.1
(You may attach a separate sheet)

1. Describe the extraordinary and exceptional condition (such as size, shape, and topography) that pertains to the subject property that does not generally apply to other land or structures in the vicinity.

THE LOTS ARE SIMILAR IN SIZE AND SHAPE AS THE OTHERS IN THE LAUREL POINT DEVELOPMENT

2. Are the circumstances affecting the subject property the result of actions by the applicant/owner? Explain.

No

3. Describe the ways in which application of the requirement(s) of the ordinance effectively prohibit or unreasonably restrict the utilization of the subject property.

WITH THE APPROVAL OF THE VARIANCE, CONSTRUCTION OF HOUSES SIMILAR TO THOSE ON LOTS 2 AND 3 WILL BE CONSISTENT IN THE DEVELOPMENT. THE SAME SIZE HOUSES ARE PROPOSED FOR LOTS 4 & 5.

4. Will the proposed variance result in an activity that will not be of substantial detriment to adjacent uses or to the public good, and the character of the district will not be harmed by the granting of the variance. Explain.

NONE OF THE ABOVE ISSUES WILL RESULT WITH THE APPROVAL OF THE VARIANCE.

OCONEE COUNTY BOARD OF ZONING APPEALS

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Staff Report

To: Members, Board of Zoning Appeals

From: Bill Huggins, AICP
Planner and Zoning
Administrator

Re: Item 6 - Application VA19-000001 - Variance Request from Section 38-10.2 concerning front setback requirement in a Control Free District (CFD) for property identified as Lots 4 and 5 on Dodgins Lane, Seneca, SC (TMS#150-00-01-439) and (TMS#150-00-01-440)

Property Owner: William Hammond

Applicant: William Hammond

Zoning: Control Free District (CFD)

Parcel Id# 150-00-01-439 and 440

Lot Area: .66 and .64 acres

Zoning: CFD, Control Free District

County Code: Section 38-10.2 Control Free District
Section 38.7.1

Request: The subject property is located in a Control Free District and is also within the Lake Overlay District along Lake Keowee. The CFD requires a five foot side yard setback for residential development. The applicant is requesting a variance of five feet for two existing lots in Laurel Pointe subdivision, a small development featuring long and very narrow lots with access on to Dodgins Road near Seneca. The development was apparently platted before the County's Zoning Ordinance was adopted. The applicant indicates that because the lots are so narrow, it will not be possible to meet the required setback for the relatively large homes

proposed on the lots. Two homes were built on similar adjoining lots prior to adoption of zoning. According to the builder in that case, the footprints came within 5 feet of the side lines, with overhangs that were permitted up to the property line.

Variance Standards

The standards the Board of Zoning Appeals must consider in order to grant a variance are listed below under Section 38-7.1 of the Zoning Ordinance:

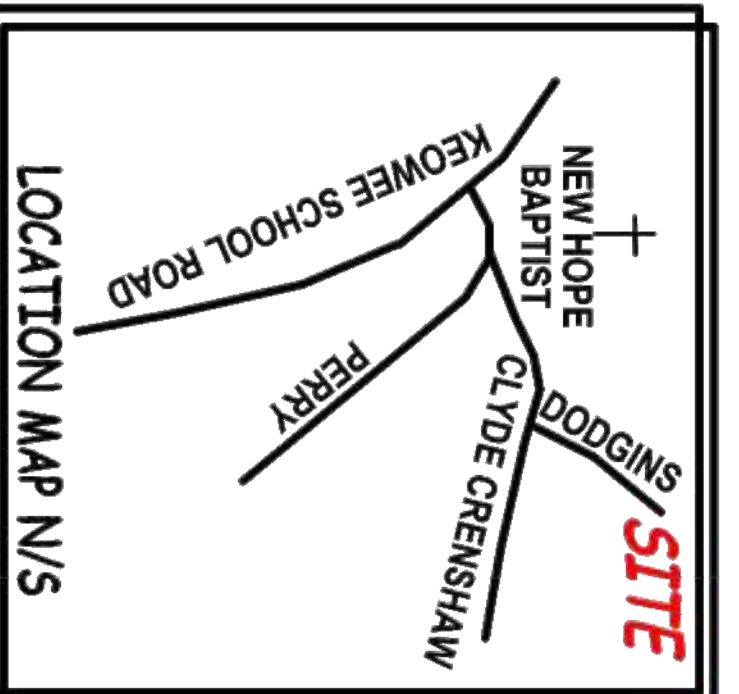
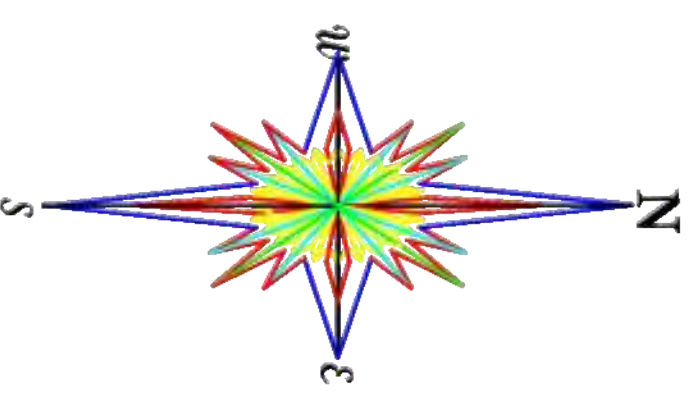
- Sec. 38-7.1. - Variances.

The Board of Zoning Appeals may grant a variance in an individual case of unnecessary hardship if the Board makes and explains in writing the following findings:

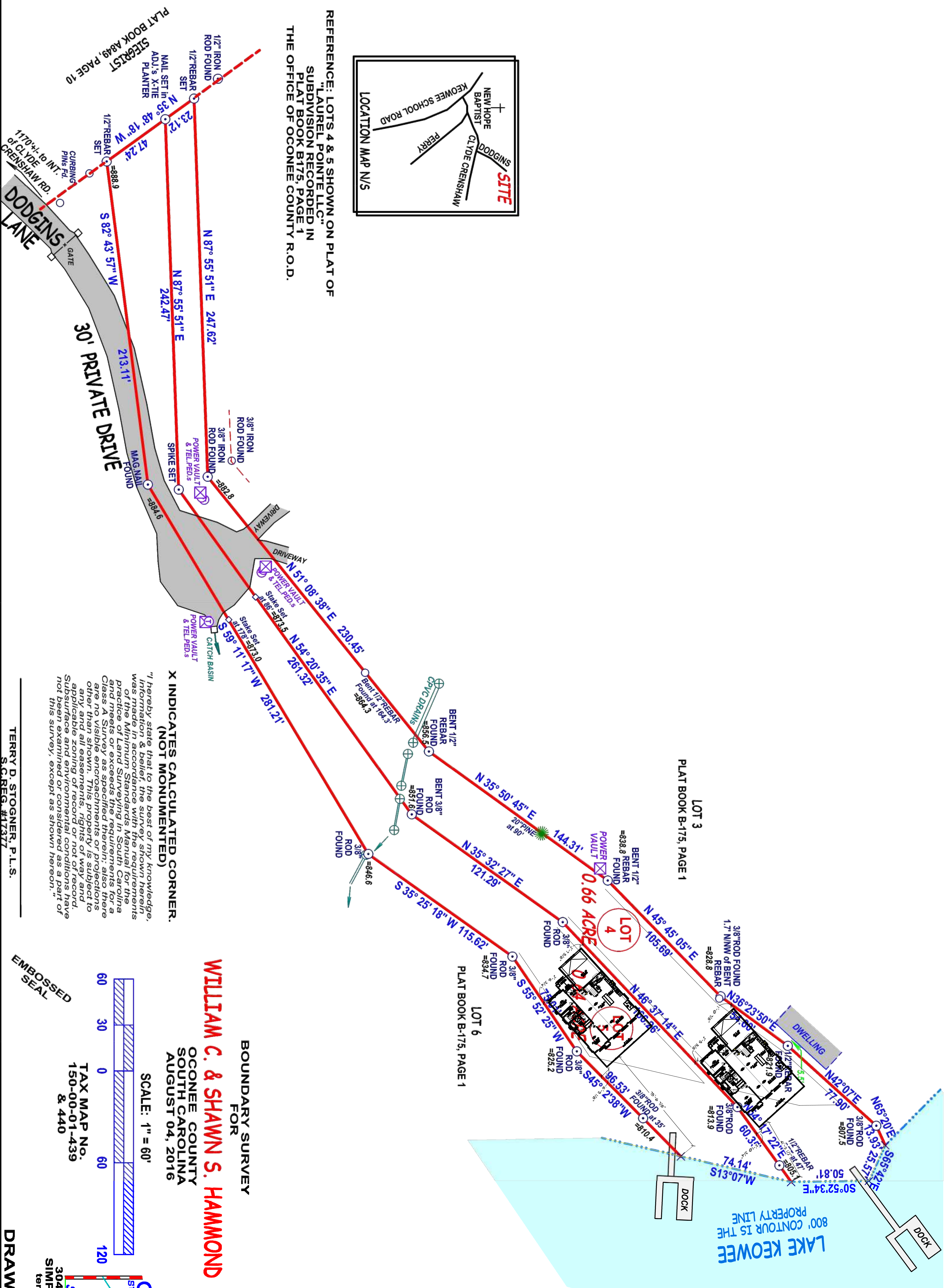
- 1) There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- 2) These conditions do not generally apply to other property in the vicinity;
- 3) Because of these conditions, the application of this chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
- 4) The authorization of a variance will not be of substantial detriment to adjacent uses or to the public good, and the character of the district will not be harmed by the granting of the variance.
- 5)
 - a. The board of zoning appeals may not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted. The fact that the property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance.
 - b. The board of zoning appeals may grant a variance to extend physically an existing nonconforming use provided that the expansion does not adversely affect the character of the community and is designed so as to minimize any negative secondary impacts.
 - c. In granting a variance, the board of zoning appeals may attach to it such conditions regarding the location, character, or other features of the
 - d. proposed building, structure, or use as the board of zoning appeals may consider advisable to protect established property values in the surrounding area, or to promote the public health, safety, or general welfare.

The applicant shall have the burden of providing evidence to the county of compliance with the general requirements of this chapter and the specific requirements of the applicable section. The board of zoning appeals may impose whatever reasonable conditions it deems necessary to ensure that any proposed development will comply substantially with the objectives in this chapter.

REF PLAT NORTH



REFERENCE: LOTS 4 & 5 SHOWN ON PLAT OF "LAUREL POINTE LLC" SUBDIVISION RECORDED IN PLAT BOOK B175, PAGE 1 THE OFFICE OF OCONEE COUNTY R.O.D.



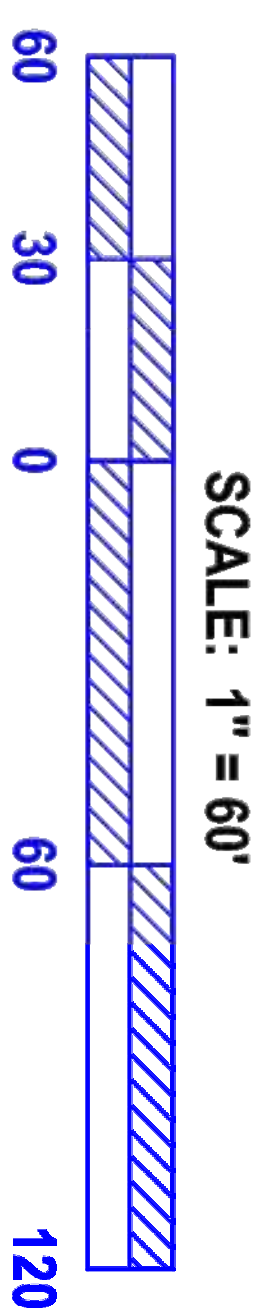
X INDICATES CALCULATED CORNER. (NOT MONUMENTED)

"I hereby state that to the best of my knowledge, I have made in accordance with the requirements of the Minimum Standards Manual for the practice of Land Surveying in South Carolina and meets or exceeds the requirements for a Class A Survey as specified therein; also there are no visible encroachments or projections other than shown. This property is subject to any and all easements, rights of way and applicable zoning of record or not of record. Subsurface and environmental conditions have not been examined or considered as a part of this survey, except as shown hereon."

TERRY D. STOGNER, P.L.S.
S.C. REG. #17377

WILLIAM C. & SHAWN S. HAMMOND

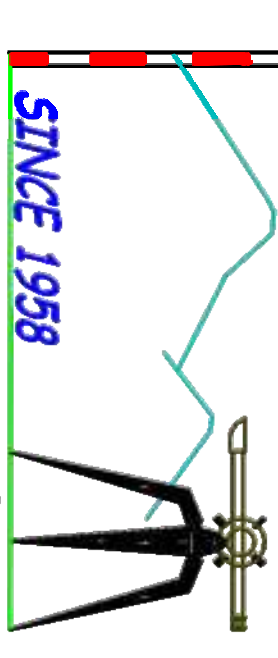
BOUNDARY SURVEY FOR OCONEE COUNTY SOUTH CAROLINA AUGUST 04, 2016



TAX MAP No. 150-00-01-439 & 440



CAROLINA SURVEYING & MAPPING



304-B N.E. MAIN STREET SIMPSONVILLE, S.C. 29681 terry@carolinasurvey.com (864) 963-8747

DRAWING No. 50612





March 15, 2019

Mr. Bill Huggins
Planner
Community Development – Oconee, SC
Oconee County Board of Zoning Appeals
415 South Pine Street
Walhalla, SC

Re: Application for Variance in Oconee, SC – Laurel Pointe Subdivision, Seneca, SC
150-00-01-439 (LOT 4) – 225 Dodgins Lane, Seneca, SC 29672
150-00-01-440 (LOT 5) – 227 Dodgins Lane, Seneca, SC 29672
Applicant: William C. Hammond - Owner

Dear Mr. Huggins,

We are writing to you and the Oconee County Board of Zoning Appeals for your assistance and to oppose the application for variance by Mr. William C. Hammond for the above-referenced lots. We have been owners and occupants at 223 Dodgins Lane, Seneca, SC 29672 since April of 2008, and we oppose this request for a variance for a myriad of reasons. Please note that Mr. Hammond is the original developer and has never been an owner/occupant in Laurel Pointe subdivision.

We feel that the requested variance setback of 0'-0" is totally unacceptable. If this setback is granted, we would be harmed, as we would not be able to maintain the rear or lakeside of our property. We would be unable to access the rear of the house with landscaping equipment. We would not be able to fill, maintain, remove or replace the propane tank if necessary. We would not be able to access watercraft or the dock for maintenance and upkeep.

In addition, we have safety concerns related to inadequate access for medical and fire response teams in the event of an emergency requiring access to the rear of the property.

Moreover, drainage is a challenge due to the natural contour of the property, and less soil area between homes would increase the risk of drainage problems and increase the potential for flood damage.

Please note that there are strict covenants and restrictions governing Laurel Pointe subdivision (see attached). Mr. Hammond should be very familiar with these binding covenants and restrictions since he was the original developer. These CCRs clearly state that the location of all structures "shall comply with the requirements of zoning and building ordinances applicable thereto." Article IX (2). The CCRs do not state that an owner has the right to seek a variance or build pursuant to a variance if one is granted. It would be a breach of contract for Mr. Hammond to build the house as he has requested. Article X (1). Our house was constructed in compliance with the rules and regulations in existence at the time. We purchased the house in reliance on the assumption that the rules and regulations would be followed when future houses were constructed and that all owners would comply with the covenants - especially the person who created the covenants. We would never have purchased the house if we had known the setbacks would be all but ignored for future construction.

Furthermore, it is our understanding from DHEC that the current setback from the water is 75 feet for new septic systems. If my understanding is incorrect, please send me the documentation that details the setbacks. Mr. Hammond's request for a setback of only approximately 41 feet is more than a variance. It guts the current requirement and sets a bad precedent for future development in the neighborhood.

Lastly, we have concerns that pushing future houses too close together would most certainly result in a significant devaluation of our property.

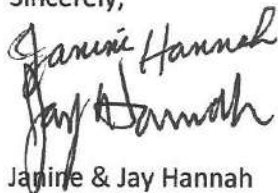
In short, we do not want to be blocked from accessing the rear of our home nor be subject to the abovementioned problems and others if this variance is granted.

This property is not merely an investment for us and our family, it is our home. We have enjoyed living here in Oconee County, and we have made many lasting memories with our family and children. We would respectfully request your review and denial of this variance, as it would negatively impact our family and property.

We appreciate your consideration in this matter. Please advise if you have any questions or need additional information. We both plan to attend the scheduled hearing on March 25, 2018.

Thank you.

Sincerely,

Handwritten signatures of Janine and Jay Hannah in black ink. The signature for Janine is written above the signature for Jay.

Janine & Jay Hannah
Homeowners
Laurel Pointe Subdivision
150-00-01-438 (LOT 3)
223 Dodgins Lane
Seneca, SC 29672

Willis Huggins

From: JOSEPH <JOSEPHFIOREJR@msn.com>
Sent: Thursday, February 28, 2019 10:47 AM
To: Willis Huggins
Subject: RE: 225 and 227 Dodgins Lane Zoning Appeal

Dear Mr. Huggins,

I am opposed to the variance request for the setback on these lots. I think there are potential problems with parking, landscaping, fire protection, and septic tanks. I am also concerned about "curb appeal" issues that might affect the value of the properties in the subdivision. Oconee County has established these Zoning Ordinances to protect homeowners, and allowing a variance in this case would be a disservice to the homeowners in this subdivision.

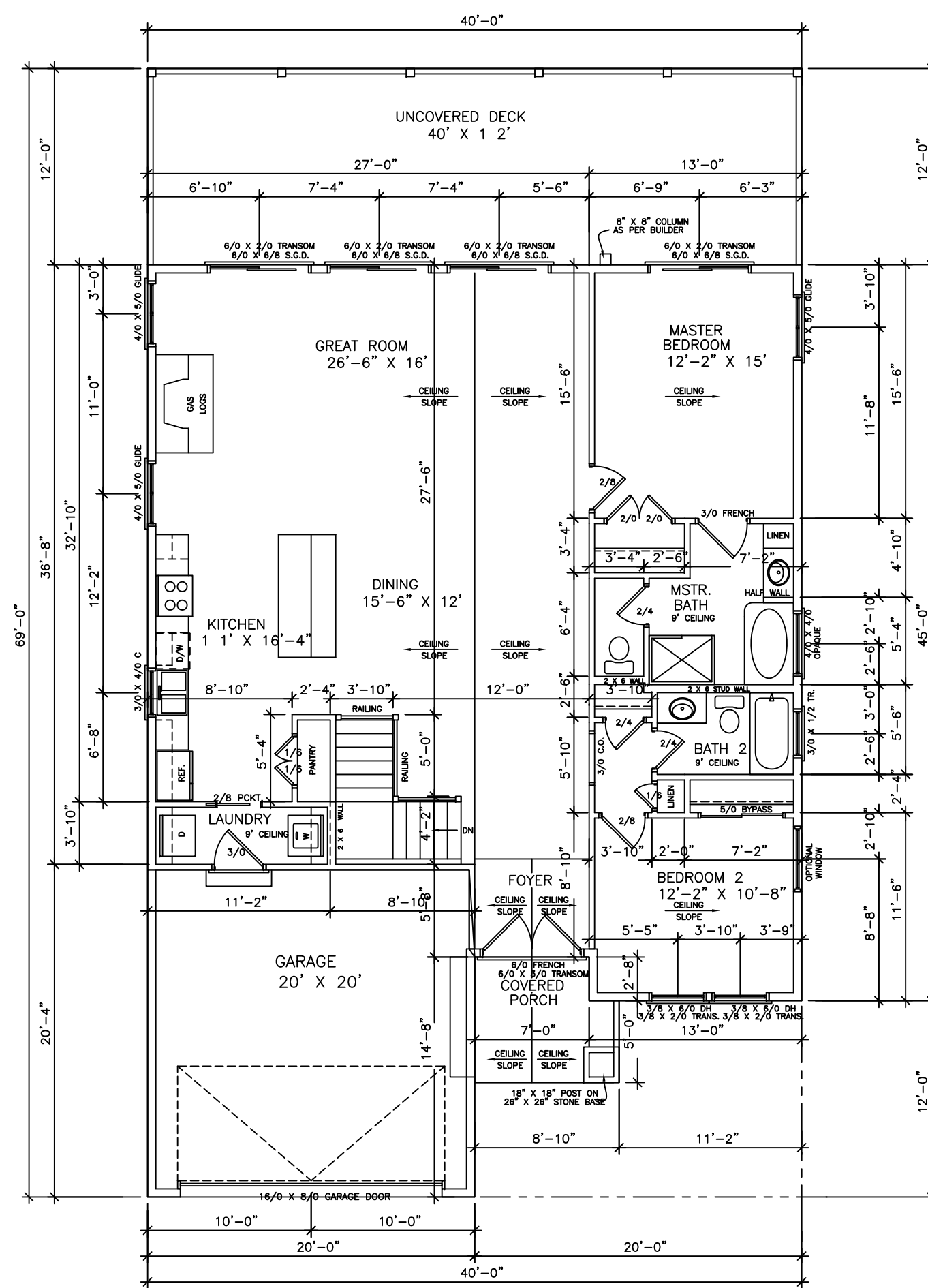
I will try to be in attendance for the Public Hearing on Monday, March 25, 2019, but if I am unable to attend, I would like to be advised of the outcome of the hearing.

Sincerely,

Joseph Fiore, Jr.
864-634-3131

**Setbacks for Lots 4 and 5
Dodgins Lane**

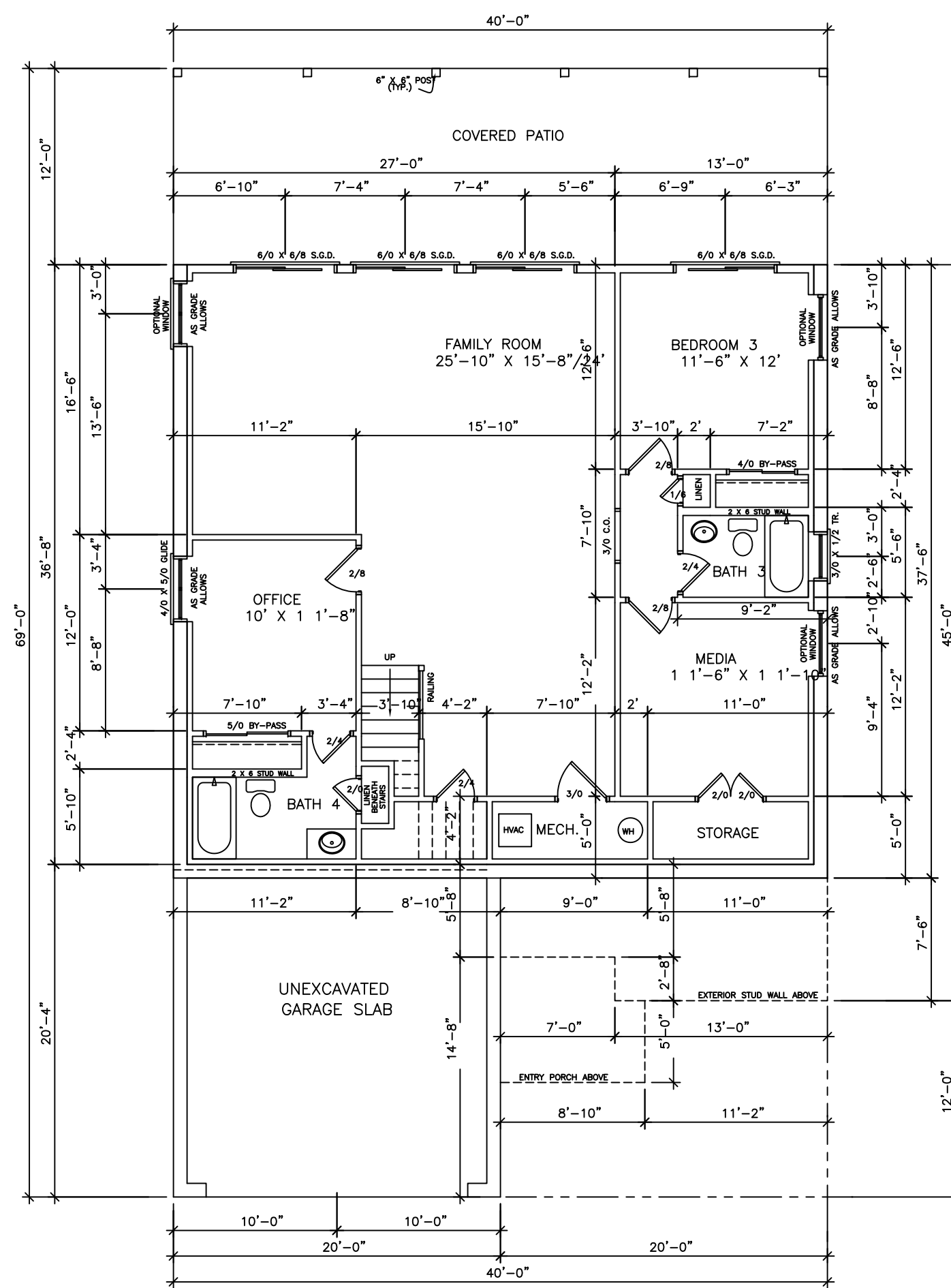
Lot 4		Lot 5	
Uphill Left Corner from Lot Line (As Viewed from the Water)	2'-5 5/8"	Uphill Left Corner from Lot Line (As Viewed from the Water)	2'-6 3/4"
Uphill Right Corner from Lot Line (As Viewed from the Water)	1'-0 7/8"	Uphill Right Corner from Lot Line (As Viewed from the Water)	2'-7 5/8"
Downhill Left Corner from Lot Line (As Viewed from the Water)	3'-10 3/4"	Downhill Left Corner from Lot Line (As Viewed from the Water)	6'-9 1/8"
Downhill Left Corner from Water	41'-3 1/2"	Downhill Left Corner from Water	
* Note that eaves extend 1'-0" from corner of the house		* Note that eaves extend 1'-0" from corner of the house	



MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

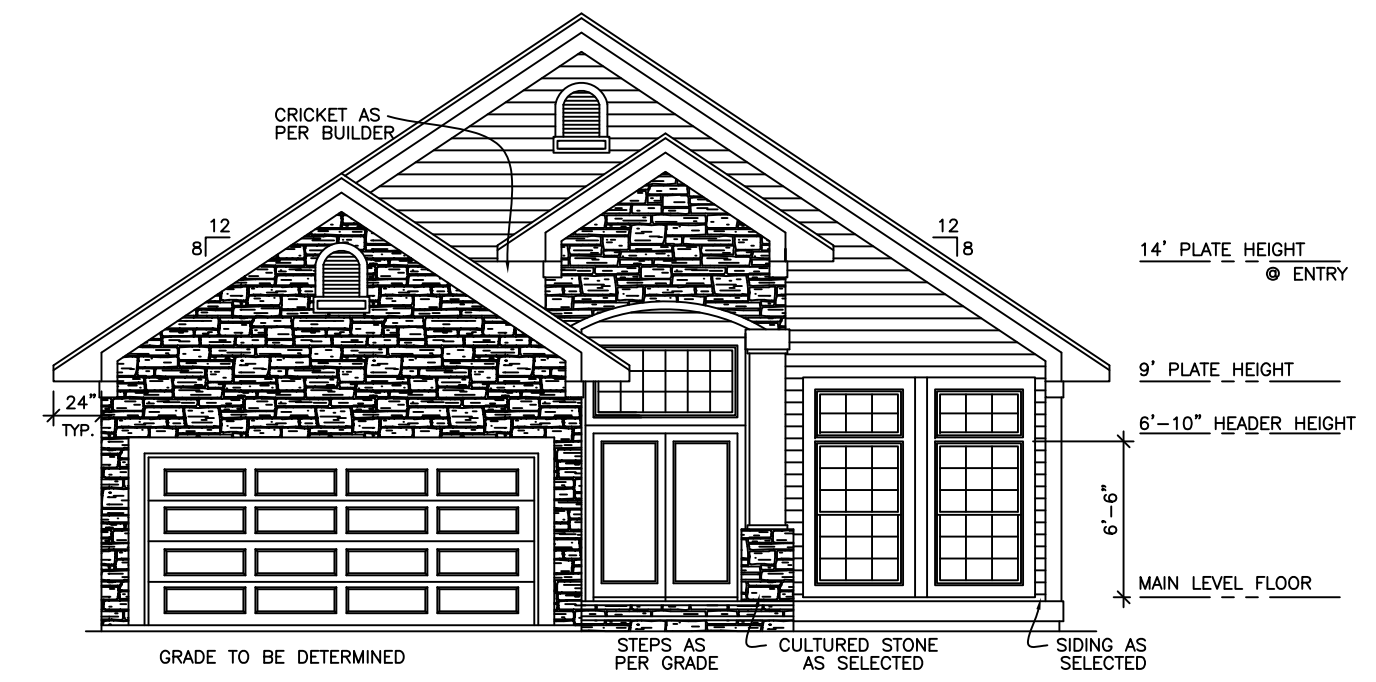
SQUARE FOOTAGE
HEATED : 1 6 2 3 SF
GARAGE : 4 0 0 SF
COV. PORCH : 6 3 SF
DECK : 4 8 0 SF

NOTE : EXTERIOR STUD WALLS
ARE 2 X 6.

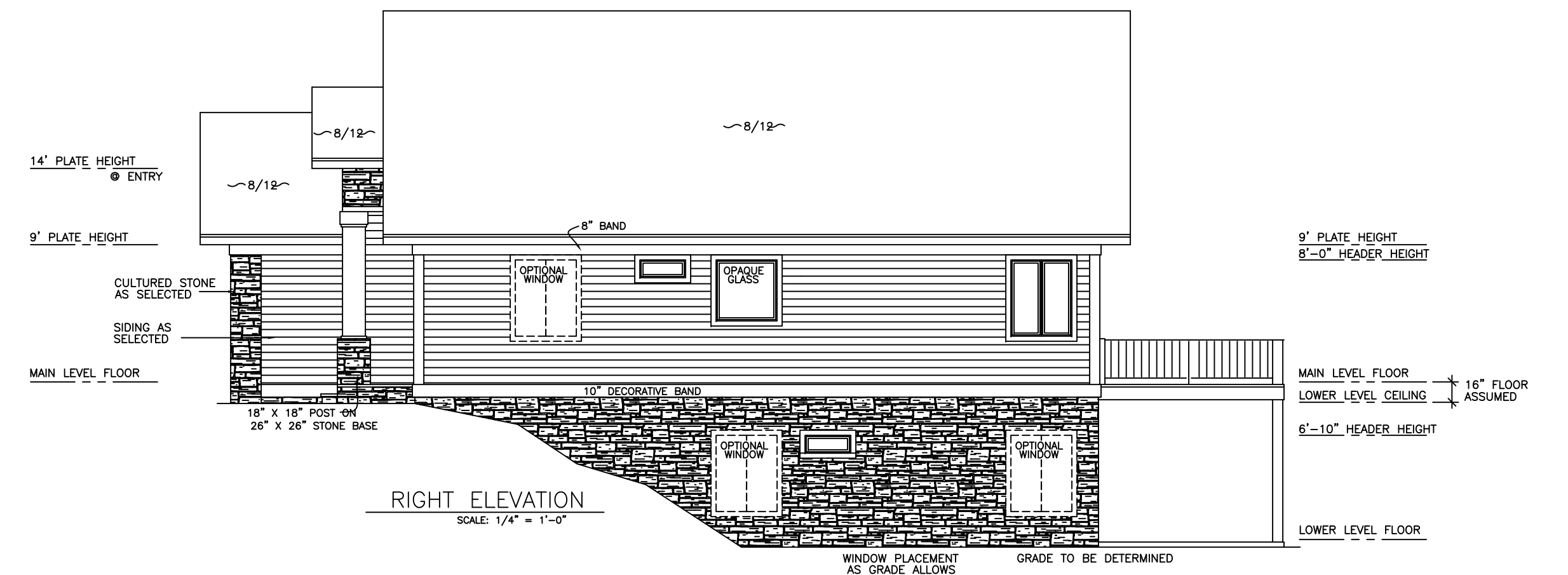


LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

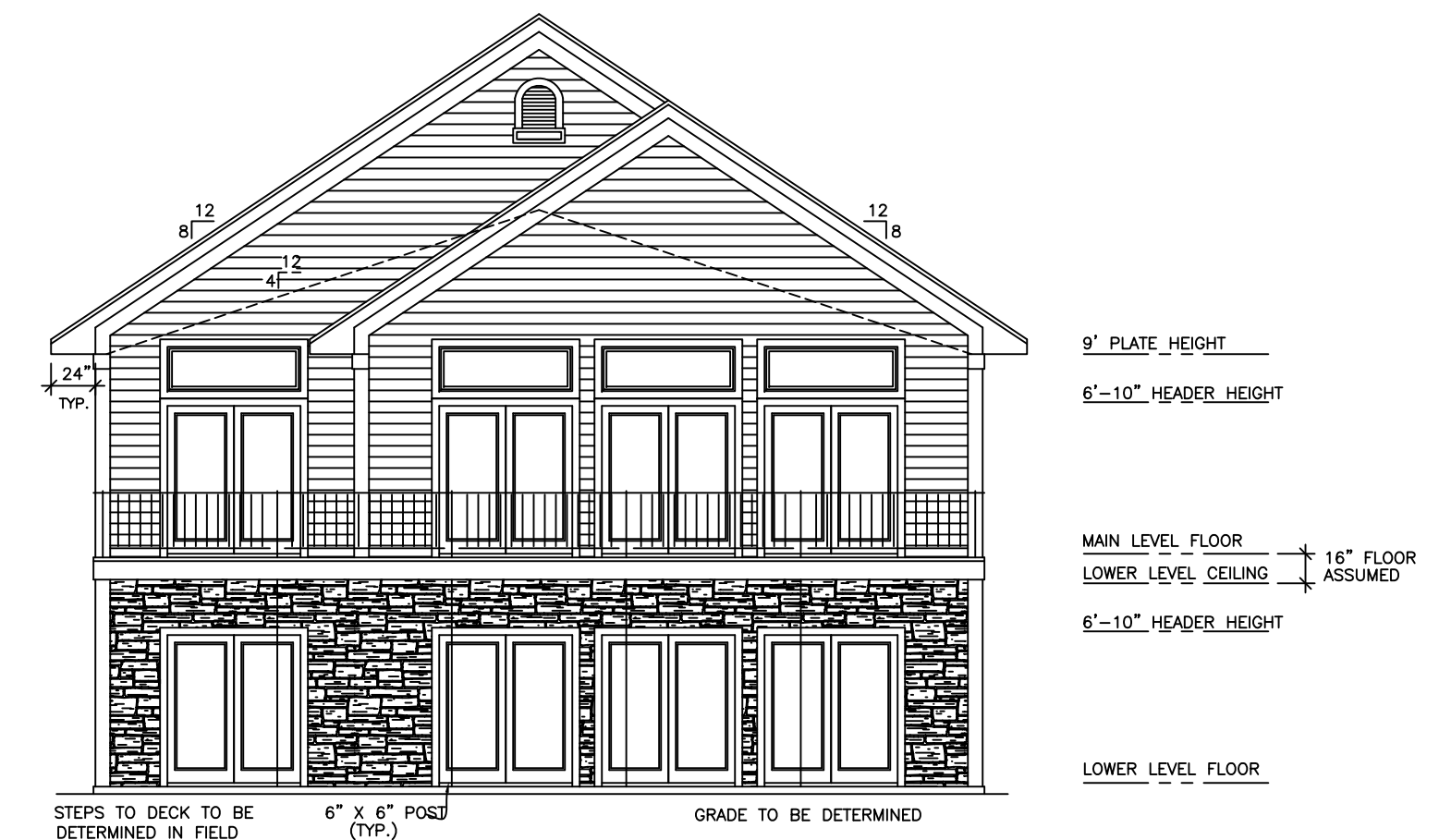
SQUARE FOOTAGE
HEATED : 1 5 0 0 SF
PATIO : 4 8 0 SF



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



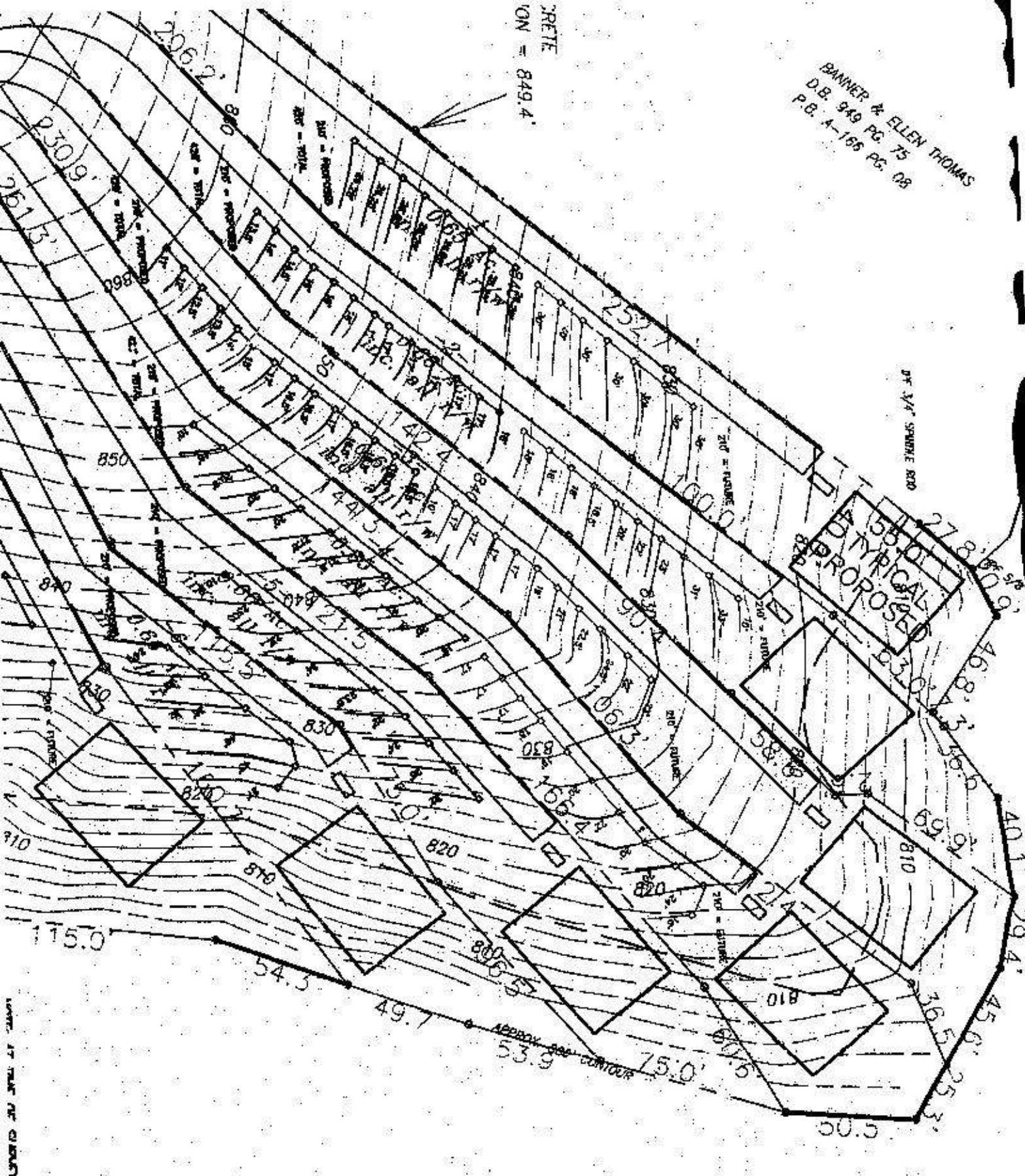
REAR ELEVATION (LAKE SIDE)
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

BANNER & ELLEN THOMAS
D.B. 949 PG. 75
P.B. 4-166 PG. 08

3 REF
ION = 849.4



LAKE KEOWEE
PROPERTY LINE FOLLOWS 800' M.S.L. CONTOUR.
POSSIBLE FLOOD EASEMENT TO THE 810' M.S.L. CONTOUR.

SCALE: 1" = 100' (APPROX.)

OCONEE COUNTY BOARD OF ZONING APPEALS

415 South Pine Street –Walhalla, SC



Tel: (864)638-4218 FAX (864) 638-4168

APPLICATION FOR SPECIAL EXCEPTION

OCONEE COUNTY, SC

APPLICANT: EABEL Land Development, LLC
Name Title/Organization

MAILING ADDRESS: (if different from owner)

PHONE (if different from owner): cell:

email:

land line:

PROPERTY OWNER

MAILING ADDRESS:

PHONE: cell: 864-247-6671 email: theparkonlakekeowee@gmail.com

land line: 864-882-6331

PROPERTY INFORMATION

STREET ADDRESS: 291 Waterfall Road

TAX PARCEL # 136-00-03-092 DEED BOOK/PAGE:

ZONING DESIGNATION: Unclassified Commercial ACREAGE: 18.77

REQUEST

CODE SECTION FROM WHICH A SPECIAL EXCEPTION IS REQUESTED:

DESCRIPTION OF REQUEST:

Requesting for a non residential property in the 750 foot overlay district.

Instructions:

1. The applicant/owner must respond to the "findings" questions on page 3 of this application (you must answer "why" you believe the application meets the tests for the granting of a Special Exception). See also Section 38-7.2 for additional information. You may attach a separate sheet addressing these questions.
2. You must attach a scaled drawing of the property that reflects, at a minimum, the following:
 - (a) property lines, existing buildings, and other relevant site improvements; (b) the nature (and dimensions) of the requested variance; (c) existing buildings and other relevant improvements on adjacent properties; and, (d) topographic, natural features, etc. relevant to the requested variance.
3. Include additional documentation to support the request as necessary.
4. The Zoning Administrator will review the application for sufficiency prior to placing the application on the BZA agenda. If the application does not provide sufficient information, the administrator will contact the applicant to request that the applicant provide the required information. You are encouraged to schedule an application conference with a planner, who will review your application at the time it is submitted to insure the necessary materials is provided.
5. The applicant and/or property owner affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the Community Development office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or at to have the restriction terminated or waived, then the Community Development office will indicate in its report to the Board of Zoning Appeals that granting the requested change would not likely result in the benefit the applicant seeks.

To that end, the applicant hereby affirms that the tract or parcel of land which is subject of the attached application is is not restricted by any recorded

covenant that is contrary to, conflicts with, or prohibits the requested activity.

Carol Elaine Bolcher Applicant Signature

3/23/2019 Date

_____ Property Owner Signature

_____ Date

**APPLICANT RESPONSES TO
SECTION 38-7.2
(You may attach a separate sheet)**

1. The request is in accordance with the comprehensive plan and is 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.

As we understand the zoning we concur that the use of land in a 750 foot radius of the lake is important. Our project has been designed to ensure the layout of our property is esthetically beautiful and compatible with the lake and its permanent residence. The Park On Lake Keowee is a resort style campground that is well groomed and visually attractive either from the water or the road way. Our resort style campground will be like no other on Lake Keowee.

2. The request is in the best interests of the county, the convenience of the community and the public welfare.

The weekend customers of our current campground and this proposed property will be, customers of the businesses in the area from restaurants, to gas and groceries to lumber and tools. This property is at the end of Waterfall Road where it will not be an inconvenience to the community and will offer surrounding communities a place where they can also enjoy the lake like the homeowners enjoy it now.

3. The request 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.

The property's location makes this project perfect for its intended design. With three other campgrounds that line Waterfall Road, and considering the 36 acre Duke Power property which has been given to the County to expand High Falls County Park on, gives this project the perfect place to reside. The property will be operated and constructed to the highest standards and its layout and design will far exceed any other campground in the area. This is a family business and because of that, fact we care about how our new resort style campground looks and feels.

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

There are only fifty some sites available for our clientele, so high traffic is not the concern. In addition, we have designed the park where coming and going will not effect the road system and congestion does not come into play. Our campers, when coming into the park, park their cars and trade them in for golf carts to get around the campground. The traffic going in and out of High Falls create more hazzards than in our campground currently and the proposed expansion. We keep the grounds maintained, the litter in check and police the community with quiet hours, drinking restrictions and property rules and regulations.

Case SE19-000001
Special Exception Request



The Park on Lake Keowee

The Park on Lake Keowee is designed as a Resort Style property. When you come to the lake you have everything you need right here on property. A golf cart community is designed so there are no cars roaming the property. There is a parking area with power strips for your golf cart charging. So when you come to the park you simply go to the parking area, park your car or cars in the slots provided pick up your golf cart and head out. There will be small trailers for you to carry your groceries or other shopping items out to your location.

From a general store, restaurant, laundromat, propane station, pool with lazy river, basketball court, bath house and oversized lots. You will love how all this flows together giving everyone something to enjoy and share with your friends.

Three areas of the park are the peninsula point, hillside, and pool side.

The peninsula point is restricted to Park Model RV Units. This is a gated community with oversized lots and every lot is on the water. You are 25 feet from water access. This site is heavily landscaped so you feel you are at your own private resort property. Your lot will be beautiful from the water or from your deck and outside grill area.

The hillside also has waterfront lots and is for tag alongs, Fifth Wheel and Park Models as well. This is a tiered section from lake level up to beautiful lake views. These lots are heavily landscaped with plants from Palm trees to beach style landscapes. Each tier is 14 feet higher than the tier in front of you so your view is never blocked by another unit.

The pool side lots are oversized and have a view of the pool and lazy river. The landscaping here will make you think your in the caribbean with lush plants, trees and a pool you will never want to leave or, even better, just chill out on the lazy river and go with the flow.

Our childrens pool will be designed in the pool area with a pirate ship with water guns, secret passages and a sandy island to build sand castle or swim in their own pool that fits there size and imagination. Of course there will lounge chairs from Mom or Dad to enjoy the show.

The Park on Lake Keowee is not going to be like any campground in the area. This is not your daddy's campground but a Resort Style Property designed to give you peace of mind as your children enjoy this weekend getaway with swimming, basketball or enjoy the big Zipper which is there own private game room.

We will offer parents the availability of gps wrist bands for the children so they can check up on where the kids are and how to find them. Privacy, safety and total relaxing enjoyment is the foundation being built at The Park On Lake Keowee.

For more information please call Elaine at 864.247.6671.

(From email of 4/10/2019)

Bill,

Here are the answers to the questions you sent me. I have tried to answer these to the best of my ability, however, if you feel you need more clarity please let me know.

Doug

Question:

1 The maximum spaces would be a total of 54 on the 18.6 acres. The way we have designed this property is not to maximize the number of campsites but to give the campers and the campground the image of space with lots of room and landscaping to enhance the experience.

2. The reason for marking off space size is to give our customers defined lots that they know others cannot encroach upon. This campground is not going to be anything like your typical campground that is currently on the lake, which in many respects are eyesores. Our design for this property is to create a feeling of ownership for our renters. We are not trying to maximize camp spaces. We are creating a property that would be more like a destination where campers want to spend their vacations and free time just relaxing. As the owners of this campground, we are responsible for all maintenance and landscaping.

3. We are wanting to include amenities that will serve our customer base. Our plans of a restaurant will be the last stage of our development. The size would be between 1700 and 3500 square feet.

We do want to implement a country store for staple items that campers tend to run out of frequently. It would have all the items other stores have. The square footage would be approximately 2000 square feet. This store would benefit not only our park but High Falls Campground as well as area residents.

There will be a bathhouse that would be in the pool area of the property.

We do plan on a building for our office for the property. This is to get the operation of the campground out of our house which we currently use.

We are planning on a resort style pool with a lazy river as the main amenity for our customers.

We are also planning to add covered storage. These would be metal buildings both open and enclosed for boats.

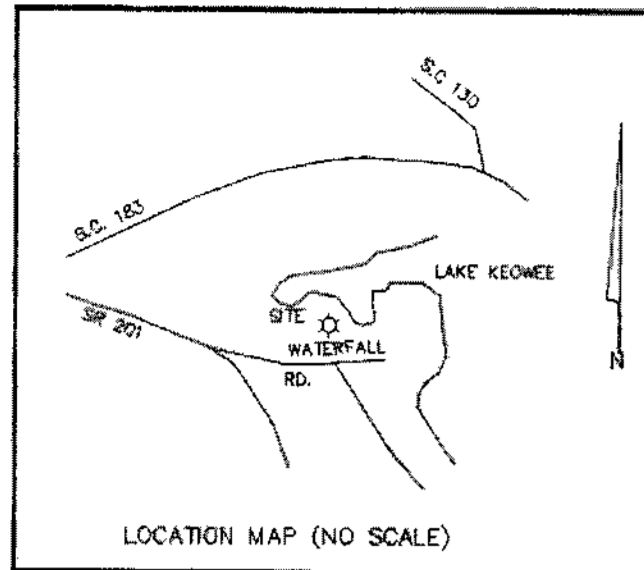
4. Yes, propane is the lifeblood of any park and we would offer a propane station. It would not be 10' x 12'.

5. The operational structure of our campground would be similar to how Ada Eades Park is operated. Our clientele is mostly from outside markets and these people work regular jobs. Our campsites are leased on a one year contract where they can come and go depending on how their jobs allow. We have a lengthy contract with rules and regulations that campers must sign, and follow to rent space from us. Since we live on site, we manage how our campers are using our park.

I hope this answers your question on this project Bill. Thank you for the call this morning to give me a heads up.

Take Care,

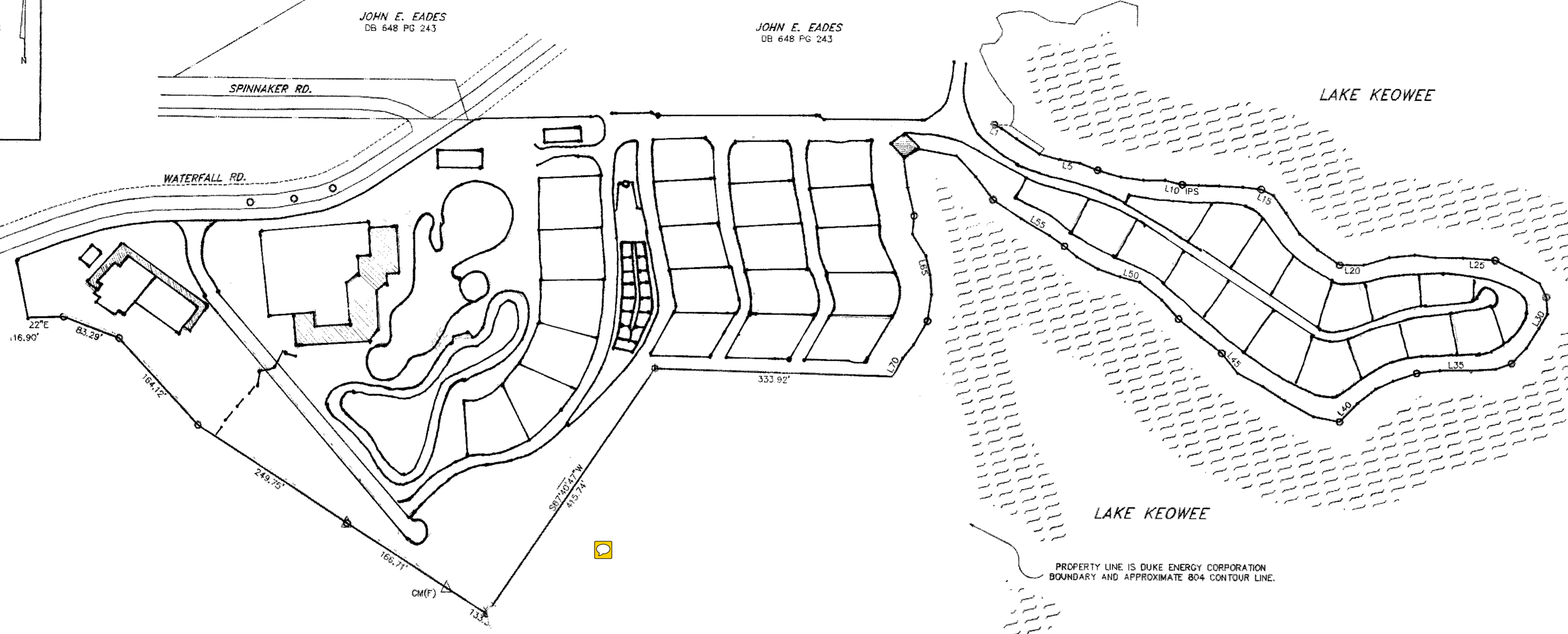
Doug and Elaine Belcher
864-247-6671



TRACT "D"
AREA = 3.28 ACRES

30' ACCESS EASEMENT
REF. DB 404 PG 163

HAZEL B. CROWE
DB 946 PG-189



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S30°25'52"E	11.80'	L65	S19°56'16"W	26.82'	L129	N14°33'55"E	39.44'
L2	S22°03'31"E	25.45'	L66	S29°05'29"W	27.27'	L130	N14°11'29"E	40.93'
L3	S23°44'59"E	38.33'	L67	S41°47'41"W	37.80'	L131	N08°44'11"E	38.86'
L4	S41°34'38"E	29.28'	L68	S63°41'27"W	38.44'	L132	N23°03'44"E	19.24'
L5	S47°05'35"E	28.35'	L69	S71°57'42"W	23.95'	L133	N59°23'21"E	23.77'
L6	S35°17'40"E	27.17'	L70	S60°42'30"W	28.92'	L134	N70°34'06"E	28.73'
L7	S40°15'23"E	34.47'	L71	S35°48'10"E	19.07'	L135	N61°21'46"E	34.15'
L8	S49°38'09"E	31.92'	L72	S13°04'43"E	48.88'	L136	N69°41'46"E	40.65'
L9	S68°40'41"E	30.09'	L73	S13°20'46"W	45.32'	L137	N66°37'34"E	38.50'
L10	S42°33'03"E	24.91'	L74	S13°57'46"W	41.37'	L138	N29°59'07"E	24.39'
L11	S64°55'37"E	23.23'	L75	S35°38'48"W	30.35'	L139	N41°21'33"W	27.00'
L12	S65°31'17"E	28.10'	L76	S18°11'25"W	44.08'	L140	N49°35'51"W	42.60'
L13	S64°01'19"E	33.68'	L77	S26°37'26"W	45.76'	L141	N54°58'56"W	34.03'
L14	S49°52'45"E	26.06'	L78	S04°49'09"W	55.41'	L142	N15°38'59"W	32.66'
L15	S30°38'31"E	19.06'	L79	S24°39'16"W	24.23'	L143	N01°46'11"W	38.67'
L16	S02°32'28"E	23.99'	L80	N81°53'10"W	39.49'	L144	N02°44'46"W	44.28'
L17	S00°36'17"E	34.77'	L81	S87°45'14"W	42.44'	L145	N17°23'39"W	30.48'
L18	S15°11'24"E	33.23'	L82	N79°13'59"W	43.30'	L146	N67°21'35"W	37.43'
L19	S22°45'37"E	37.82'	L83	N81°57'10"W	36.11'	L147	S63°38'47"W	35.58'
L20	S36°05'34"E	33.99'	L84	S83°12'50"W	56.79'	L148	S68°11'50"W	47.08'
L21	S73°09'40"E	37.66'	L85	S00°00'00"W	35.36'	L149	S83°08'56"W	48.30'
L22	S62°33'40"E	35.81'	L86	S31°24'52"E	45.43'	L150	N69°42'20"W	41.61'
L23	S30°02'37"E	26.70'	L87	S35°06'23"E	38.98'	L151	N75°27'01"W	37.64'
L24	S63°21'02"W	23.73'	L88	S34°59'12"E	40.71'	L152	S77°33'15"W	33.93'
L25	S52°50'43"E	45.40'	L89	S16°14'55"E	33.90'	L153	N69°35'37"W	31.52'
L26	S31°02'09"E	40.40'	L90	S05°44'30"E	35.31'	L154	N33°31'23"W	36.68'
L27	S27°50'31"E	29.67'	L91	S13°03'24"E	39.06'	L155	N24°16'09"W	43.07'
L28	S07°03'15"W	21.71'	L92	S26°03'37"E	54.31'	L156	N28°28'01"W	36.67'
L29	S29°40'48"W	23.29'	L93	S13°55'00"E	50.87'	L157	N21°28'07"W	36.37'
L30	S63°31'02"W	23.73'	L94	S29°16'58"E	43.16'	L158	S62°44'31"W	39.19'
L31	S65°12'52"W	32.18'	L95	S36°59'12"E	40.71'	L159	S77°33'15"W	33.93'
L32	S77°39'39"W	29.69'	L96	S40°50'24"E	46.36'	L160	S57°40'14"W	18.94'
L33	N78°39'55"W	23.61'	L97	S42°28'14"E	47.53'	L161	N39°31'16"W	41.30'
L34	N88°57'54"W	32.72'	L98	S40°37'41"E	47.48'	L162	N19°42'45"W	47.29'
L35	N56°57'20"W	45.50'	L99	S38°49'11"E	30.09'	L163	N46°33'08"W	46.79'
L36	N64°10'39"W	33.14'	L100	S18°34'11"E	48.26'	L164	N26°15'53"W	48.60'
L37	N72°25'00"W	34.53'	L101	S19°36'12"E	54.68'	L165	N19°52'21"W	52.68'
L38	N81°18'33"W	26.20'	L102	S10°52'45"E	54.69'	L166	N00°30'00"E	51.42'
L39	S85°18'21"W	32.32'	L103	S13°28'28"E	38.52'	L167	N07°18'17"W	39.09'
L40	S77°30'51"W	38.26'	L104	S12°46'52"E	45.41'	L168	N19°29'20"E	27.31'
L41	N45°48'28"W	37.81'	L105	S05°57'20"E	81.43'	L169	N26°56'28"E	39.34'
L42	N27°46'31"W	46.11'	L106	S01°29'14"E	55.81'	L170	N21°38'01"E	32.59'
L43	N24°18'12"W	36.99'	L107	S12°27'03"E	91.23'	L171	N64°24'17"W	45.88'
L44	N28°49'12"W	32.28'	L108	S05°10'41"E	43.49'	L172	S63°16'33"W	48.63'
L45	N03°01'49"W	35.47'	L109	S89°43'09"W	19.50'	L173	S81°11'13"W	28.65'
L46	N19°28'34"W	36.90'	L110	S88°27'49"W	36.04'	L174	S78°26'47"W	30.67'
L47	N18°02'10"W	40.54'	L111	S78°35'02"W	46.96'	L175	N21°08'44"W	41.93'
L48	N08°37'10"W	38.48'	L112	S82°15'53"W	40.31'	L176	N20°16'22"W	54.75'
L49	N18°11'36"W	39.41'	L113	S83°25'29"W	57.84'	L177	N14°05'40"W	42.47'
L50	N41°39'30"W	28.66'	L114	S88°33'25"W	37.33'	L178	N09°25'29"W	52.44'
L51	N37°40'37"W	32.81'	L115	S83°43'36"W	51.92'	L179	N17°42'11"W	62.79'
L52	N27°13'45"W	33.78'	L116	N85°55'37"W	59.60'	L180	N33°08'04"E	45.33'
L53	N16°29'20"W	23.44'	L117	N64°47'36"W	49.58'	L181	N51°11'16"E	47.15'
L54	N21°26'39"W	26.06'	L118	N72°26'45"W	44.25'	L182	N34°22'08"E	34.63'
L55	N28°12'54"W	45.29'	L119	N77°16'33"W	34.75'	L183	N50°42'54"W	45.52'
L56	N23°14'44"W	47.56'	L120	N62°44'43"W	34.75'	L184	N20°45'03"W	21.50'
L57	N04°11'14"W	40.70'	L121	N82°57'28"W	53.36'	L185	N11°34'38"E	43.82'
L58	N02°36'30"W	39.13'	L122	N56°55'14"W	41.44'	L186	N37°02'54"E	45.06'
L59	N48°08'30"W	54.47'	L123	N33°56'08"W	59.93'	L187	N31°37'41"E	50.41'
L60	S89°46'46"W	24.87'	L124	N31°04'24"W	43.64'	L188	S86°05'12"W	52.02'
L61	S25°12'26"W	41.34'	L125	N24°11'10"W	37.75'	L189	S62°44'25"W	35.24'
L62	S19°41'01"W	40.02'	L126	N18°44'50"W	51.32'	L190	S65°28'23"W	28.25'
L63	S39°06'54"W	26.49'	L127	N13°51'43"W	26.87'			
L64	S01°30'08"W	36.28'	L128	N12°09'25"E	35.05'			

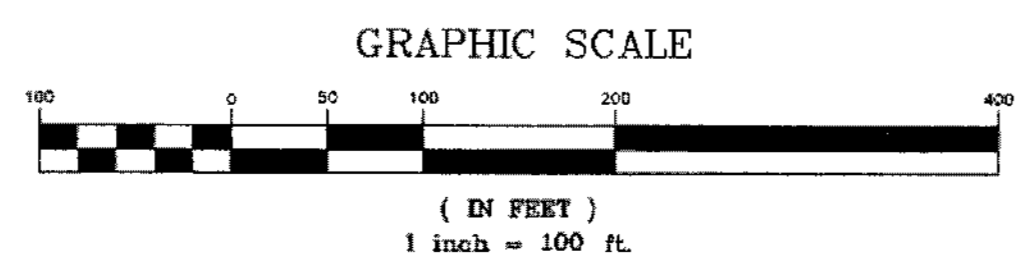
PROPERTY LINE IS DUKE ENERGY CORPORATION
BOUNDARY AND APPROXIMATE 804 CONTOUR LINE.

NOTES:
(C) DENOTES OBJECT SET
(F) DENOTES OBJECT FOUND
PROPERTY SUBJECT TO ANY VALID AND ENFORCEABLE EASEMENTS,
AND THOSE SHOWN, IF ANY, SHOULD BE INDEPENDENTLY VERIFIED.
NO TITLE OPINION HAS BEEN PROVIDED TO THE SURVEYOR.
NAMES AND DEED REFERENCES SHOWN ARE FOR DESCRIPTIVE
PURPOSES ONLY, NOT TO BE USED FOR DETERMINING TITLE.
WATER BOUNDARIES ARE SUBJECT TO CHANGE BY NATURAL
CAUSES AND MAY AFFECT AREA AND LIMIT OF TITLE.
ALL RIGHTS OF WAY OR EASEMENT WIDTHS SHOULD BE VERIFIED FOR
ACCURACY BY THE COMPANY, AGENCY, OR PUBLIC DEPARTMENT
RESPONSIBLE FOR ACQUIRING, MAINTAINING, AND EXISTENCE OF THE
EASEMENTS SHOWN. THE WIDTHS SHOWN WERE ACCURRED BY VARIOUS
SOURCES AND ARE SUBJECT TO ERROR.
SC DBM COORDINATES DETERMINED BY GPS. NO IPED
MONUMENT WAS LOCATED TO VERIFY THE ACCURACY
OF THE COORDINATES SHOWN.
LEGEND:
△ CH(F) - CONCRETE MONUMENT
IP - #4 REBAR(S)
MH(S) - MAGNETIC NAIL(S)
MN(F) - MAGNETIC NAIL(F)
□ - TOP OF BANK
R/W - RIGHT OF WAY
P/L - PROPERTY LINE
C/L - CONTOUR LINE
U - UTILITY POLE
O - POINT AND MONUMENT
FF - #4 REBAR(F)
P/O - PART OF

PRELIMINARY PLAT
(NOT FOR RECORDING)

BOUNDARY SURVEY FOR: SUNSET ISLAND	
TOWNSHIP: KEOWEE	TAX I.D.: 136 00 03 010
COUNTY: OCTOBER 1, 2015	STATE: SOUTH CAROLINA
DATE:	JOB NO.: 1015100
REVISIONS	
DATE	DESCRIPTION
10/27/2008	SHOW 800 CONTOUR

3610 UNION HIGHWAY PO BOX 578
GAFFNEY, SC 29342
(864) 489-5068
EMAIL: CBSURVEYING@AOL.COM



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OFFICIALS AND PROFESSIONAL LAND SURVEYORS FOR BOUNDARY RETRACEMENT
PURPOSES.



The Park On Lake Keowee

Things are happening on Keowee this year that will give you the lake front property you have been looking for.

First is the unbelievable gated "Peninsula Community" which takes you beyond any experience you have ever dreamed or hope for. This gated community is limited to Park Model RV Homes that gives you the lake home owner experience without the cost of a secondary home.

Secondly our Fifth Wheel and Tag Along community has waterfront and waterview lots that will take your breath away. You can pull your boat right up to the shore line in front of your camper and start making lake living the life style you have been looking for.

PLEASE NOTICE!!

PRE-LEASING SITES NOW!

**Don't Miss Out
This Phase Won't Last Long**



277 Waterfall Park
Seneca, South Carolina 29672

864.247.6671

theparkonlakekeowee@gmail.com

**Please call and reserve a time
so we can make sure we are available
to show you our park.**

Day	Hours
Monday	10:00am - 6:00pm
Tuesday	10:00am - 6:00pm
Wednesday	10:00am - 6:00pm
Thursday	10:00am - 6:00pm
Friday	10:00am - 6:00pm
Saturday	10:00am - 7:00pm
Sunday	2:00pm - 6:00pm



**Resort Style Waterfront
Campsites for the
Park Model and RV Enthusiast**

**PRE-LEASING SITES NOW!!
The Pre-Leased Phase Won't Last Long!**

Our Family Style Park

The Park On Lake Keowee is a family style campground for all ages and it gives your children a fun and spectacular summer experience.

The Park is designed with oversized lots, breath taking water views and coming soon a pool, lazy river, restaurant, laundromat, country store, and kids archaid that will leave young and old memories far beyond their time while at **The Park On Lake Keowee..**



With large landscaped lots you will have the opportunity to customize and choose your deck and fire pit area to your liking. **The Park On Lake Keowee** gives you plenty of privacy and lots of elbow room.

Don't miss this opportunity to get your waterfront lot and the Lake Life Style you have been looking for.

You will be able to custom design your Park Model RV Home along with the site of your choosing. The Peninsula is a stunning spot to place your Park Model RV Home and get spectacular views of Lake Keowee. We offer annual and long term leases. The long term lease insures your site will never increased in price over the years to come. And now **The Park On Lake Keowee** can make your Park Model RV Home available for purchase. **See us for details.**

The New Look On Keowee

The Park On Lake Keowee is being designed to accommodate Park Model RV Homes, as well as Fifth Wheels or Tag Along RV Campers. Not to mention larger decks, covered porches, storage areas and each space will have a golfcart car port making your lot perfect to fit your personality.

Features

The Park On Lake Keowee features Park Model RV Homes you can custom design the interior that fits your lifestyle.

We have the perfect place for your Fifth Wheel or Tag Along with a beautiful waterfront or waterview site that will make coming in off the lake as pleasurable as being on the lake.

You will love the year around landscaping on the perimeter of your waterfront or waterview lot.



100 amp service can be made available to fit your electrical needs.



Date: April 25, 2019

To: Members of the Board of Zoning Appeals

From: Bill Huggins, AICP
Senior Planner

Re: Staff Report for SE19-000001, Special Exception Request by EABEL Land Development, LLC

Location

The subject property consists of 18 acres located east of High Falls Park along Waterfall Road and west of the Oconee Nuclear Station across Lake Keowee. A portion of the development has lake frontage. Existing RV park development is located north of the subject property. Several subdivisions located in the area are also accessed by Waterfall Road, including the Peninsula, a portion of Waterside Crossing, and Pineridge Point.

Zoning

The applicant is requesting a Special Exception from the Board of Zoning Appeals to allow for the development of a recreational vehicle park situated on a peninsula which juts into Lake Keowee. The property is zoned CFD, Control Free District, but is also contained within a Lake Overlay district. Any non-residential development within the overlay requires the Special Exception review and approval by the Board.

The CFD zoning does not prohibit any of the uses proposed for the development. However, the Overlay is intended to provide an additional layer of protection within 750 feet of Lake Keowee. The Board has considerable latitude in making a Special Exception recommendation. The BZA can deny the request or approve the request based upon the four criteria contained within Section 38-7.2 of the Zoning Ordinance. The Board must find that the proposed activity meets each one of the criteria in order to grant approval. Failure to approve any one of the elements results in denial of the request.

In addition, the Board has the flexibility to require any other conditions on approval that it feels are appropriate to insure that the residential character of the area is maintained. The Board may also apply and or all of the provisions of Appendix A of the Zoning Ordinance. That Appendix is included in this packet.

Request

The applicant states that the RV park, which is planned for up to 51 unit sites, will also feature a general store, restaurant, laundromat, propane station, pool with lazy river, basketball court, and bath house, with these projects to be phased in over time. This application encompasses all of these proposed uses. A narrative description of the project is included in the application packet, along with a preliminary site drawing.

A portion of the development features waterfront lots. According to the applicant's narrative, the development will include three sections, one of which is restricted to Park Model RV units, with each "lot" having water frontage. Another section will allow for so called "tag alongs", which will permit Fifth Wheel and Park Models as well. Park Model units are generally designed to look like a typical home while providing temporary accommodations for recreation and camping.

Criteria For Board Consideration

Non-residential uses are allowed in the Overlay district only through the Special Exception review and approval process by the Board of Zoning Appeals, and such uses must meet the four criteria listed below. According to Section 38-7.2 of the Zoning Ordinance, such uses must be:

- 1) In accordance with the comprehensive plan and is 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) In the best interests of the county, the convenience of the community and the public welfare;
- (3) 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) Suitable in terms of effects on highway traffic, parking and safety with adequate access arrangements to protect streets from undue congestion and hazards.

The area is zoned Control Free District, so uses are not generally restricted, except where an Overlay imposes a review process and possible conditions on approval beyond the strict requirements of the underlying zoning district or related codes. (See "Zoning" section of this report)

Public Input

As of this writing, owners of five properties located in nearby subdivisions have submitted letters of opposition to the request. These materials are contained within your agenda packets.





From: [Janet Albury](#)
To: [Willis Huggins](#)
Subject: Eabel Land Development LLC.
Date: Sunday, April 14, 2019 4:13:25 PM

Dear Mr. Huggins,

I am writing to you to express my opposition concerning a Special Exemption request to permit the development of a recreational vehicle park on property in the Lake Overlay District. As a property owner in The Peninsula subdivision, I am extremely concerned about the negative impacts such a development will have on our neighborhood and in Timber Cove, the newly-developed neighborhood across Waterfall Road. I own Lot 6 in The Peninsula off of Waterfall Road.

My rebuttals to the Applicant Responses To Section 38-7.2 on the Application for Special Exemption are as follows:

1. Though the applicants claim that this campground will be “well groomed [sic] and visually attractive,” all one must do is take a quick drive down Waterfall Road and assess the condition of many of the dilapidated campsites on the applicants’ campground property which they currently manage. Though I have not viewed the campground from the lake, the view from the road is less than impressive. Since the units are not permanent, single-family homes, they merely depreciate and do not age well. Though the grounds appear well-kept, the units themselves are not attractive and do not enhance the overall aesthetics of the neighborhood.
2. According to Section 38-7.2, the request must be “in the best interests of the county, the convenience of the community and the public welfare.” I can certainly attest to the fact that this additional campground with its non-permanent, depreciating structures, additional

transient population which cannot consistently maintain their campsites, and overall traffic and noise pollution is not a “convenience” of our community or in the public’s best welfare.

Also, in The Peninsula, we consistently have issues with trespassers who arrive on golf carts, circumvent our gated entrance, and many times have taken measures to block the

electronic eyes on the gates so that they will not close. We have repeatedly had to contact

the Oconee County Sheriff’s Office and report the incidences to them. Some trespassers

have been traced to the Eades Campground, for their golf carts are easy to discover. It is a

huge concern to the residents of The Peninsula that enlarging the campground would

increase the trespassing, thus unnecessarily increasing the workload of the Oconee County

Sheriff’s Office. Therefore, this development is not in the best interest of the county.

3. According to the Applicants, there are already three existing campgrounds on Waterfall

Road. Also, the Applicants point out that Oconee County plans to develop the property at

the end of Waterfall Road as an extension to High Falls County Park. Expanding the park

will undoubtedly increase the traffic burden on Waterfall Road which allows access already

to three campgrounds and two subdivisions. Therefore, a fourth campground would create

a greater traffic burden and will increase the costs of maintenance by the County on Waterfall Road. Also, Section 38-7.2 #3 states that the request is “to be in harmony with

and appropriate in appearance to the existing or intended character of the general vicinity.”

With the recent development of The Peninsula and Timber Cove, the “appearance” is one

of an upscale, luxury, custom-built, single-family home subdivision. Abutting a campground to these high-end properties violates this part of the code because this can, in

no way, “be in harmony with” the long-term vision that property owners in The Peninsula

envisioned when we purchased our lots at substantial costs. Allowing a campground and the issues that accompany it will severely impact the property value of my lot, diminish my enjoyment of my investment, and affect my ability to resell. So many lot owners in The Peninsula and in Timber Cove stand to lose a substantial amount of money in our investments if this Special Exception is granted.

4. According to the Applicants, they “have designed the park where coming and going will not effect [sic] the road system and congestion does not come into play. Our campers, when coming into the park, park their cars and trade them in for golf carts...” Logistically, this does not reduce any traffic on Waterfall Road, for the campers must drive down Waterfall Road in order to reach the golf carts. Also, the Applicants claim that “the traffic going in and out of High Falls create [sic] more hazzards [sic] than in our campground currently.” Is there any factual basis for this claim? Even if this is true, then the plans that the County has to expand High Falls Park at the end of Waterfall Road will increase these hazards, therefore, there is no plausible reason to create more issues by allowing a fourth campground to be built.

Thank you for your consideration of these objections, and please do not grant the Special Exception that will allow this development to devalue the investments of so many Oconee County property owners.

Sincerely,
Janet Albury
101 Hickory Valley LLC
Lot 06

From: [Lewis Hendrix](#)
To: [Willis Huggins](#)
Cc: shancieburnett@gmail.com
Subject: Board Of Zoning Appeals
Date: Sunday, April 14, 2019 10:06:33 PM

Dear Mr. Huggins,
2019

April 14,

I am writing to you to express my opposition concerning a Special Exemption request to permit the development of a recreational vehicle park on property in the Lake Overlay District. As a property owner in The Peninsula subdivision, I am extremely concerned about the negative impacts such a development will have on our neighborhood and in Timber Cove, the newly developed neighborhood across Waterfall Road.

My rebuttals to the Applicant Responses To Section 38-7.2 on the Application for Special Exemption are as follows:

1. Though the applicants claim that this campground will be “well groomed [sic] and visually attractive,” all one must do is take a quick drive down Waterfall Road and assess the condition of many of the dilapidated campsites on the applicants’ campground property which they currently manage. Though I have not viewed the campground from the lake, the view from the road is less than impressive. Since the units are not permanent, single-family homes, they merely depreciate and do not age well. Though the grounds appear well-kept, the units themselves are not attractive and do not enhance the overall aesthetics of the Neighborhood.
2. According to Section 38-7.2, the request must be “in the best interests of the county, the convenience of the community and the public welfare.” I can certainly attest to the fact that this additional campground with its non-permanent, depreciating structures, additional transient population which cannot consistently maintain their campsites, and overall traffic and noise pollution is not a “convenience” of our community or in the public’s best welfare. Also, in The Peninsula, we consistently have issues with trespassers who arrive on golf carts, circumvent our gated entrance, and many times have taken measures to block the electronic eyes on the gates so that they will not close. We have repeatedly had to contact the Oconee County Sheriff’s Office and report the incidences to them. Some trespassers have been traced to the Eades Campground, for their golf carts are easy to discover. It is a huge concern to the residents of The Peninsula that enlarging the campground would increase the trespassing, thus unnecessarily increasing the workload of the Oconee County Sheriff’s Office. Therefore, this development is not in the best interest of the county.
3. According to the Applicants, there are already three existing campgrounds on Waterfall Road. Also, the Applicants point out that Oconee County plans to develop the property at the end of Waterfall Road as an extension to High Falls County Park. Expanding the park will undoubtedly increase the traffic burden on Waterfall Road which allows access already to three campgrounds and two subdivisions. Therefore, a fourth campground would create a greater traffic burden and will increase the costs of maintenance by the County on Waterfall Road. Also, Section 38-7.2 #3 states that the request is “to be in harmony with

and appropriate in appearance to the existing or intended character of the general vicinity.” With the recent development of The Peninsula and Timber Cove, the “appearance” is one of an upscale, luxury, custom-built, single-family home subdivision. Abutting a campground to these high-end properties violates this part of the code because this can, in no way, “be in harmony with” the long-term vision that property owners in The Peninsula envisioned when we purchased our lots at substantial costs. Allowing a campground and the issues that accompany it will severely impact the property value of my lot, diminish my enjoyment of my investment, and affect my ability to resell. So many lot owners in The Peninsula and in Timber Cove stand to lose a substantial amount of money in our investments if this Special Exception is granted.

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Thank you for your consideration of these objections, and please do not grant the Special Exception that will allow this development to devalue the investments of so many Oconee County property owners.

Sincerely,

Lewis J. Hendrix
The Peninsula, Lot #24
864-616-6489

From: [Christine Polley](#)
To: [Willis Huggins](#)
Subject: Objection to Special Exception for 291 Waterfall Road
Date: Saturday, April 13, 2019 8:09:29 PM

Dear Mr. Huggins,
April 13, 2019

I am writing to you to express my opposition concerning a Special Exemption request to permit the development of a recreational vehicle park on property in the Lake Overlay District. As a property owner in The Peninsula subdivision, I am extremely concerned about the negative impacts such a development will have on our neighborhood and in Timber Cove, the newly-developed neighborhood across Waterfall Road.

My rebuttals to the Applicant Responses To Section 38-7.2 on the Application for Special Exemption are as follows:

1. Though the applicants claim that this campground will be “well groomed [sic] and visually attractive,” all one must do is take a quick drive down Waterfall Road and assess the condition of many of the dilapidated campsites on the applicants’ campground property which they currently manage. Though I have not viewed the campground from the lake, the view from the road is less than impressive. Since the units are not permanent, single-family homes, they merely depreciate and do not age well. Though the grounds appear well-kept, the units themselves are not attractive and do not enhance the overall aesthetics of the neighborhood.
2. According to Section 38-7.2, the request must be “in the best interests of the county, the convenience of the community and the public welfare.” I can certainly attest to the fact that this additional campground with its non-permanent, depreciating structures, additional transient population which cannot consistently maintain their campsites, and overall traffic and noise pollution is not a “convenience” of our community or in the public’s best welfare. Also, in The Peninsula, we consistently have issues with trespassers who arrive on golf carts, circumvent our gated entrance, and many times have taken measures to block the electronic eyes on the gates so that they will not close. We have repeatedly had to contact the Oconee County Sheriff’s Office and report the incidences to them. Some trespassers have been traced to the Eades Campground, for their golf carts are easy to discover. It is a huge concern to the residents of The Peninsula that enlarging the campground would increase the trespassing, thus unnecessarily increasing the workload of the Oconee County Sheriff’s Office. Therefore, this development is not in the best interest of the county.
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4. According to the Applicants, they “have designed the park where coming and going will not effect [sic] the road system and congestion does not come into play. Our campers, when coming into the park, park their cars and trade them in for golf carts...” Logistically, this does not reduce any traffic on Waterfall Road, for the campers must drive down Waterfall Road in order to reach the golf carts. Also, the Applicants claim

that “the traffic going in and out of High Falls create [sic] more hazzards [sic] than in our campground currently.” Is there any factual basis for this claim? Even if this is true, then the plans that the County has to expand High Falls Park at the end of Waterfall Road will increase these hazards, therefore, there is no plausible reason to create more issues by allowing a fourth campground to be built.

Thank you for your consideration of these objections, and please do not grant the Special Exception that will allow this development to devalue the investments of so many Oconee County property owners.

Sincerely,

Christine M. Polley

Owner, Lot 5
The Peninsula

OPPOSITION TO: “THE PARK ON LAKE KEOWEE”

291 Waterfall Park (TMS#136-00-03-092)– Seneca, SC

April 16, 2019

Bill Huggins
Planner/ Community Development
415 S. Pine Street
Walhalla, SC 29691

Dear Mr. Huggins,

We are writing to express our concern and opposition to the Special Exemption request to permit the expansion of the recreational vehicle park on Waterfall Park Road, (TMS # 136-00-03-092). We are property owners in The Peninsula subdivision, which is adjacent to the proposed development.

Our Concerns:

- ***Well-Groomed and Visually Attractive?*** – The applicant claims that the campground will be “Well-Groomed and Visually Attractive”. However, if you tour the existing RV campground (which this will be an expansion of) I am sure you will agree that this is not the case. Many of the RV’s are old, rundown, and surrounded by homemade additions, storage, and in general “stuff” piled around.
- ***Developers Lack of Respect Towards Lake Vegetation Guidelines or Surrounding Property Owners*** – Three years ago, the developer cut down virtually every tree on the peninsula portion of the property without approval and in total disregard for the aesthetics of the property. What once was a beautiful wooded shoreline peninsula is now littered with fallen tree trunks and only now starting to regain some vegetation cover. This demonstrates the ***developers lack of respect towards guidelines and consideration towards surrounding property owners***. There’s no reason to think that this behavior will change.
- ***Golf Cart Traffic*** – Developer’s flier states that each space will have a golf cart car port. Existing golf cart traffic is already creating ***unsafe traffic situation*** on Waterfall Park Road. The proposed expansion will exasperate this unsafe situation. I have often seen young teens and even preteenagers driving golf carts up and down Waterfall Park Road. They often drive to/from High Falls Park. Additionally, we are constantly faced with residences from the RV Park tampering with our electronic gates or driving their golf carts through our landscaping to gain access to our private roads and lots.
- ***Negative Property Value Impact*** – Section 38-7.2 #3 states that the developer’s request is ***“to be in harmony with and appropriate in appearance to the existing or intended***

character of the general vicinity". Other than the developer's existing RV Park which they are requesting to expand, the property is surrounded by high-end residential singled family homes. i.e. Waterside Crossing, Pineridge Point, and the adjacent communities of Timber Cove, and The Peninsula. On average, the property owners paid over a quarter of a million dollars per lot and average homes values approach or exceed a million dollars. Our intent was to build our dream retirement home. Instead, we will probably be forced to sell (most likely at a loss) and look elsewhere.

My wife and I choose Lake Keowee to retire because of the water quality and tight building restrictions. Unlike some of the other lakes we considered (i.e. Harwell, Oconee, Sinclair, and Lanier), these lakes did not have the same restrictions and building requirements. As a result, they suffer from high traffic, over use, and now experience water quality issues. Lake Keowee is a gem and one of the most desirable lakes in the country. I would hate to see it suffer the same fate as many of the surrounding lakes.

Please let me know if you have any questions and we look forward to further discussions during the April 25th Zoning Hearing. Thank you for your consideration.

Sincerely,

Mark Gustavson

Mark & Carol Gustavson
Lot #23 The Peninsula