

## OCONEE COUNTY BOARD OF ZONING APPEALS

415 South Pine Street - Walhalla, SC



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

6:00 PM- THURSDAY, MAY 28<sup>TH</sup>- 2020

This meeting will be held in person at 415 South Pine St. Walhalla.

Due to ongoing social distancing requirements this meeting will conform to all social distancing rules. There are THREE cases on the agenda, the public will only be permitted in council chamber at the time the case they have interest in is being discussed. All other parties will wait outside the building until their case is called. The meeting will be live streamed on the County YouTube Channel.

Three methods of providing public input, prior to the meeting, without attending the meeting:

- **Phone:** Adam Chapman 864-364-5103
- **Email:** achapman@oconeesc.com
- **Mail:** Oconee County Administrative Offices-Planning Department-415 South Pine Street- Walhalla 29691

**ITEM 1- Call to Order**

**ITEM 2- Brief statement about rules and procedures**

**ITEM 3- Approval of minutes of February 24<sup>th</sup>, 2020 meeting**

**ITEM 4- Special exception hearing for application #SE20-01-** Non-residential project within the Lake Overlay District. The applicant is applying to build a self-storage facility and associated office space at TMS# 210-00-01-040, non-addressed parcel. Nearest address is 391 Newry Road.

**ITEM 6- Variance request for application #VA20-4-** 25' variance from the required 25' setback for installation of a commercial-use monument sign at TMS# 210-00-01-040, non-addressed parcel. Nearest address is 391 Newry Road.

**ITEM 7- Old Business** [to include Vote and/or Action on matters brought up for discussion, if required]

**ITEM 8- New Business** [to include Vote and/or Action on matters brought up for discussion, if required]

**ITEM 9- Adjourn**

# OCONEE COUNTY BOARD OF ZONING APPEALS

415 South Pine Street - Walhalla, SC



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

## Minutes

February 24, 2020

6PM

Council Chambers

415 South Pine Street, Walhalla

## Members in Attendance

Jim Codner

Gwen Fowler

Marty McKee

John Eagar

Bill Gilster

## Staff

Adam Chapman, Secretary

## Media

None

**ITEM 1- Call to order.** Mr. Codner called the meeting to order at 6PM

**ITEM 2- Approval of minutes from 01/27/2020** - Mr. Eagar made a motion to approve the minutes, Mr. Gilster seconded the motion. Mr. Codner made a correction to the minutes regarding the spelling of his name. Mr. Eagar amended his motion and Mr. Gilster seconded the amended motion. The three members present at the January 27<sup>th</sup> meeting of the Board voted unanimously to approve.

**ITEM 3- Approval of Board Calendar for January 25th of 2021.** As a matter of housekeeping Mr. Codner asked to set the January 2021 meeting for the 25th. Mr. Eagar made the motion, Mr. Gilster seconded the motion.

Vote: 5-0 in favor.

**ITEM 4- Election of Secretary.** Mr. Eagar nominated Adam Chapman, Planning Director to be the secretary for the Board of Zoning appeals for 2020. Mr. Gilster seconded the motion.

Vote: 5-0 in favor.

**ITEM 5- Variance request for Application #VA 20-000002 \_ 9' Variance from the 10' setback requirement for new structures from the rear-setback at 735 Coneross Creek Road, Seneca 29678 (TMS) #293-04-01-008.**

Mr. Chapman gave a synopsis of the variance request. The position of the proposed home, the existing drainage easement, and the septic tank and field placement approved by SCDHEC make placement of the proposed home encroach into the County's 10' setback requirement by 9'.

The applicant, John R. Moffitt, spoke on his behalf. Mr. Moffitt stated that due to the existing drainage easement on the property for drainage from the state road there is only a portion of the property that is functionally buildable. SCDHEC has permitted a septic tank and field in a portion of the buildable area of the property. As the drainage easement and septic field cannot be built upon the proposed house would need to encroach into the County's 10' rear setback by 9' in order to be built.

Mr. Gilster inquired about the status of the combination of the parcels. Mr. Moffitt noted that while the plats show "Lot 8" and "Lot 9" those lots are combined.

Mr. Codner asked the what the distance of the property line from them shore of the lake is. Mr. Moffitt estimated 300-350'. Mr. Chapman utilized Google Earth to do a rough measurement and showed 292' from the lake shore.

There were no other attendees speaking for or against the variance request.

A letter by Mr. Moffitt's neighbor, Ford McIver, was read into the record by Mr. Codner. The letter stated support for the variance request.

Mr. Codner stated that the Board would be voting on all the variance criteria individually, as opposed to one vote on all the variance criteria.

Mr. Codner began the process for considering the variance request.

- (1) There are extraordinary and exceptional conditions pertaining to the particular piece of property;  
Mr. Eagar made the motion, Mr. Gilster seconded the motion. Mr. Codner noted that the drainage across the property restricts the use and is an unusual situation.  
Vote: 5-0 in favor
- (2) These conditions do not generally apply to other property in the vicinity;  
Mr. Eagar made the motion, Mr. Gilster seconded the motion. Mr. Codner stated that this does not seem to be a normal situation in the community.  
Vote: 5-0 in favor
- (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;

Mr. Eagar made the motion, Mr. McKee seconded the motion. Mr. Eagar stated that this falls in line with the other above considerations in that this is unique to this property. Mr. Codner stated that this would prohibit the use of the property

- (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.

Mr. Eagar made the motion, Mr. McKee seconded the motion. Mr. Codner stated that looking at the property and the distance to the lake, the community is not formally built and designed, the letter of support from the neighbor that this criterion has been met.

Vote: 5-0

Mr. Codner stated that the board finds in favor of request and grants the variance.

#### **ITEM 6- Continuing Education.**

Mr. Codner stated that there was a continuing education being hosted by the county and be put on by ACOG. Mr. Chapman asked who would be attending so he could put out a legal advertisement. All present committed to attending.

#### **ITEM 7- Attendance.**

Mr. Codner noted that Mr. Honea was no longer on the board and that the County was looking for a District 5 representative. Mr. Codner noted that attending the meetings by the board members is very important and the last meeting was only attended by four of the members.

#### **ITEM 8 – Old Business**

None

#### **ITEM 9 – New Business**

Mr. Chapman gave an update on the upcoming 2020 United States Census

#### **ITEM 10- Adjourn**

Mr. Eagar made a motion to adjourn, Mr. Codner seconded it. Vote: 5-0

Adjourned at 6:29PM



Fox Rothschild LLP  
ATTORNEYS AT LAW

William B. Swent  
Direct Dial: 864-751-7605  
Email Address: WSwent@Foxrothschild.com

March 27, 2020

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

**Re: A AA 1<sup>st</sup> Class Secured Storage, LLC ("Applicant"): Request for Use by Special Exception**

Board Members

This is to advise that my firm has the privilege of representing the Applicant in the above matter. This letter is to make formal appearance on behalf of the Applicant. I look forward to assisting the Applicant with presentation of his request and answering your questions at the public hearing, currently scheduled for April 27, 2020.

With kindest regards, I remain,

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Swent', with a long horizontal line extending to the right.

William B. Swent  
Fox Rothschild LLP

cc: Kevin Reitano  
Thomas Wells

**Staff report for:**

**Special exception hearing for application #SE20-01-** Non-residential project within the Lake Overlay District. The applicant is applying to build a self-storage facility and associated office space at TMS# 210-00-01-040, non-addressed parcel. Nearest address is 391 Newry Road.

**Variance request for application #VA20-4-** 25' variance from the required 25' setback for installation of a commercial-use monument sign at TMS# 210-00-01-040, non-addressed parcel. Nearest address is 391 Newry Road.

Zoning: Control-Free District

Overlay: Lake Overlay District, portion of parcel.

Acreage: 7.66

There are two separate applications for this property during this meeting, a Special Exception for a non-residential project within the Lake Overlay District and a Variance from the setback requirements for the placement of a monument sign associated with the non-residential project.

1. The first is a Special Exception hearing. Chapter 38, section 11.1 Lake Overlay District states:

*All non-residential projects that have a proposed developed area fully or partially located within the boundaries of the Lake Keowee/Jocassee Overlay shall be subject to a special exception hearing by the board of zoning appeals. The board of zoning appeals shall use Appendix A as a guide and for good cause shown they may waive the strict application of any standard therein.*

The applicant is proposing a self-storage unit project composed of seven 1 and 2 story self-storage buildings and one associated office building on this site. The majority of the property is not within the overlay but a portion is, therefore the necessity of the Special Exception hearing.

The total approximate square footage of the area under-roof is 155,100 square feet. This project would be accessed from Rochester Highway as a main entrance with a service entrance off of Newry road.

2. A 25' variance from the 25' setback requirement.

The code of ordinances, Chapter 32, section 521 states:

*(a) Billboards and signs shall follow all setback requirements of the underlying zoning district.*

Chapter 38, section 9.3 states

*Where a property abuts a street right-of-way, the setback shall be measured from the right-of-way line.*

Due to the slope and size of the right-of-way of Hwy 130/Rochester Highway the applicant would like to place the sign directly against the right-of-way of Rochester highway, which is also the property line. This would amount to a zero-setback of the 10' tall monument sign.

**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: A AA 1st Class Secured Storage, LLC (by Keystone Development Services, LLC)  
Name Title/Organization

MAILING ADDRESS: 4335 South Lee St., Suite B, Buford, GA 30518  
(if different from owner)

PHONE (if different from owner): cell: 404-358-1176  
email: twells@kdsllc.net  
land line: \_\_\_\_\_

PROPERTY OWNER A AA 1st Class Secured Storage, LLC

MAILING ADDRESS: 63 Scott Road, Eastanollee, GA 30538

PHONE: cell: 864-903-2029 email: kevinreit60@gmail.com  
land line: \_\_\_\_\_

PROPERTY INFORMATION

STREET ADDRESS: \_\_\_\_\_

TAX PARCEL # 210-00-01-040 DEED BOOK/PAGE: \_\_\_\_\_

ZONING DESIGNATION: CFD ACREAGE: 7.458

REQUEST

CODE SECTION FROM WHICH A SPECIAL EXCEPTION IS REQUESTED: 38-11.1

DESCRIPTION OF REQUEST:

The subject property is zoned CFD, but a portion is located within the 750 ft. Lake Keowee Overlay Buffer. Therefore, Applicant is requesting review and approval through the Board of Zoning Appeals.





**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.

(SEE ATTACHED APPLICANT RESPONSES)

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

(SEE ATTACHED APPLICANT RESPONSES)

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.

(SEE ATTACHED APPLICANT RESPONSES)

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.

(SEE ATTACHED APPLICANT RESPONSES)

### Applicant Responses:

- 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.**

The Applicant's proposed use is a Climate-Controlled Self-Storage facility. The proposed self-storage facility will be designed, maintained and operated in a 1<sup>st</sup> Class manner and include state-of-the art security monitoring system. The proposed development will incorporate enhanced architectural design into the buildings, specifically those portions visible from SC-130 (Rochester Hwy.). The office building will be constructed of rock veneer, masonry siding and glass and will be in line with the intent of the Lake overlay district in look and feel. The proposed use is consistent with a confluence of residential, rural, urban and suburban uses shown on the Oconee County Future Land Use Plan.

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

The proposed development will not be detrimental to, or endanger, the public health, safety or general welfare. The proposed use and development will meet all applicable storm water and environmental regulations so that the proposed use will preserve public health, safety or general welfare from an environmental standpoint. Additionally, the proposed development will be a highly secured gated facility with multi-point access control requiring a pass code for each building and each floor. Self-storage facilities are inherently low-impact, non-disruptive operations. Most importantly, the proposed facility will satisfy an existing community need by providing a safe, well-built, easily accessible, first class, climate-controlled storage alternative in a location that is convenient to lakeside residential property owners, rural and suburban owners as well as those in the nearby Seneca urban center.

- 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 proposed development will offer an upscale development that will provide quality design and landscaping that will be aesthetically pleasing to the residential and business users who it will serve. The Applicant's proposed use is a Climate Controlled Self-Storage facility that will be in harmony with the area and will facilitate orderly development and improvement of the surrounding area. The scale and architectural components of the proposed buildings and site improvements will be meticulously designed to match and elevate the character of surrounding structures. As for operations, Self-Storage facilities are proven to be very quiet and non-disruptive.

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

The nature of the proposed use generates minimal traffic. The number of vehicles which would access the proposed development will be considerably less than traffic generated by other commercial uses and will have virtually no impact on transportation facilities. Self-storage facilities have minimal impact on surrounding streets, no on-site congestion, and are noted for being quiet operations.



# **OFFICE PROGRAM – A AA 1<sup>ST</sup> CLASS SECURED STORAGE, LLC**

PROJECT: KEOWEE CLIMATE CONTROL

Overall building to be 32 feet x 50 feet, metal frame building, metal stud walls

Open office / sales area

- Transition counter with ADA accessible area

Private office

Closet

Breakroom

ADA Restroom

Drinking Fountain

Mechanical / Utility room

- Mechanical unit

- Service sink

- Hot water heater

- Electrical Panel

Storage Room

- Overhead insulated door

- Space for a golf cart with charger

- Other storage space

- Man door to open office area

Building corner to have aluminum windows so it is similar to design (look) of storage buildings that are to have corner windows.

Building is to comply with overlay district guidelines, including having the character of “Appalachian Rustic Elegance”.





# KEOWEE CLIMATE CONTROL STORAGE

TMS: 210-00-01-040

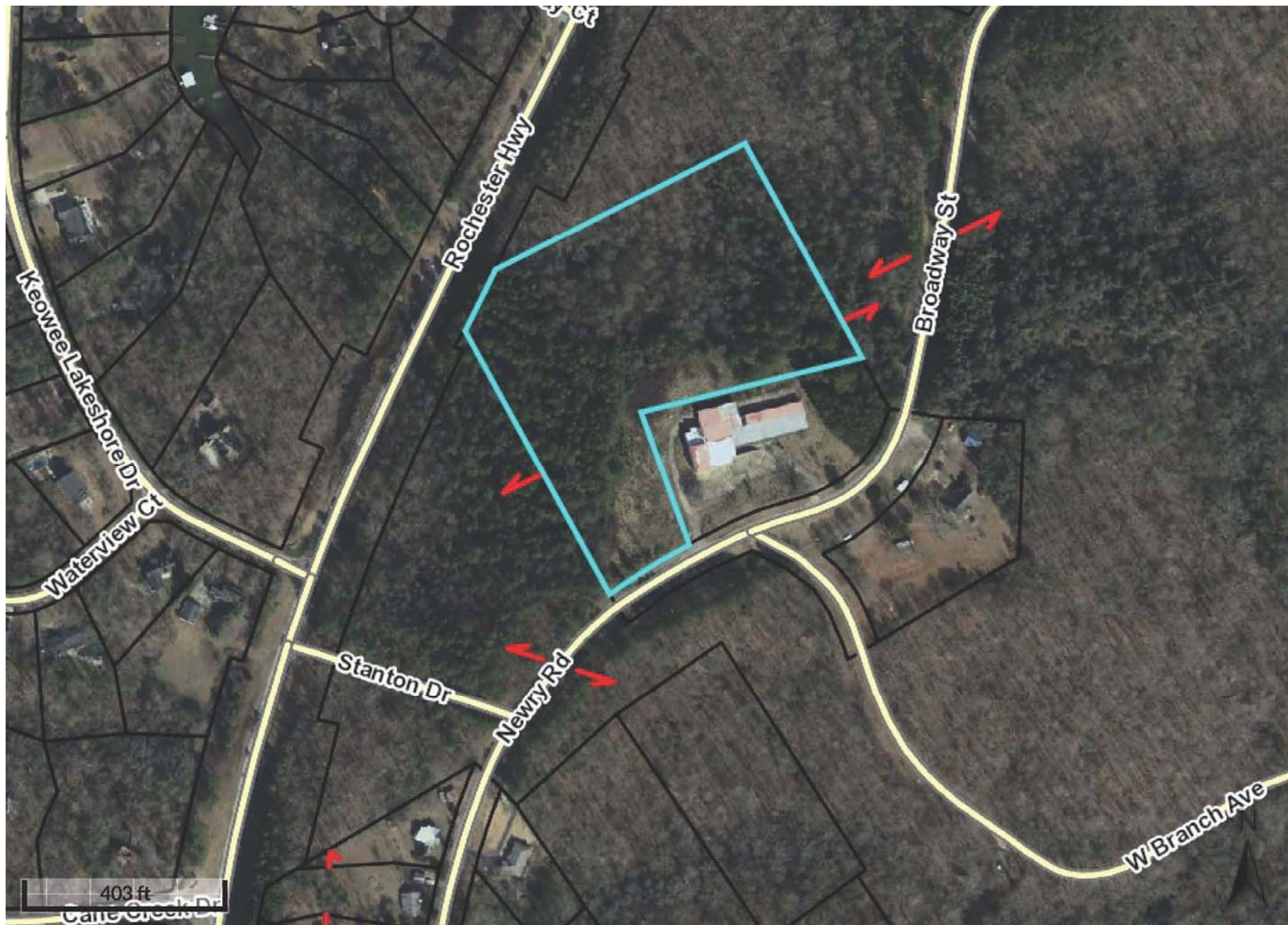
Rochester Hwy. & Newry Rd.

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Board of Zoning Appeals

May 28, 2020





# COMPANY HISTORY

- The Owner of Keowee Climate Control Storage, A AA 1<sup>st</sup> Class Secured Storage, LLC, opened its first location in 2004 in Stephens County, GA.
- Management Team has a combined 20 years experience in self-storage operations.
- The Customer is always Priority No. 1!



# COMPANY HISTORY

- Mr. Reitano has been a resident of Oconee County for 38 years.
- Owned and Operated a small retail business for 23 years prior to the self-storage business
- His wife is a teacher in Oconee County School District serving local students for 19 years



# COMPANY OBJECTIVES

- To offer the highest quality storage service facility in the community we serve.
- To provide the cleanest and safest storage facility in the community we serve.
- To maintain each location in a clean and beautiful manner and offering superior customer service.



# SELF-STORAGE

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- Self-storage facilities are inherently low-impact, non-disruptive operations
- Traffic generation for the use is extremely low with minimal impact to adjacent roadway traffic
- Self-storage is a quiet use
- Self-storage is not a source of noxious or offensive noise, odor, dust, smoke or gas



# SELF-STORAGE

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- 73% of all Self-Storage facilities in the US are owned by Small Operators like Mr. Reitano
- 1 in 10 households in the US are currently using self-storage
- Approximately 2/3's of people who have self storage spaces live in single-family homes



# Keowee Climate Control Storage

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- Will offer residents a highly secured, gated facility
- Will cultivate a “community commercial” development with enhanced architectural design
- Will blend within the nature of our lake community using earth tones and black fencing

# Keowee Climate Control Storage

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- Will provide interior access only to the units (no roll-up doors), which will exhibit a tailored exterior facade
- Incorporates Architectural design, landscaping and screening in compliance with the Lake Overlay guidelines of Appendix A



# Keowee Climate Control Storage

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- Will satisfy our community need by providing a safe, well-built, easily accessible, first class, climate-controlled storage alternative in a location that is convenient to our Lakeside residential property owners, rural and suburban owners, as well as those in the nearby Seneca urban center
- Is Locally owned and operated?





Office Elevation (Front View)



Office Elevation (Street View)

# Office Floor Plan



# Office Architectural Illustration





Storage Building A+B - Elevation



3D Perspective (from Rochester Hwy.)



THANK YOU



# SIGN VARIANCE REQUEST

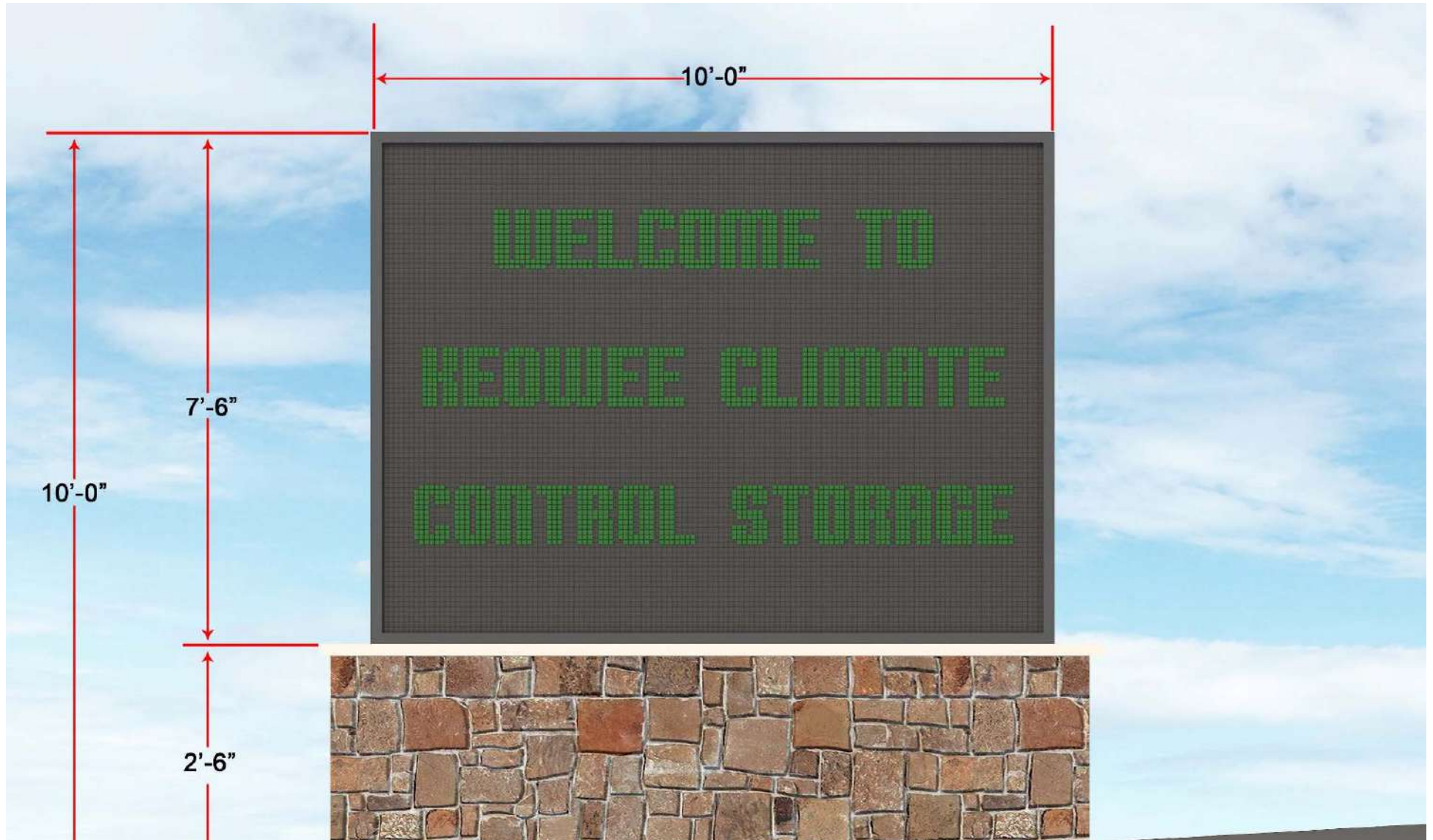
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- Reduce the required setback from 25 ft. to 1 ft. from the public R/W
- Topography of the subject property and its relation to the neighboring properties impairs visibility
- The extensive R/W of SC-130 is 150 ft. wide along the frontage of the subject property, placing the proposed monument sign approx. 65 ft. from the highway

# SIGN VARIANCE REQUEST (cont.)

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- Ordinance allows for a sign height of 65 ft.; applicant is proposing a monument sign with a height of 10 ft.
- Monument sign as proposed will incorporate a masonry base of the same materials used on the office and storage buildings building.
- The proposed monument sign would be better aligned with the architectural design and quality of the project.



Monument Sign Elevation  
(Sign Area 75 SF)



Monument Sign Rendering

# South Carolina State DOT Review

- Design Team met with SCDOT Officials on 3/30/2020: District 3 Traffic Engineer (Brandon Wilson), District 3 Permit Engineer (Ben Olson) and Assistant District Permit Engineer (Jason Cisson)
- SCDOT engineers stated that the project did not warrant a Traffic Impact Study (self-storage being a low traffic generator)
- Requested that required sight distances would need to be met and adequate separation distances to the closest public roads
- Requested additional topo to address stormwater design of the project in relation to the existing storm sewer culvert under SC-130

## SCDOT Design Requirements

- Required sight distance on SC-130 = 630 ft.
  - Measured sight dist. To Rt. = 1307 ft.
  - Measured sight dist. To Left = 704 ft.
- Required spacing requirements on SC-130 = 325 ft.
  - Measured spacing to Stanton Rd. = 725 ft.

## SCDOT Design Requirements

- Required sight distance on Newry Rd. = 420 ft.
  - Measured sight dist. To Rt. = 483 ft.
  - Measured sight dist. To Left = 477 ft.
- Required spacing requirements on Newry Rd. = 75 ft.
  - Measured spacing to West Branch Ave. 220 ft.
- **SC DOT Design criteria is exceeded for both the primary and service drives**



## Self Storage Traffic Information (cont.)

- BYU ITE student chapter performed a Data Collection project at a 56.5 GFA mini-warehouse facility in 2011
  - Tuesday PM Peak Hr Total Trips 4
  - Saturday mid-day Peak Hr Total Trips 4
  - Sunday AM Peak Hr Total Trips 2
  - NOTE: the Peak Hr data shown above were the highest of each category and time period

## Self Storage Traffic Information

- The Institute of Transportation Engineers Trip Generation Manual, 10<sup>th</sup> Edition represents that the average rate for “Mini-Warehouse” is 0.17 per 1000 Sq. Ft. Gross Floor Area
- I.E. a 72K Sq. Ft. Facility would generate approx. 12 trips during a weekday peak hour btwn 4 & 6 p.m.

## Self Storage Traffic Information (cont.)

Gaye Sprague, P.E. of Sprague & Sprague Consulting Engineers compared self-storage to single family homes based on Institute of Transportation Engineers Trip Generation Manual. KCCE at 600 units would generate 11 weekday PM peak trip count, which is comparable to 11 trips generated by 10 single-family homes.

(Ref. Ltr dated May 22, 2020)

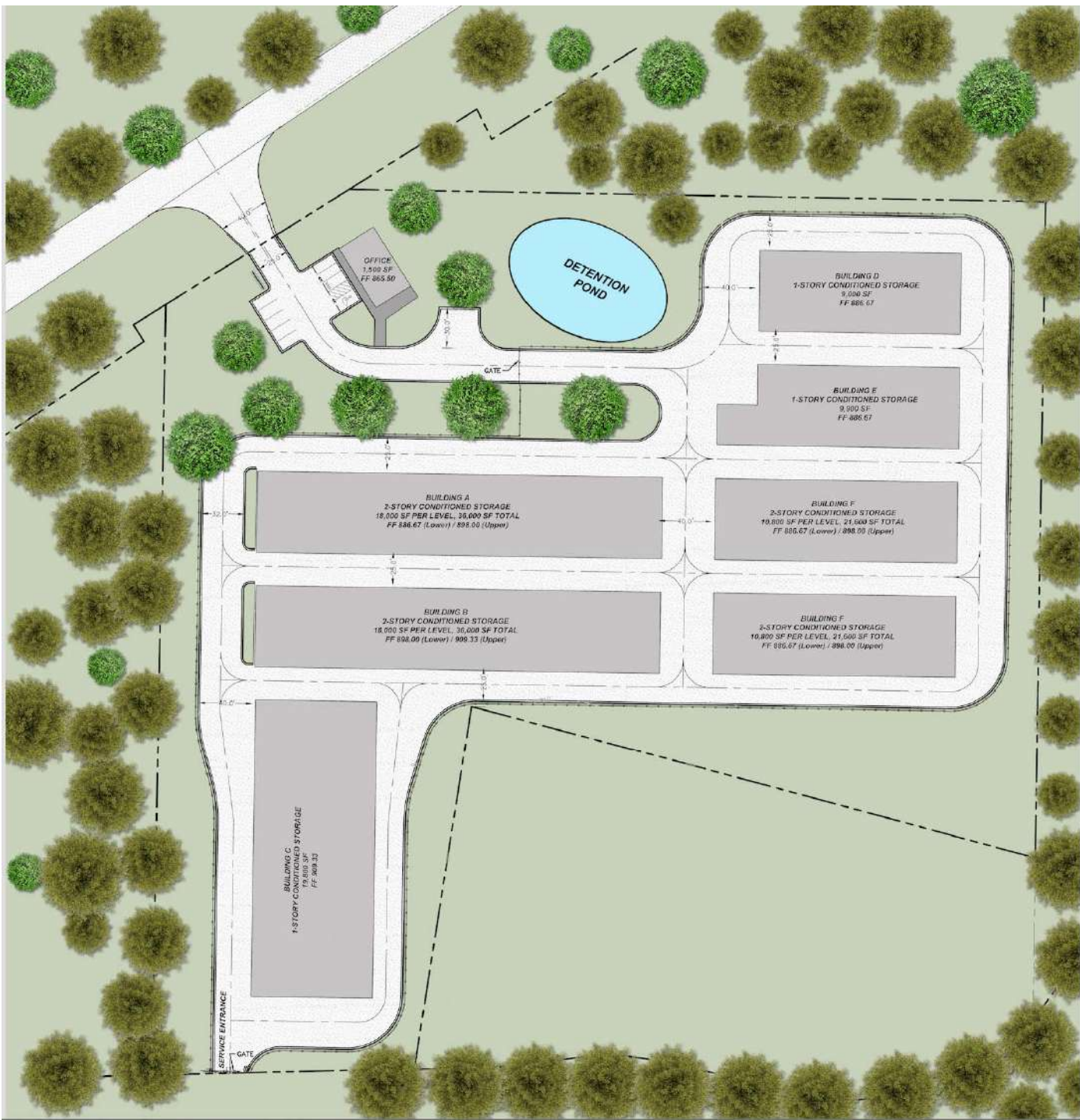
Self Storage  
Traffic  
Information  
(cont.)

Based upon actual traffic logs within the Management Summary for Mr. Reitano's existing facility, the Average DAILY trips equaled 30 for one week periods in January and in April 2020 (the facility has a total of 864 rental units)

Rental  
Contract  
(regarding  
Business  
Operations)

“Occupant agrees not to conduct any business out of the space and further agrees that the space is not to be used for any type of workshop, for any type repairs, or for any sales, renovations, decoration, painting or contracting.”  
(included in Item 9. USE)

# SITE PLAN





**Office Elevation (Rear View)**



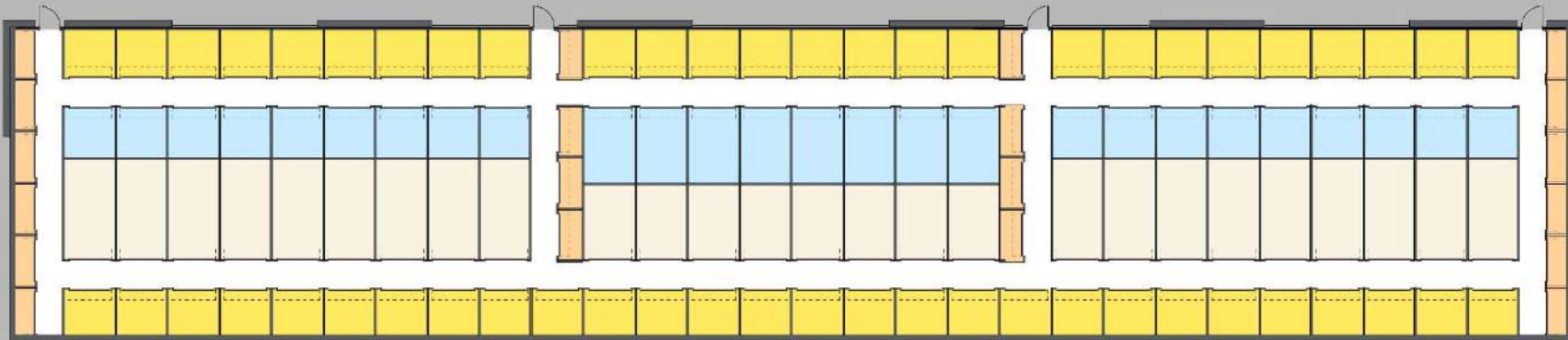
Office Elevation (Back View)



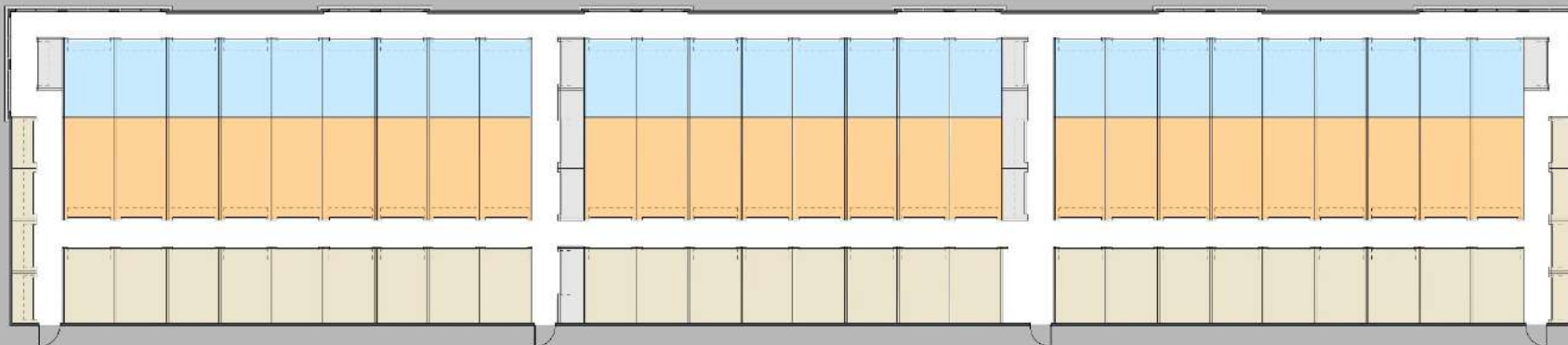


**Storage A + B (Side View)**

# Storage Floor Plans



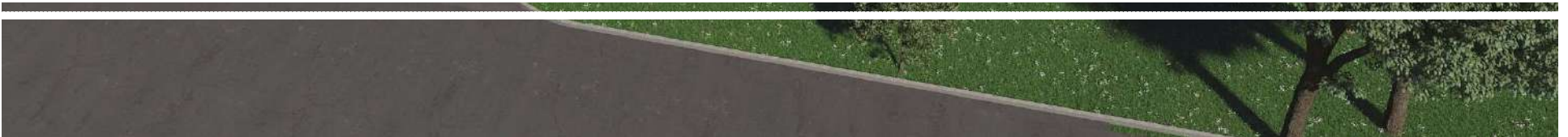
LOWER LEVEL PLAN



UPPER LEVEL PLAN



Aerial Perspective



## Adam Chapman

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**From:** Darrell Kanagy <kanagy@bellsouth.net>  
**Sent:** Thursday, May 28, 2020 1:57 PM  
**To:** Adam Chapman  
**Subject:** Special exception hearing for application #SE20-01-Non-residential project within the Lake Overlay District.

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Adam,

I wanted to note my support for this project and support for the special exception for this project. I know Mr. Reitano and I know that he will build a first class facility and that it will fit in with the mountain lakes theme of the area. I live a few miles North of this project and believe that this project will benefit the many neighborhoods who don't have easy access to climate controlled storage.

Best Regards,  
Darrell Kanagy  
Clardy Real Estate  
864-710-6179

## Adam Chapman

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**From:** Edward Halbig <edhalbig42@gmail.com>  
**Sent:** Thursday, May 28, 2020 9:19 AM  
**To:** Adam Chapman

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

To: Adam Chapman and Board of Zoning Appeals:

Dear planning officials:

Please consider these four points when making the decisions on applications SE 20-01 and VA 20-04.

1. The property is partially included in the Lake Keowee Overlay District. The requirements of the district need to be maintained for the sake of health, safety and welfare of the county.
2. The irregular shape of the property currently provides natural screening, at the expense of the adjacent properties of West Clemson LLC. According to the County Tax maps, the public notice sign on Highway 130 appears to have been placed on the West Clemson LLC property and not on the subject property (this actually made the sign more visible to residents of Keowee III, so it was a blessing in disguise). The subject property and this proposal should provide buffering as required by the County regulations, or the property owners should enter into an agreement with the adjacent property owners to preserve and maintain natural or buffer vegetation in the corners that meet the subject property at the highway Right-of-Way.
3. The property should not be considered for a variance to the sign distance to the highway ROW , as the ROW at this property is already from 15 to 60 feet narrower (per the County tax map information) than the adjacent properties north and south of the subject property.
4. There has been an announcement of significant investment in the Newry Mill property. As this comes to fruition, the residential units at the Mill will be viable and eager consumers of the services provided by this development. The use is appropriate. However, the plan as presented turns its back to these potential consumers; it provides little aesthetic presence on Newry Road, and only a service entrance. This is next to an existing commercial property on a slower, safer road leading to the new markets in Newry and surrounding area.

Thank you for your consideration of these points.

Sincerely,

[Ed Halbig](#)

## Adam Chapman

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**From:** Ward Snyder <wardiansnyder@gmail.com>  
**Sent:** Wednesday, May 27, 2020 7:13 PM  
**To:** Adam Chapman  
**Cc:** Kevin S.Reitano  
**Subject:** Storage Facility

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Good evening Mr. Chapman,

I am a resident in nearby Keowee Key and happen to be the tennis and pickleball professional as well. I know a thing or two about Self Storage as a business consultant specializing in Storage, (actually built one many years ago) and am quite familiar with Kevin Reitano and his intended facility.

I am so excited about having a first class storage facility near our community as this certainly fits our needs and selfishly mine as the nearest storage is quite a distance away. There is no doubt in my mind that having this project in this particular location will only be positive and that is but one of the many reasons I support this.

It is my understanding Kevin will not have trucks, RV's and boats outside even though I recommended this for added revenue. Credit to Kevin as he prefers a cleaner look and money does not rule his every business decision. He spares no costs in putting up the best "state of the art" security systems, building materials, signs, landscaping and runs the cleanest shop I have ever been associated with.

I look forward to speaking tomorrow evening and offer my insight and support of this fine gentleman who values community, integrity and family more than the mighty dollar.

Have a nice evening,

Ward Snyder

## Adam Chapman

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**From:** ROBERT C WINCHESTER <bell29bart@bellsouth.net>  
**Sent:** Wednesday, May 27, 2020 4:00 PM  
**To:** Adam Chapman  
**Subject:** Keowee Climate Control Storage

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Good Afternoon Mr. Chapman,

This message is to request that I be included on the Agenda for the Planning Commission Public Hearing on Thursday May 28, 2020 at 6:00 PM for the above referenced Project.

I plan to speak in support of the Project and the owner, Mr. Kevin Reitano, who is an Oconee County Citizen and proposes to develop a small parcel of property in our county.

Thanks for your help and I look forward to seeing you tomorrow.

Bob Winchester  
Walhalla, SC 29691  
bell29bart@bellsouth.net

## Vivian Kompier

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**From:** PAUL STOVALL <paulmstovall@bellsouth.net>  
**Sent:** Thursday, May 28, 2020 8:02 AM  
**To:** Adam Chapman  
**Cc:** paulmstovall@bellsouth.net  
**Subject:** opposition to variance request -Item 4

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Good morning Adam

I am a resident of Oconee County and live on Lake Keowee . I am retired from Duke Energy and used to drive Rochester Highway to work at the Nuclear Station for over 40 years.

I am opposed to the Variance for permit and construction of a storage facility close to Lake Keowee as described below. We need to protect our water quality and also minimize potential traffic impacts on that stretch of road. I am a registered SC Streams volunteer monitor and truly hope we dont make a mistake of allowing such a venture to potentially impact our Lake Overlay District.

thank you  
Paul Stovall





# OCONEE COUNTY BOARD OF ZONING APPEALS

415 South Pine Street - Walhalla, SC



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

6:00 PM- THURSDAY, MAY 28<sup>TH</sup>- 2020

This meeting will be held in person at 415 South Pine St. Walhalla. Due to ongoing social distancing requirements this meeting will be conform to all social distancing rules. There are THREE cases on the agenda, the public will only be permitted in council chamber at the time the case they have interest in is being discussed. All other parties will wait outside the building until their case is called. The meeting will be live streamed on the County YouTube Channel.

Three methods of providing public input, prior to the meeting, without attending the meeting:

- Phone: Adam Chapman 864-364-5103
- Email: [achapman@oconeesc.com](mailto:achapman@oconeesc.com)
- Mail: Oconee County Administrative Offices-Planning Department-415 South Pine Street- Walhalla 29691

- ITEM 1- **Call to Order**
- ITEM 2- **Brief statement about rules and procedures**
- ITEM 3- **Approval of minutes of February 24<sup>th</sup>, 2020 meeting**
- ITEM 4- **Special exception hearing for application #SE20-01-** Non-residential project within the Lake Overlay District. The applicant is applying to build a self-storage facility and associated office space at TMS# 210-00-01-040, non-addressed parcel. Nearest address is 391 Newry Road.
  
- ITEM 6- **Variance request for application #VA20-4-** 25' variance from the required 25' setback for installation of a commercial-use monument sign at TMS# 210-00-01-040, non-addressed parcel. Nearest address is 391 Newry Road.
  
- ITEM 7- **Old Business** *[to include Vote and/or Action on matters brought up for discussion, if required]*
- ITEM 8- **New Business** *[to include Vote and/or Action on matters brought up for discussion, if required]*
- ITEM 9- **Adjourn**

## Vivian Kompier

---

**From:** Linda Chapman <lin.rod.stmtn47@gmail.com>  
**Sent:** Thursday, May 28, 2020 10:48 AM  
**To:** Adam Chapman  
**Subject:** proposed development concerns and comments

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Good morning.

I am responding to the proposed special variance for commercial storage facility in the Lake Keowee overlay district, which you will consider at tonight's meeting.

I am OPPOSING an affirmative decision on this project by your group.

" The overlay area is intended to protect water quality, maintain natural beauty and limit negative impacts of development around the lake"

If the retention pond were to breach or overflow( eg from rain!!) it could cross over Rt130. This project certainly has the potential to impact Lake water quality in that area and have a negative impact to development in that region.

Also, traffic on Rt 130 in that area is already impinged. The increased traffic would further hinder that section of rt 130.

I ask you and others in authority tonight to vote NO to this project now, and anytime in the future. Our lake is a gem for all of our communities and should NOT ever be subjected to any project deemed to negatively impact the natural beauty and water quality around the Lake Keowee.Overlay District.

Rodger Chapman  
7 Day Beacon Ct.  
Salem SC 29676

## Vivian Kompier

---

**From:** Dianne <jdckinard@bellsouth.net>  
**Sent:** Wednesday, May 27, 2020 7:02 PM  
**To:** Adam Chapman  
**Subject:** BZA meeting

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

I strongly oppose the building of a storage facility across hwy 130 from our Keowee 2 subdivision. Traffic is already a problem in that area, and I fear being hit from behind every time there is someone behind me when I am turning into Keowee Lakeshore Drive. We have tried for years to convince the State that we need a turning lane. Multiple accidents have occurred, and I think adding an entrance to a storage facility would only add to our traffic problem.

Thank you!

Dianne Kinard

Sent from my iPhone

## Adam Chapman

---

**From:** Darrell Kanagy <kanagy@bellsouth.net>  
**Sent:** Thursday, May 28, 2020 1:57 PM  
**To:** Adam Chapman  
**Subject:** Special exception hearing for application #SE20-01-Non-residential project within the Lake Overlay District.

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Adam,

I wanted to note my support for this project and support for the special exception for this project. I know Mr. Reitano and I know that he will build a first class facility and that it will fit in with the mountain lakes theme of the area. I live a few miles North of this project and believe that this project will benefit the many neighborhoods who don't have easy access to climate controlled storage.

Best Regards,  
Darrell Kanagy  
Clardy Real Estate  
864-710-6179

From: Denice Fisher <denicecfisher@gmail.com>  
Sent: Wednesday, May 20, 2020 2:11 PM  
To: Adam Chapman  
Subject: Storage Facility

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Mr. Chapman,

I am a Lake Keowee resident who is opposed to the proposed building of a self storage unit on Hwy. 130. Please vote NO to this request!

Thank you,  
Denice Fisher  
934 Sailview Dr.  
Seneca, SC 29672  
(864) 784-1553

Sent from my iPhone

From: Jean Marie Dolenc <jmdolenc@sbcglobal.net>  
Sent: Wednesday, May 20, 2020 2:20 PM  
To: Adam Chapman  
Cc: Council District 1; Council District 4  
Subject: Storage Facility on Highway 130

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Dear Mr. Chapman,

Good Afternoon. My name is Jean-Marie Dolenc and I am a full-time resident of Oconee County District 1. I have recently been informed of a proposed storage facility that will be accessed from Highway 130 with a service entrance off a Newry Rd. I am vehemently opposed to this project as it will be unsightly, cause traffic problems and is clear violation of the lake designation. Also a variance should only be granted when a hardship can be shown; I do not see how this plan has a hardship.

In addition, I understand the Newry Mill, with Opportunity Zone funding and other resources, will be renovated for condos and retail. Newry, itself, is positioned for growth and future investment / development. The proposed storage facility will have a service entrance off of Newry Rd - the main road to the renovated Newry Mill. Again the proposed storage facility will be unsightly, will devalue the current investments as well as future potential investments. It may even discourage potential investors - who wants to drive by a storage facility on the main road to where you are thinking of investing?

Moreover, the road dams provide a beautiful view of Lake Keowee and the mountains. How can construction of this storage facility be allowed in such close vicinity to this beautiful drive?

Thank you for giving this matter serious attention.

Regards

Jean-Marie Dolenc  
509 Clearview Dr  
Seneca, SC  
Jean-Marie Dolenc

From: om Wippermann <twipp730@aol.com>  
Sent: ednesday, May 20, 2020 11:38 AM  
To: dam Chapman  
Cc: ouncil District 1; Council District 4  
Subject: torage facility on Hwy 130

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Mr. Chapman,

My name is Tom Wippermann and I want to vehemently express my opposition to a proposed storage facility on Highway 130 that violates the Keowee Lake overlay designation. It would be unsightly, cause traffic problems, and is a clear violation of the lake designation that was put into place for a good reason. A variance should be granted only when a hardship can be shown, and I can not see how this plan is a hardship.

I would appreciate your consideration of this local resident's opinion.

Thank you very much.

Tom Wippermann  
Oconee County District 1 resident

From: Jennifer J <jenniferhjackson@gmail.com>  
Sent: Wednesday, May 20, 2020 2:30 PM  
To: Planning Info  
Subject: Storage unit on Highway 130.

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

It has come to my attention that a seven acre storage facility is planning on being built on an already busy highway which is also across from several residential neighborhoods. Out of all the rural land in Oconee county this is a bad choice. Many taxpayers will be affected by large commercial structures this close to their homes. Not only will traffic be horrendous on this highway if built there, and the number of wrecks undoubtedly increase but the area being so close to the lake would be a huge eyesore and property values would probably decrease from this facility being put there. There must be numerous other properties that would be a better fit for this commercial property that is not so close to residential property and lake Keowee.

Thank you for your consideration  
Jennifer Erwin  
Oconee County resident and taxpayer  
Sent from my iPhone



From: inda Nichelson <outlook\_C43DDEFBC1949846@outlook.com>  
Sent: ednesday, May 20, 2020 5:20 PM  
To: dam Chapman  
Subject: torage facility request for exception on lake overlay on Rt 130

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

I am asking that the exception request be denied for the storage facility to be located by Stanton Rd and Route 130. There is way too much traffic for this to be a safe location. It would be located within the 750 foot Lake Overlay that is in place. What's the point of having an overlay if it can be easily done away with? It's to protect the lake which is the life blood of this community. There have been so many accidents along that stretch of road as it is.

Linda Nichelson  
1509 W Little River Dr  
Seneca SC 29672

Sent from Mail for Windows 10

From: odson, Shelby @ Greenville <Shelby.Dodson@cbre.com>  
Sent: hursday, May 21, 2020 11:32 AM  
To: dam Chapman  
Subject: oard of Zoning- Newry  
Attachments: creen Shot 2020-05-08 at 7.47.48 AM.png; Screen Shot 2020-05-08 at 7.47.16 AM.png

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Adam,

Hope you're doing well. I would like to request to be on the docket for the May 28th meeting. I'm one of the owners/developers of the historic Newry Mill.

We have several concerns associated with the special exception request for the self-storage facility.

We are committed to investing \$60 mill in preserving and revitalizing this residential community, which is on the national registry per the below.

<https://npgallery.nps.gov/GetAsset/44724318-8db5-48c3-a82b-2b13076a2822>

<http://www.nationalregister.sc.gov/oconee/S10817737008/index.htm>

Self-storage at the entry to Newry would have a significant negative impact to the historical nature of this community which we are revitalizing.

Additionally, we understand that while it would front highway 130, the access would actually be on Newry Rd. There have been lots of accidents at the intersection of 130 and Stanton. Adding a commercial use with inexperienced truck drivers will add to this problem.

This is in the lake overlay district, in a residential community and at the entry to the Newry Historic District. I hope very much that the special exception will not be considered and wanted to make sure you had this information in advance.

I've attached an article about our project. Feel free to give me a call if you'd like to discuss the project, investment or concerns in advance.

Best,  
Shelby

Shelby L. Dodson, LEED AP | First Vice President  
CBRE | Advisory & Transaction Services  
Physical: 101 N. Main St., Suite 1400 | Greenville, SC 29601  
Mailing: PO Box 1508 | Greenville, SC 29602  
T +1 864 527 6022 | F +1 864 233 9878 | C +1 843 283 8320  
[shelby.dodson@cbre.com](mailto:shelby.dodson@cbre.com) | [www.cbre.com/greenville](http://www.cbre.com/greenville) | Download vCard  
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contact the sender through the information provided above and permanently delete this message.

From: dam Chapman  
Sent: onday, May 11, 2020 9:41 AM  
To: Martha Steele'  
Cc: eter Barnes; Peter Barnes; Glenn Abbott; John Steele  
Subject: E: Proposed Storage units in Newry

Good morning,  
It is on Thursday May 28th at 6PM at 415 South Pine Street in Council Chambers. I apologize for the typo.  
SCDOT doesn't allow signboards to be placed in the land of their right of way so I had to choose the least-worst option for hanging the signs in the trees. Unless you object I will include this correspondence in the backup material for the meeting. Anyone who wants to speak during the meeting may. I will have the plans available for review on <https://oconeesc.com/council-home/committees-and-commissions/boards-and-commissions/board-of-zoning-appeals> by the end of this week. If you have any questions please call me at 864-364-4080. Thank you for reaching out to me.

Adam C. Chapman  
Planning Director  
Oconee County, South Carolina  
1.864.364.5103  
415 South Pine Street  
Walhalla, S.C. 29691

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

From: Martha Steele [mailto:virginian65@icloud.com]  
Sent: Monday, May 11, 2020 9:11 AM  
To: Adam Chapman <achapman@oconeesc.com>  
Cc: Peter Barnes <PETERB@clemson.edu>; Peter Barnes <peterbarnes2357@gmail.com>; Glenn Abbott <gabot@bellsouth.net>; John Steele <jmsteele65@gmail.com>  
Subject: Proposed Storage units in Newry

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Hi, Mr. Chapman!

My husband and I live in Keowee II and are very concerned about the proposed storage units in Newry. We are concerned mostly about the safety issues involved with traffic along Hwy 130 and the entrances to Keowee I, II, and III and other subdivisions close to the Newry entrance on 130. We have had numerous accidents at these entrances and many drivers already go off the road on the right of vehicles which are stopped or slowing to turn left into subdivisions. Most subdivisions do not have any turn lanes and adding more traffic that would include vehicles towing trailers and/or boats and going in and out of Stanton Road is adding an entirely new and dire safety risk. The entrance to Keowee II is on a curve which adds even more risk because one cannot see if it is safe to make a left hand turn if there are cars ahead of us until those cars have gone around the curve. Also, as traffic density is now, there are many times when we have had to wait for more than 25 cars (We have counted!) to go by before we can even make a right hand turn out of the subdivision.

In addition to the road safety issue, we are likewise concerned about putting the units close to the lake and also about crime issues with unattended storage units.

We have seen the sign posted along 130 (and which is nearly impossible to see unless you are exiting Keowee III) and also the sign posted in Newry. Both of these signs state that the meeting to consider a variance is set for May 28 at 6 PM but your correspondence with Liz Copps states that the meeting is on May 25. Which date is correct? We would like to be included in this meeting so we can raise our concerns to the County Board.

John and Martha Steele  
Jmsteele65@gmail.com

Sent from my iPad

From: Tom Holmes <tdholmes44@gmail.com>  
Sent: Friday, May 22, 2020 12:27 PM  
To: Adam Chapman  
Subject: Proposed Storage facility on Highway 130

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

This proposed development should not be allowed. One only needs to look at the amount of skid marks from panic stops at the entrances to Keowee Subdivision to figure out this is a bad idea.

This will only compound the issue.

In addition, this is not the kind of development we need in residential areas, particularly that surround our beautiful lake.

Please use common sense and deny this variance..

From: bercrombie, Roy <Roy.Abercrombie@colliers.com>  
Sent: riday, May 22, 2020 2:55 PM  
To: dam Chapman  
Subject: torage on highway 130 at Keowee subdivision

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

This is not needed, there will be multiple accidents in this area. Should do more planning—why not affordable housing.

I oppose any rezoning at this time and the proposed storage facility.

Roy Abercrombie  
1530 Red Oak Ct  
Seneca 29672

Sent from my iPhone

## Adam Chapman

---

**From:** marta bogado <negocios993@gmail.com>  
**Sent:** Tuesday, May 26, 2020 11:18 AM  
**To:** Adam Chapman  
**Subject:** Opposing building on hwy 130

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Dear Mr. Chapman,

As a homeowner in Keowee I subdivision, I am writing this letter to oppose the storage building across the street.

It will lower our property value, it will add unnecessary artificial light with their proposed marquee, and the traffic will be greatly impacted.

We will see you this coming Thursday at 6 pm.

Thank you for your time.

Marta Wahlen

Sent from my iPhone



## Adam Chapman

---

**From:** Schile, Clay J (GE Gas Power) <clay.schile@ge.com>  
**Sent:** Tuesday, May 26, 2020 10:46 AM  
**To:** Adam Chapman  
**Subject:** Keowee Highway 130 Storage Facility, Seneca, SC

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

**To:** Mr. Adam Chapman, Planning Director  
**From:** Clay Schile, 955 Rochester Highway, Seneca, SC  
**Subject:** Zoning Appeal for Warehouse Project Located on Highway 130, Seneca, SC  
**Date:** May 26, 2020

Dear Adam:

I am writing to express my concern about the development plan for the property located on Highway 130, Seneca, SC adjacent to Stanton Avenue.

Our community, Keowee 1, 2, and 3 are located across highway 130 adjacent to this proposed development. This development is too close to our lake community and will adversely impact our community and property values. It is not a development in keeping with the residential lake community and associated investment already established.

Please reconsider this development proposal, but as it currently stands, I am opposed to its development.

Best Regards,

Clay J. Schile  
955 Rochester Highway, Seneca, SC, 29672  
[clay.schile@ge.com](mailto:clay.schile@ge.com)  
864-882-3953

## Adam Chapman

---

**From:** Sonya And Grant Goodman <mtn2seagmans@bellsouth.net>  
**Sent:** Tuesday, May 26, 2020 10:06 AM  
**To:** Adam Chapman  
**Subject:** Storage Facility and Light. Hwy. 130

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

We oppose both off Hwy 130 at Keowee II subdivision. We have constant wrecks and traffic issues in our area , which this would add to AND hurt our property value. Light pollution and distraction is also of serious concern! We want this denied .

Lot 66 Keowee II subdivision .. Goodman

## Adam Chapman

---

**From:** Glenn Abbott <gabot@bellsouth.net>  
**Sent:** Tuesday, May 26, 2020 10:03 AM  
**To:** Adam Chapman  
**Subject:** Storage facility on HWY 130

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

As a long time resident of Oconee County I am concerned about the proposed storage facility on Hwy 130 across from Keowee Subdivision. The approach to Lake Keowee will be spoiled by the appearance of this facility and property values affected for all in the area. We need to protect our scenic approaches to our pristine Lake Keowee. Surely there are other suitable sites in the Newry area.

I urge you and the other council members to vote against allowing construction of this facility. Please don't spoil this Golden Corner of South Carolina.

Respectfully,

Glenn Abbott

[Sent from AT&T Yahoo Mail for iPhone](#)

## Adam Chapman

---

**From:** Walter Burgess <gegegene61@yahoo.com>  
**Sent:** Tuesday, May 26, 2020 9:44 AM  
**To:** Adam Chapman  
**Subject:** Re: 3 Points on Newry development

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Adam you can add this email as back up material for the Board of Zoning appeals and thanks for taking time to reply Gene Burgess.

Sent from my iPhone

> On May 26, 2020, at 9:32 AM, Adam Chapman <achapman@oconeesc.com> wrote:

>

> Good morning,

> Since you are coming Thursday, should I include this email in the backup material for the Board of Zoning Appeals? Please see my answers below.

>

>

> 1 The proposed storage building property, as I recall several years back the county gave some sort of grant, tax incentives, or other benefits, to the owner, who was going to be the savior of Newry bringing in a lot of jobs with making a product he would be shipping to China. Guess what not one job was ever created, all this guy did was salvage, very poorly I might add, the old Newry school house. So what is the county's position on that matter?

>

> [Adam Chapman] I do not know, I will do some research and find out.

>

> 2 The storage building idea is not a good idea for this piece of property who wants to see large cheap metal buildings off Hwy. 130, we already have major traffic problems in this particular area, plus we have an over abundance of these types of business right now most are at best only 3/4 occupied. The property

would be much better suited for something like upscale townhomes or high end condos because of the beautiful lake and mountain views. This would be a great source for jobs and tax's to add to the county's coffer.

> [Adam Chapman]

> [Adam Chapman] Residential density is not really an option as there is not sewer available along 130. The force main installed is, to my knowledge, just for Duke.

>

> 3 The Old Newry Mill renovation will be a great asset to the county and Newry, but it will need some major infrastructure and this is my idea of one thing that could be fairly inexpensive to do, and be of great benefit to all. I believe the old Substation road that starts on the old Clemson hwy.(across from the concrete co.) and actually comes in at the back of Newry next to the back of the Mill property, could be turned into a very nice and scenic 2 lane paved road. This would take a lot of pressure off the roads now going into Newry now and give the Mill residents a better way to access their new dwellings. This would open up development on the road also with lots of very beautiful lots and acreage with some that would have Lake Hartwell access. Growing that tax base.

> [Adam Chapman]

> [Adam Chapman] Substation road is a state road running through a large , privately owned tract of land. If you are interested, you could bring this up at a council meeting or to your Council member.

>

> Thanks for your time and I guess we will see you at the meeting on Thursday .  
Gene Burgess

>

> Adam C. Chapman

> Planning Director

> Oconee County, South Carolina

> 1.864.364.5103

> 415 South Pine Street

> Walhalla, S.C. 29691

>

>

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>

>

## Adam Chapman

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> [Adam Chapman] Substation road is a state road running through a large , privately owned tract of land. If you are interested, you could bring this up at a council meeting or to your Council member.

>

> Thanks for your time and I guess we will see you at the meeting on Thursday .  
Gene Burgess

>

> Adam C. Chapman

> Planning Director

> Oconee County, South Carolina

> 1.864.364.5103

> 415 South Pine Street

> Walhalla, S.C. 29691

>

>

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>

## Adam Chapman

---

**From:** carolyn keese <ckeese@hotmail.com>  
**Sent:** Sunday, May 24, 2020 6:35 PM  
**To:** Adam Chapman  
**Subject:** Storage building on. Hy 130

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

As long term resident on lake near this proposed storage site off 130, I am opposed to this planned building. It is in lake overlay, don't make an exception, this would be a traffic hazard as well!

Carolyn and Deryl Keese

Get [Outlook for Android](#)

## Adam Chapman

---

**From:** Brenda Miller <millerbrenda6441@gmail.com>  
**Sent:** Tuesday, May 26, 2020 12:45 PM  
**To:** Adam Chapman  
**Subject:** Storage Facility near Keowee 2 Subdivion

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Hello Mr. Chapman,

I live in the Keowee 2 subdivision off Highway 130 in Seneca. It has been brought to my attention that a storage facility will potentially be built across the street from Keowee 2 subdivision off Stanton Ave. I believe having this storage facility with its noise and light pollution close to our Keowee Subdivision has the potential to dramatically lower our property values! Many of our neighbors are extremely concerned and are not welcoming the new storage facility! What can be done to prevent this from happening?

Thank you,  
Brenda Miller

## Adam Chapman

---

**From:** starpastor@aol.com  
**Sent:** Tuesday, May 26, 2020 12:16 PM  
**To:** Adam Chapman  
**Subject:** Zoning Variance for Stroage Facility

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Dear Mr. Chapman,

My wife and I live at 1110 Oconee Bell Court, Seneca. We retired here over 4 years ago. We love our home, Lake Keowee and our community. One significant issue we face is traffic on Highway 130. The intersection of Cane Creek Drive and Highway 130 is the only access to our neighborhood. Often the heavy traffic on Highway 130 makes it difficult to leave our neighborhood. Much more concerning is the dangerous way some drivers drive on Highway 130. When I am driving north on Highway 130, I always put on my left turn signal and start slowing well before coming to the Cane Creek Drive intersection, to let drivers behind me know I will be turning left. Several times I have had drivers pass me (illegally crossing solid double yellow lines) as I am slowing and preparing to turn. Every neighbor I have talked to has had some sort of near accident on Highway 130 because of dangerous drivers.

Allowing a variance for a large storage facility along Highway 130 will greatly increase the traffic, increasing the likelihood of accidents, injury and possible deaths. Allowing zoning variances along Highway 130 without first making major changes needed to address traffic safety issues on Highway 130 will endanger the health and lives of Oconee County citizens.

Please do not allow this variance!

Rev. Bruce Booher  
1110 Oconee Bell Court  
Seneca, SC 29672

## Adam Chapman

---

**From:** Laurie Gibbons <sclaura1215@gmail.com>  
**Sent:** Tuesday, May 26, 2020 12:07 PM  
**To:** Adam Chapman  
**Subject:** Proposed storage facility on Highway 130

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Dear Mr. Chapman,

I am writing to oppose the variances being discussed for a storage facility in the Lake Overlay District. As a member of FOLKS, and Mountain Lakes Community Association, I find it greatly disturbing to have a commercial property that will most certainly house vehicles, boats and RV's and their associated pollutants right across from an already congested traffic area. The potential for major accidents next to the lake in addition to physical and lighting pollution this facility will emit is a very bad idea in this beautiful residential area.

I hope you will think hard about not allowing this to move forward.

Thank you,  
Laura Gibbons  
1215 Cane Creek Drive  
Seneca, SC 29672

Sent from my iPad

## Adam Chapman

---

**From:** Ernest Kozma <ejkoz@earthlink.net>  
**Sent:** Tuesday, May 26, 2020 2:18 PM  
**To:** Adam Chapman  
**Subject:** BZA meeting

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Dear Mr. Chapman.

I am a long time resident in Keowee Subdivision. I want it to be read and recorded at the BZA meeting that I am opposed to the storage facility that is planned to be built across from our subdivision. We have numerous accidents near this area therefore we do not need this building. I am elderly and do not feel comfortable attending this meeting. Thank you for listening to my concerns.

Carol Kozma  
1413 Azure Cove Ct.  
Keowee II  
Seneca

Sent from my iPad

## Adam Chapman

---

**From:** Alice Skyles <askyles@nyap.org>  
**Sent:** Tuesday, May 26, 2020 1:18 PM  
**To:** Adam Chapman  
**Cc:** Donna Alter  
**Subject:** Re: Zoning Appeal (BZA) meeting - Storage Buildings HWY 130 - Thursday, May 20

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Greetings Mr. Adam Chapman,

My husband and I are writing in reference to the Zoning Appeal (BZA) meeting scheduled for this coming Thursday, May 20, at 6:00PM concerning the zoning change for storage buildings along Highway 130.

Storage building have no use being in this area. Firstly, storage buildings are unsightly in any area.

Highway 130 is a beautiful stretch of rural road, much like scenic highway 11, with lovely views of Lake Keowee with our beautiful Blue Ridge Mountains as their back drop. This is what makes our niche so beautiful and so cherished by those that live here, and what brings others seeking to relocate to our area.

Secondly, there is concern with property values and an even higher traffic volume in an already problematic area of HWY 130.

This type of unsightly development is not needed here, nor is it welcome. It will be the start of the destruction of this area, and not add to the quality.

2 of the main things that distract greatly from beautiful area we call home and distract others from moving here, is having storage buildings and billboard like signs right off a beautiful screech of road.

Respectfully,

Alice and David Skyles  
1389 Keowee Lakeshore Drive  
Keowee 2 Subdivision

*Caring for People – Connecting Communities – Promoting Peace*





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## Adam Chapman

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**From:** Brenda Miller <millerbrenda6441@gmail.com>  
**Sent:** Tuesday, May 26, 2020 12:57 PM  
**To:** Adam Chapman  
**Subject:** Re: Storage Facility near Keowee 2 Subdivision

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Hello Adam,

Please pass along my email as I am unable to attend. The amount of traffic on Highway 130 is already high. Allowing the building of the new storage facility would be irresponsible. There have been many deaths on that stretch of 130!

Thank you,  
Brenda Miller

On Tue, May 26, 2020 at 12:48 PM Adam Chapman <[achapman@oconeesc.com](mailto:achapman@oconeesc.com)> wrote:

Good afternoon,

I am staff for the board of zoning appeals. I don't have a vote. The meeting is open to the public if you would like to attend and comment.

6PM, Thursday the 28th of May.

415 South Pine Street, Walhalla.

Or I can pass along this email or letter you would like to send in. The meeting will be streamed via YouTube at the "YourOconee" channel.

Thanks.

**Adam C. Chapman**

Planning Director

Oconee County, South Carolina

1.864.364.5103

415 South Pine Street

Walhalla, S.C. 29691



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**From:** Brenda Miller [mailto:[millerbrenda6441@gmail.com](mailto:millerbrenda6441@gmail.com)]  
**Sent:** Tuesday, May 26, 2020 12:45 PM  
**To:** Adam Chapman <[achapman@oconeesc.com](mailto:achapman@oconeesc.com)>  
**Subject:** Storage Facility near Keowee 2 Subdivion

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Hello Mr. Chapman,

I live in the Keowee 2 subdivision off Highway 130 in Seneca. It has been brought to my attention that a storage facility will potentially be built across the street from Keowee 2 subdivision off Stanton Ave. I believe having this storage facility with its noise and light pollution close to our Keowee Subdivision has the potential to dramatically lower our property values! Many of our neighbors are extremely concerned and are not welcoming the new storage facility! What can be done to prevent this from happening?

Thank you,

Brenda Miller

## Adam Chapman

---

**From:** edmond@lakekeowee.com  
**Sent:** Tuesday, May 26, 2020 11:36 AM  
**To:** Adam Chapman  
**Subject:** FW: Keowee 123 High Priority Message from Peter Barnes

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Adam,

Writing to tell you I do not agree with plans for this facility and lighted sign on Hwy130; It appears to be in the Lake Overlay area. I am in the cove looking directly across the lake, a commercial, lighted sign is not desired. Also, so many accidents on this stretch of 130 with folks turning. I hope their plans would include a turning lane both directions into this or access from Stanton or Newry road.

I hope the board seriously considers the exiting rules and guidance

C. Edmond Allen, PMP  
Keowee Area Real Estate, BIC  
[www.LakeKeowee.com](http://www.LakeKeowee.com)  
Office 864-873-3942  
Direct 864-784-2041

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

**From:** Donna Alter  
**Sent:** Tuesday, May 26, 2020 9:30 AM  
**To:** Donna Alter  
**Subject:** Keowee 123 High Priority Message from Peter Barnes

### HIGH PRIORITY MESSAGE

A major concern for all lot/homeowners in Keowee Subdivision A large storage facility is to be located between Stanton Avenue, across from the entrance to KII, and stretching all the way past the entrance to KIII. The developer also wants to install a 10-foot lighted monument style sign on Highway 130 advertising his facility. THE PLANNING FOR THIS UNWELCOME FACILITY IS IN THE FINAL STAGES. I believe having this storage facility with its noise and light pollution close to our Keowee Subdivision has the potential to lower our property values.

I encourage all home owners in KI, II and III to write letters, opposing this storage facility, to the county official in charge of the development:

Mr. Adam Chapman  
Planning Director, Oconee County  
415 South Pine Street  
Walhalla, SC 29691  
Voice: 864-364-5103  
e-mail: [achapman@oconeesc.com](mailto:achapman@oconeesc.com)

There is a Zoning Appeal (BZA) meeting scheduled for this coming Thursday, May 20, at 6:00PM at the council Offices at the above address in Walhalla. I encourage all who can to attend.

Dear Mr. Adam Chapman and Oconee County Board of Zoning Appeal Members:

I am Martha Steele and my husband and I reside in Keowee I, II, III Subdivision. I am here today as a resident of an area that we feel would be negatively impacted by the proposed project and also as a citizen of Oconee County who has worked diligently as a volunteer of KOBA to keep Oconee a clean and beautiful place.

First, the sign about the meeting concerning this project that was placed along Hwy 130 was not easy to see or read. My husband and I never saw the sign until May 9th when we were picking up litter along the road from Keowee II to Keowee Sailing Club. Even when walking along the road below the sign, we were not able to read the sign. I had to climb up the embankment to be able to read the sign that was there—partially in high weeds and the trees. From talking with other Keowee residents, I learned that not any of them were aware of the project or of the meeting because none had seen the sign.

Second, for 10 years I have volunteered as a KOBA educator in the County elementary schools in the hopes that if our young people understand the problems caused by all types of trash and pollution and know how to avoid these problems, then Oconee County will continue to be the beautiful County we now know and love. As a KOBA volunteer educator for grades 1-4, I was the prime educator for the 3rd graders with whom I taught and stressed the importance of our County as a watershed area where everything that is put onto the ground eventually ends up affecting all land and water below the area of that trash and pollution. My husband and I definitely feel that this proposed self-storage project would be detrimental to our neighborhood, Lake Keowee, and Oconee County. The proposed project is on higher ground than the immediate surrounding area and any resulting litter, chemicals, and/or oil and gas leaking from vehicles using the storage would eventually end up polluting our soil and lake. People coming and leaving storage units often “spill” their “stuff” as they are loading/unloading. Also, even though there is a “cover your load” requirement in Oconee County, people quite often do not secure their loads and the load partially blows out along the roadways. Here is a picture of 130 by Keowee Subdivision that I took last Saturday. The papers were pretty evenly distributed on both sides of 130. My husband and I spent a great deal of time Saturday picking up this trash and taking it to the Convenience Center. In addition, there is a proposed detention pond and by definition, “detention ponds are designed to release all captured runoff over time”; so, that means that any pollutants, including bacteria and other pathogens captured, would also be released and eventually end up on the surrounding land and in the lake. Therefore, because of this environmental pollution, we strongly object to the project!

Third, the redevelopment of the Newry Mill would be hurt by such a project. The May 8 Journal story on the Mill describes the Mill project as “a significant undertaking with public and private partners working together to preserve and enhance a unique piece of Upstate history.” A storage unit would not be compatible with a historical district. Also, I cannot believe driving by a huge storage complex would be a welcoming sight to anyone considering purchasing an apartment in the redeveloped Mill. Certainly, the storage facility project would detract rather than enhance the unique Newry character.

Fourth, one of the requirements for a special exception to the Lake Overlay is that the comprehensive plan be in the best interests of the public welfare. All self-storage units have bright security lighting. This lighting would also negatively affect the surrounding area and the health of nearby residents. One reason my husband and I chose Keowee Subdivision is that there are no street lights to give light pollution at night. I’m sure that the light pollution would also be a problem for ongoing development of the Newry Mill Village.

Fifth, there are already more than 20 storage facilities in Oconee County and another huge one is being built close to Food Lion off of Old Clemson Highway. Presently there is the Seneca Storage facility 1 mile from this proposed facility and another one 2.2 miles away. I called several of the existing storage facilities and they all have rental units available now. And none of these existing units are directly between two residential areas as this one would be. The Oconee County Existing Land Use Map shows our area as single-family residential on both sides of Hwy 130. This proposed facility does not meet the classification of single-family residential. This storage facility is not in the best interests of nearby residents or the County and is not needed!

Sixth, Having a large storage facility with all of the negative attributes mentioned above across the road from our subdivision would definitely lower our property values.

Seventh, there is great concern about traffic and safety along this section of Hwy 130. There have been 16 vehicle accidents within the last 30 months on this stretch of highway. 130 is a heavily traveled and mostly 2-lane highway that services many residential developments and Duke Energy and is also a major corridor to get from Seneca to Hwy 11. This project would add another entry/exit to an already crowded and dangerous section of state highway. There are already 4 County/State roads and 2 private drives that intersect Hwy 130 within less than .4

of a mile. There is a major curve in this section of road that adds another dangerous element to the road and we don't need entrance/exit #7 to add another negative safety element.

And last, and of utmost importance, this proposed project is partially inside the Keowee/Jocassee Lake Overlay with five out of the eight proposed structures wholly or partially within the Keowee/Jocassee Lake Overlay. Because of the many varied financial, safety, and environmental concerns, this project should not go forward. This is a project that is not needed or wanted and would be detrimental to this area for all the reasons stated above.

I ask that the members of Oconee County Board of Zoning Appeal deny the request of an exception to the Lake Overlay and requests of any variances to any rules associated with this self-storage facility.

Thank you very much for your time, attention, and concern.

Martha Steele  
1627 Keowee Lakeshore Dr.  
Seneca, SC 29672  
864-723-3997  
Jmsteele65@gmail.com

May 28, 2020

## Adam Chapman

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**From:** church clerk <clerk@oconeearp.org>  
**Sent:** Wednesday, May 27, 2020 11:12 AM  
**To:** Adam Chapman  
**Subject:** Zoning Appeal -Newry Road area.

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

As a longtime resident of Keowee Subdivision I wish to oppose the rezoning to allow for the building of commercial storage buildings.

i base my objection on safety issues with access to Hy 130. Also I think it would detract from the beautiful scenery surrounding one of the most photographed spots in SC overlooking Lake Keowee and mountains to the north..It would also not be compatible with the planned restoration of historic Newry Village. Afterall the property involved was once part of the original mill property.

Gene and Jan Dickson

1522 Red Oak Ct.

Seneca, SC

## Adam Chapman

---

**From:** Jeanne Canfield <jeannecanfield@yahoo.com>  
**Sent:** Wednesday, May 27, 2020 10:36 AM  
**To:** Adam Chapman  
**Subject:** petition

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I'm petitioning NOT to have the storage units built on Rt. 130 across from the sailing club . Jeanne Canfield - Waterford Pointe



## Adam Chapman

---

**From:** Flora Riley <fmriley@clermson.edu>  
**Sent:** Wednesday, May 27, 2020 9:42 AM  
**To:** Adam Chapman  
**Subject:** Zoning issue at Newry near Lake Keowee

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Dear Mr. Chapman,

We vote “no” to the request for a zoning variance at Newry near Lake Keowee. Thank you.

“E” and Flora Riley

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## Adam Chapman

---

**From:** Sue/Jon Dickerson <josudsn@bellsouth.net>  
**Sent:** Wednesday, May 27, 2020 10:03 AM  
**To:** Adam Chapman  
**Subject:** Storage building facility near Newry along rt. 130

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

To Mr. Adam Chapman, Oconee County Planning Director,  
The proposal to build a storage facility near Newry along Newry Road and rt. 130 is distressful to me as a resident of Keowee II subdivision. We came to Oconee County 25 years ago to this property. Duke had, in our opinion, wisely planned this lake area to be natural and beautiful and residential. Now a commercial enterprise, a storage facility, is being proposed to overlap our living area. Now a variance to our zoning is being proposed to allow this to happen. We are VERY opposed to this change. This section of Oconee County is beautiful and peaceful AND residential. It is part of the allure of our county. The historical renovation of the Newry Mill will definitely add to the value of this area. We do not want this commercial storage business on our backyard so do not change our protective zoning!

Susan C. Dickerson  
1421 Waterview Court  
Seneca, SC 29672  
(864) 882-7651

## Adam Chapman

---

**From:** Sonya and Grant Goodman <mtn2seagmans@bellsouth.net>  
**Sent:** Tuesday, May 26, 2020 5:01 PM  
**To:** Adam Chapman  
**Subject:** Re: Storage Facility and Light. Hwy. 130  
**Attachments:** New Zoning Sign.jpeg

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

[https://d3926qxcw0e1bh.cloudfront.net/post\\_photos/a2/4b/a24bfacc389bdc061766a1bbb2adbced.jpeg.max546.jpeg](https://d3926qxcw0e1bh.cloudfront.net/post_photos/a2/4b/a24bfacc389bdc061766a1bbb2adbced.jpeg.max546.jpeg)

When did this sign appear? It looks brand new and no one I have spoken with was aware of this nor had anyone seen a posted sign... until now. I would like to receive via email the site plan, lighting etc.. This is of major concern from numerous areas including lighting, safety, property values and impact on a preserved buffer lake overlay area that is not to be built upon. Any information would be appreciated.

Thank you.  
Sonya Goodman

## Adam Chapman

---

**From:** Nancy Butenhoff <nbutenhoff@bellsouth.net>  
**Sent:** Tuesday, May 26, 2020 6:08 PM  
**To:** Adam Chapman  
**Subject:** Storage units on art. 130

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

As residents of beautiful Lake Keowee we strongly disagree with granting development of storage units on this proposed property across from the Sailing Club.

Peter and Nancy Butenhoff

Sent from my iPad

## Adam Chapman

---

**From:** Sonya and Grant Goodman <mtn2seagmans@bellsouth.net>  
**Sent:** Wednesday, May 27, 2020 11:02 AM  
**To:** Adam Chapman  
**Subject:** Re: Storage Facility and Light. Hwy. 130

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Thanks. Sign was hidden I guess. We are opposed totally and hope the people who plan to restore the Historic Newry Mill are also. This are should remain residential and preserved. No variance nor any other approval should

be granted except to be in line with the historic nature of the area. You may share this with whomever for the meeting. There is much objection to this project and hopefully the voices will be heard. Thank you. Sonya Goodman

**From:** [Adam Chapman](#)  
**Sent:** Wednesday, May 27, 2020 8:45 AM  
**To:** 'Sonya and Grant Goodman'  
**Subject:** RE: Storage Facility and Light. Hwy. 130

Good morning,

I placed that sign at that location lunch-time of May 4<sup>th</sup>. Here is a link to the materials you requested - <https://oconeesc.com/documents/council/committees/board-of-zoning-appeals/2020/backup-material/2020-05-28-amended-backup.pdf>.

Thanks.

## Adam C. Chapman

Planning Director  
Oconee County, South Carolina  
1.864.364.5103  
415 South Pine Street  
Walhalla, S.C. 29691



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**From:** Sonya and Grant Goodman [mailto:mtn2seagmans@bellsouth.net]  
**Sent:** Tuesday, May 26, 2020 5:01 PM  
**To:** Adam Chapman  
**Subject:** Re: Storage Facility and Light. Hwy. 130

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[https://d3926qxcw0e1bh.cloudfront.net/post\\_photos/a2/4b/a24bfacc389bdc061766a1bbb2adbced.jpeg.max546.jpeg](https://d3926qxcw0e1bh.cloudfront.net/post_photos/a2/4b/a24bfacc389bdc061766a1bbb2adbced.jpeg.max546.jpeg)

When did this sign appear? It looks brand new and no one I have spoken with was aware of this nor had anyone seen a posted sign... until now. I would like to receive via email the site plan, lighting etc.. This is of major concern from numerous areas including lighting, safety, property values and impact on a preserved buffer lake overlay area that is not to be built upon. Any information would be appreciated.

Thank you.  
Sonya Goodman



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## Adam Chapman

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**From:** Jerome Schmid <keowee04@mindspring.com>  
**Sent:** Wednesday, May 27, 2020 1:55 PM  
**To:** Adam Chapman  
**Subject:** REJECT LAKE OVERLAY ZONE EXCEPTION

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Mr. Chapman,

I have recently become aware of the request for variance before the Board of Zoning Appeals for a self-storage unit on Rochester Highway / SC 130.

Being one of the many people who supported establishing the Lake Overlay Zone, I object to any variance for non-residential usage, and strongly object to a multi-story self storage facility as an example of exactly why we established a special zone.

This proposal has little or no benefit to current or future residents of the area, as there are already plenty of such facilities nearby. And visiting various facilities, one finds them in various stages of poor maintenance and unsightly appearance. In addition to the rental units, outdoor storage of vehicles, boats, and RV's in various condition from like-new to junk yard candidate populates many.

But the most important issue is supporting and maintaining the Overlay Zone itself. It was established to maintain and improve the character of the area and the appearance of Lake Keowee. If there were very substantial community benefit (perhaps a medical facility) or if public safety were involved, the request should receive serious consideration. This proposal is not harmonious with the nature of the community and totally lacking any serious community benefit, and should be rejected.

Preserve the Overlay Zone for the future of Lake Keowee and surrounding area.

Thank you

Jerome Schmid  
2555 Scenic Circle  
Seneca, SC 29762



## Adam Chapman

---

**From:** Stoudenmire, B. Joel <JStoudenmire@nexsenpruet.com>  
**Sent:** Wednesday, May 27, 2020 2:47 PM  
**To:** Adam Chapman  
**Cc:** Susan Stoudenmire (bjs114@bellsouth.net); waldonutex@charterinternet.com  
**Subject:** Re: Proposed Storage Facility on Hwy 130

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Mr. Chapman, my wife Susan and I live in Keowee II which is directly across from the proposed new storage facility on Hwy 130. As you know that area is surrounded by residential subdivisions, including Keowee I, II and III. You talk about something that will totally destroy the peace and enjoyment and beauty of these neighborhoods, it is what is being proposed. The increased traffic, the commercial congestion and deterioration of what is perceived as a quiet setting on Lake Keowee will be devastating to the character of the area not to mention the decrease in property values. I am sure you would not want that if you had a personal residence there. This will only lead to more and more and more commercial development. There is already too much of that not far from these neighborhoods already. Please help us protect this and keep Seneca neighborhoods a great place to be. Thank you.

### B. Joel Stoudenmire

Nexsen Pruet, LLC  
55 East Camperdown Way, Suite 400  
Post Office Drawer 10648 (29603)  
Greenville, SC 29601  
T: 864.282.1127, F: 864.477.2621  
JStoudenmire@nexsenpruet.com  
[www.nexsenpruet.com](http://www.nexsenpruet.com)

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## Vivian Kompier

---

**From:** Everett Fuller <epfuller@gmail.com>  
**Sent:** Thursday, May 28, 2020 9:04 AM  
**To:** Adam Chapman  
**Subject:** Proposed storage facility on Rochester Highway

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

The purpose of the lake overlay district is to insure that projects such as this do not impose on the community and the surrounding special beauty of our area, which is what has and will continue to bring more than adequate growth to "The Golden Corner".

Special interest groups who are only interested in generating a profit should not be allowed to override any restrictions put in place for the good of the community. Furthermore, it's not like there isn't adequate land available for such a facility if, indeed, the community would benefit from having such a facility constructed. Obviously, in this case, the only advantage would go to the developers and, of course, whoever is selling the land to them. If this should be allowed by the council, I suspect that there should be some investigation into the parties that are set to profit off of selling this piece of property.

Thank you for the collective concerns of all the members of Oconee county, Everett Fuller Seneca, SC

Sent from my iPad

## Vivian Kompier

---

**From:** Jerry And Dianne <jdckinard@bellsouth.net>  
**Sent:** Thursday, May 28, 2020 9:32 AM  
**To:** Adam Chapman  
**Subject:** Proposed Storage Facility

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

As a native of this area, I recognize the tremendous pressure of your board to attempt to properly address requested exceptions. While I support the rights of individual property owners in Oconee county I feel that the proposed request for easement exception would further complicate an already dangerous traffic issue on SC130.

There have been several documented accidents and "near misses" in that immediate area. SCDOT is fully aware of this issue and is continuing to seek a reasonable solution. The construction of an entrance and signage from SC130 along with the related increase in traffic would seriously threaten an already dangerous major highway and the residential entrances in the immediate area.

Therefore, I respectfully ask that the board deny the requested exceptions and recommend that the applicant consider alternative entry, exit, and signage via a less accident prone road access.

Thank you for your consideration.

Jerry Kinard  
1616 W Little River Dr.  
SENECA  
864-784-5901  
Sent from my iPhone

## **Vivian Kompier**

---

**From:** Chris Robinson <dcrobins@bellsouth.net>  
**Sent:** Thursday, May 28, 2020 9:56 AM  
**To:** Adam Chapman  
**Subject:** Storage units 130

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

I am very much in opposition to the storage units planned for Hwy 130 across from the Keowee developments. The traffic on 130 is pretty heavy at times and having another entrance on 130 will contribute more regardless of what the owner says. This is a beautiful stretch of highway and why Oconee County would want this kind of structure is very questionable.

Sincerely,  
Christine Robinson  
Seneca, SC

## **Vivian Kompier**

---

**From:** Janet Hutcheson <janethutch7@yahoo.com>  
**Sent:** Thursday, May 28, 2020 10:00 AM  
**To:** Adam Chapman  
**Subject:** Very much against proposed Storage Facility off Rt 130 in Seneca

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

We want to keep the beauty of our area.  
Thank you  
Janet Hutcheson

## Vivian Kompier

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**From:** wayne hugins <whugins@att.net>  
**Sent:** Thursday, May 28, 2020 10:06 AM  
**To:** Adam Chapman

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Mr. Chapman,

In regards to the variances being considered for a storage facility along the Highway 130 corridor, I would request you consider how myself and many residents along the 130 corridor believe this is not good for our communities. Variances should not be allowed on this property.

Robert W. Hugins

## Vivian Kompier

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**From:** Sharon Brosnan <kksharon@charter.net>  
**Sent:** Thursday, May 28, 2020 10:32 AM  
**To:** Adam Chapman  
**Subject:** Hearing May 28th on Proposed Storage Facility off Rte. 130

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Mr. Chapman

As a Salem resident and constant user of Rte. 130, not to mention the apparent dilatory effect the construction of the proposed storage facility will have on Lake Keowee, I ask the Oconee Zoning Board to deny the application.

Sharon Brosnan  
6 Midships Lane  
Salem, SC 29676

## Vivian Kompier

---

**From:** ROBERT C WINCHESTER <bell29bart@bellsouth.net>  
**Sent:** Wednesday, May 27, 2020 4:00 PM  
**To:** Adam Chapman  
**Subject:** Keowee Climate Control Storage

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Good Afternoon Mr. Chapman,

This message is to request that I be included on the Agenda for the Planning Commission Public Hearing on Thursday May 28, 2020 at 6:00 PM for the above referenced Project.

I plan to speak in support of the Project and the owner, Mr. Kevin Reitano, who is an Oconee County Citizen and proposes to develop a small parcel of property in our county.

Thanks for your help and I look forward to seeing you tomorrow.

Bob Winchester  
Walhalla, SC 29691  
bell29bart@bellsouth.net



## Vivian Kompier

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**From:** Helen Dolfis <helendolfis@gmail.com>  
**Sent:** Wednesday, May 27, 2020 3:52 PM  
**To:** Adam Chapman  
**Subject:** Storage Facility on Hwy. 130

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Kindly uphold the lake overlay protecting our residential neighborhood from noise, bright lights, and congested traffic on our already busy highway 130.

In spite of having very little information on this large-scale 7-unit storage facility, Covid-19 prohibits many of us seniors from attending tonight's meeting to learn of this developer's proposed building materials and landscaping plans for making this project attractive to our surroundings. If it is the normal corrugated steel, temporary structure with bright colored doors, it would not be a welcomed addition. The large street-front sign, probably lit, would be an eyesore to our quiet residential neighborhood, and I believe, it will be an eyesore too close to our valued properties.

Please adhere to your original plans honoring the lake overlay protecting our residential properties. I hope that this developer will reconsider and put his business elsewhere.

Thank you,  
Helen Dolfis  
Keowee 1

## Vivian Kompier

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**From:** Doris Brooks <djk\_1336@yahoo.com>  
**Sent:** Thursday, May 28, 2020 8:17 AM  
**To:** Adam Chapman  
**Subject:** Self Storage proposal - route 130

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Mr. Chapman,

Thank you for the opportunity to bring concerns to the council via email. An agenda item listed for the council meeting tonight, May 28, 2020, regarding a self storage proposal and variance is the reason for this email. One of the major reasons I moved to Oconee County 6 years ago was its natural beauty and rural appeal - free from the retail business 'eye clutter' found in towns, cities and communities in surrounding areas. Voting in favor of a self storage unit built so close to our beautiful lakes destroys the beauty and serenity of this special area. Additionally, the variance brings concern about the impact on the health and condition of the lakes as well.

Please consider the long term impact of our community and county and vote against this proposal. Thank you again for the opportunity to voice an opinion.

Regards,  
Doris Brooks  
44 Par Harbor Way  
Salem, SC

606-465-0307

**Vivian Kompier**

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**From:** Thomas Shuler <tomshuler@icloud.com>  
**Sent:** Thursday, May 28, 2020 8:14 AM  
**To:** Adam Chapman  
**Subject:** Proposed storage facility

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

I live in The Summit on Hwy 130 near The proposed facility. I strongly object to allowing any variance for this proposed facility. The potential harm to Lake Keowee could be catastrophic and the added traffic would be bad for the neighborhoods around it. Please do not grant a variance.

Tom Shuler 8643607991

Tom Sent from my iPhone

## Vivian Kompier

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**From:** Anita Bearden <b9anita@gmail.com>  
**Sent:** Thursday, May 28, 2020 8:33 AM  
**To:** Adam Chapman  
**Subject:** Statement of opposition to request for zoning exception / May 28, 2020, heading

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Mr. Chapman,

This concerns the proposed multi-unit storage facility near the village of Newry and Highway 130, on this evening's agenda for the Board of Zoning Appeals.

My opposition includes these immediate concerns:

- intrusion into the lake overlay that prohibits commercial development in residential areas
- the negative effects of light pollution introduced by the installation of commercial lighting on this property
- the unnecessary increase in traffic, exacerbating the likelihood of more crashes, especially at the T-intersections of Highway 130 with Keowee Lakeshore Drive that is the only road that leads into a large subdivision and with Stanton Road that leads into Newry.

These concerns are related to the need for traffic safety by adding a left turn lane for Keowee Lakeshore Drive and to the need for thoughtfully planned green spaces throughout our county and region to protect air and water quality, trees, groundwater, habitats for plants and wildlife -- all integral to our health, safety, and especially the "rustic" theme of "Discover Oconee" and our county's economic health.

Thank you.

Anita Bearden  
Seneca, SC

## **Vivian Kompier**

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**From:** Carolyn Johnson <doncarolyn@bellsouth.net>  
**Sent:** Thursday, May 28, 2020 8:33 AM  
**To:** Adam Chapman  
**Subject:** Storage complex

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Mr. Chapman,

Please reject the request for the zoning exception for the storage complex located near Hwy 130. A few years ago our county agreed to a zoning plan to protect the Lake Keowee area from undesirable development. The natural resources of Oconee County is the engine driving the economy and should be protected. The present zoning plan should be respected. There are other areas in the county more suitable for storage complexes.

Thank you for your support in this matter.  
Carolyn Johnson  
Waterford Pointe subdivision

Sent from my iPad

## Vivian Kompier

---

**From:** Everett Fuller <epfuller@gmail.com>  
**Sent:** Thursday, May 28, 2020 9:04 AM  
**To:** Adam Chapman  
**Subject:** Proposed storage facility on Rochester Highway

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

The purpose of the lake overlay district is to insure that projects such as this do not impose on the community and the surrounding special beauty of our area, which is what has and will continue to bring more than adequate growth to “The Golden Corner”.

Special interest groups who are only interested in generating a profit should not be allowed to override any restrictions put in place for the good of the community. Furthermore, it’s not like there isn’t adequate land available for such a facility if, indeed, the community would benefit from having such a facility constructed. Obviously, in this case, the only advantage would go to the developers and ,of course, whoever is selling the land to them. If this should be allowed by the council, I suspect that there should be some investigation into the parties that are set to profit off of selling this piece of property.

Thank you for the collective concerns of all the members of Oconee county, EverettFuller Seneca,SC

Sent from my iPad

## Vivian Kompier

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**From:** Edward Halbig <edhalbig42@gmail.com>  
**Sent:** Thursday, May 28, 2020 9:19 AM  
**To:** Adam Chapman

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

To: Adam Chapman and Board of Zoning Appeals:

Dear planning officials:

Please consider these four points when making the decisions on applications SE 20-01 and VA 20-04.

1. The property is partially included in the Lake Keowee Overlay District. The requirements of the district need to be maintained for the sake of health, safety and welfare of the county.
2. The irregular shape of the property currently provides natural screening, at the expense of the adjacent properties of West Clemson LLC. According to the County Tax maps, the public notice sign on Highway 130 appears to have been placed on the West Clemson LLC property and not on the subject property (this actually made the sign more visible to residents of Keowee III, so it was a blessing in disguise). The subject property and this proposal should provide buffering as required by the County regulations, or the property owners should enter into an agreement with the adjacent property owners to preserve and maintain natural or buffer vegetation in the corners that meet the subject property at the highway Right-of-Way.
3. The property should not be considered for a variance to the sign distance to the highway ROW , as the ROW at this property is already from 15 to 60 feet narrower (per the County tax map information) than the adjacent properties north and south of the subject property.
4. There has been an announcement of significant investment in the Newry Mill property. As this comes to fruition, the residential units at the Mill will be viable and eager consumers of the services provided by this development. The use is appropriate. However, the plan as presented turns its back to these potential consumers; it provides little aesthetic presence on Newry Road, and only a service entrance. This is next to an existing commercial property on a slower, safer road leading to the new markets in Newry and surrounding area.

Thank you for your consideration of these points.

Sincerely,

[Ed Halbig](#)

**Vivian Kompier**

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**From:** Lyn Hamilton <lynhamilton05@yahoo.com>  
**Sent:** Thursday, May 28, 2020 7:15 AM  
**To:** Adam Chapman  
**Subject:** Storage Facility on Hwy 130 and Newry Road

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

We are OPPOSED to the construction of a storage facility on Hwy 130 and near Newry. The area is already congested. And impinging into the Lake Keowee overlay is a risk to the lake quality in many ways. There are many areas not impacting the overlay that this facility could be constructed. There is no need to make exceptions and allow this build in the requested area.

Rick and Lyn Hamilton  
205 Wynmere Way  
Seneca, SC

Sent from my iPhone



## Vivian Kompier

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**From:** Jim & Kathy OConnor <jkoconnor100@gmail.com>  
**Sent:** Thursday, May 28, 2020 7:43 AM  
**To:** Adam Chapman  
**Subject:** Concerns with exception for Proposed Storage a facility off 130

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

We are writing to express our concerns with granting an exception for the Proposed Storage Facility off Rte 130 in Seneca. We believe this project has the potential to impact the lake water quality in that area and could have a negative impact to the development in that region.

Another issue of concern with this proposed project includes the traffic on Route 130, which is already impinged in that area.

Kind Regards,  
Jim and Kathy OConnor  
122 Pointe Harbor Dr  
Seneca

## Vivian Kompier

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**From:** PAUL STOVALL <paulmstovall@bellsouth.net>  
**Sent:** Thursday, May 28, 2020 8:02 AM  
**To:** Adam Chapman  
**Cc:** paulmstovall@bellsouth.net  
**Subject:** opposition to variance request -Item 4

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Good morning Adam

I am a resident of Oconee County and live on Lake Keowee . I am retired from Duke Energy and used to drive Rochester Highway to work at the Nuclear Station for over 40 years.

I am opposed to the Variance for permit and construction of a storage facility close to Lake Keowee as described below. We need to protect our water quality and also minimize potential traffic impacts on that stretch of road. I am a registered SC Streams volunteer monitor and truly hope we dont make a mistake of allowing such a venture to potentially impact our Lake Overlay District.

thank you  
Paul Stovall



# OCONEE COUNTY BOARD OF ZONING APPEALS

415 South Pine Street - Walhalla, SC



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

6:00 PM- THURSDAY, MAY 28<sup>TH</sup>- 2020

This meeting will be held in person at 415 South Pine St. Walhalla. Due to ongoing social distancing requirements this meeting will be conform to all social distancing rules. There are THREE cases on the agenda, the public will only be permitted in council chamber at the time the case they have interest in is being discussed. All other parties will wait outside the building until their case is called. The meeting will be live streamed on the County YouTube Channel.

Three methods of providing public input, prior to the meeting, without attending the meeting:

- **Phone:** Adam Chapman 864-364-5103
- **Email:** achapman@oconeesc.com
- **Mail:** Oconee County Administrative Offices-Planning Department-415 South Pine Street- Walhalla 29691

- ITEM 1-** Call to Order
- ITEM 2-** Brief statement about rules and procedures
- ITEM 3-** Approval of minutes of February 24<sup>th</sup>, 2020 meeting
- ITEM 4-** Special exception hearing for application #SE20-01- Non-residential project within the Lake Overlay District. The applicant is applying to build a self-storage facility and associated office space at TMS# 210-00-01-040, non-addressed parcel. Nearest address is 391 Newry Road.
- ITEM 6-** Variance request for application #VA20-4- 25' variance from the required 25' setback for installation of a commercial-use monument sign at TMS# 210-00-01-040, non-addressed parcel. Nearest address is 391 Newry Road.
- ITEM 7-** Old Business [to include Vote and/or Action on matters brought up for discussion, if required]
- ITEM 8-** New Business [to include Vote and/or Action on matters brought up for discussion, if required]
- ITEM 9-** Adjourn

## Vivian Kompier

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**From:** Kathleen Bales <kebales2@gmail.com>  
**Sent:** Thursday, May 28, 2020 8:12 AM  
**To:** Adam Chapman  
**Subject:** Against Proposed Storage Facility

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Hello Adam,

Since we will not be able to attend the meeting tonight, we are notifying you that we are AGAINST the Proposed Storage Facility off Rt. 130. We are against any business that would impact the quality of the water on Lake Keowee. We have seen ignorant people/boaters throw trash in the water. We do not need any more issues with our drinking water being polluted.

Respectfully,  
Randy & Kath Bales

## Vivian Kompier

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**From:** Doris Brooks <djk\_1336@yahoo.com>  
**Sent:** Thursday, May 28, 2020 8:17 AM  
**To:** Adam Chapman  
**Subject:** Self Storage proposal - route 130

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Mr. Chapman,

Thank you for the opportunity to bring concerns to the council via email. An agenda item listed for the council meeting tonight, May 28, 2020, regarding a self storage proposal and variance is the reason for this email. One of the major reasons I moved to Oconee County 6 years ago was its natural beauty and rural appeal - free from the retail business 'eye clutter' found in towns, cities and communities in surrounding areas. Voting in favor of a self storage unit built so close to our beautiful lakes destroys the beauty and serenity of this special area. Additionally, the variance brings concern about the impact on the health and condition of the lakes as well.

Please consider the long term impact of our community and county and vote against this proposal. Thank you again for the opportunity to voice an opinion.

Regards,  
Doris Brooks  
44 Par Harbor Way  
Salem, SC

606-465-0307

## **Vivian Kompier**

---

**From:** Lisa Ludwig <lisa.ludwig@me.com>  
**Sent:** Wednesday, May 27, 2020 7:54 PM  
**To:** Adam Chapman  
**Subject:** Highway 130 - Storage Site plan

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Adam, it has come to my attention that a storage business is looking for a zoning change and will locate a business on a road (hwy 130) with no additional capacity for safe traffic flow. Enough is enough when it comes to storage locations. These business are extremely unsightly and need rules and regulations to coexist with the tax payers that surround these facilities.

Zoning restrictions were developed for a reason and protect tax payers investments in their properties and help to protect the safety of their families.

Enough is Enough!

Please do not support zoning changes for a business that hurts our community. Saying no, simply means they will find a more appropriate place for their business. That is better than a life lost or the loss of value in our homes.

## Vivian Kompier

---

**From:** Mark Ludwig <mark.ludwig@mac.com>  
**Sent:** Wednesday, May 27, 2020 7:56 PM  
**To:** achapman@oconeesc.com.  
**Subject:** Not another Storage Facility!!

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Adam, please do not let another storage business alter zoning rules to protect us tax payors. We pay our taxes and have you represent us to protect us!

Please do that!!!

President & CEO  
Mark Edward Capital, LLC.  
600 Washington Street  
Greenville, SC 29602  
(888) 587-6660 Office  
(303) 886-7285 Cell  
Mark.Ludwig@me.com  
[www.MarkEdwardCapital.com](http://www.MarkEdwardCapital.com)

## Vivian Kompier

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**From:** Dee Lewis <yukiedee@bellsouth.net>  
**Sent:** Wednesday, May 27, 2020 8:51 PM  
**To:** Adam Chapman  
**Subject:** Please submit this into the record for the rezoning meeting for 130

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Good Evening,

My name is Dee Lewis and I am a full-time resident of Oconee County District 1.

I am writing to strongly express my opposition to the proposed storage facility on Highway 130. Here are several reasons why I (and many others who live in this area) oppose this development:

- The location of the proposed development is within the 750 foot Lake Overlay - <https://oconeesc.com/documents/community-dev/planning-zoning/overlay-districts/section-38-11.0-of-article-xi.pdf>. What is the purpose of having the Overlay to protect our beautiful lake if it can be easily overridden by an out-of-state developer?
- A variance should be granted only when a hardship can be shown, and in no way does this qualify as a hardship.
- This is a residential community and that particular area is the entryway to the Newry Historic District that is well positioned for growth and future investment. This development will devalue the surrounding area.
- It's well documented about the increase in traffic on 130 over the last few years and the number of accidents along that particular stretch of road. This will only increase those problems.
- Lake Keowee is one of the crown jewels of our community. The stretch on 130 is absolutely spectacular and enjoyable for anyone who drives along that stretch. How can we even consider permitting a variance for something like a self-storage unit, especially when there are so many other locations in our community for this development.

Thank you for considering the position of the many residents who live in this area who are opposed to this development.

Dee Lewis  
1419 Azure Cove Court  
Seneca, SC 29672  
864-888-8557



## Vivian Kompier

---

**From:** Margaret & Dennis <keowee109@bellsouth.net>  
**Sent:** Wednesday, May 27, 2020 10:32 PM  
**To:** Adam Chapman  
**Subject:** Proposed Development on Hwy 130

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

The Lake overlay was passed to prevent non-residential development near the lake. The proposed development near Newry is an infringement on that overlay and a threat of future attempts by developers. There is no reason that you should even consider approval of storage buildings and holding ponds within the overlay.

Dennis and Margaret Barré  
[keowee109@bellsouth.net](mailto:keowee109@bellsouth.net)

## Vivian Kompier

---

**From:** kathleen lynch <klynch64@yahoo.com>  
**Sent:** Wednesday, May 27, 2020 11:20 PM  
**To:** Adam Chapman  
**Subject:** Storage Space - near Lake Keowee

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Hello,

Requesting that you please consider rejecting the storage place plan off of 130 between Keowee II and Newry.

The traffic would get worse and this storage space would lower property values.

We already have the metal recycling nearby but the combination of the two will create an environment that could only go downhill.

My parents lived in the area since the early 90s before they passed, I just want to contribute my voice to the chorus of others saying no to this storage area. It would give nothing to the area, but take so much away.

Thank you, Kathleen Lynch

## Vivian Kompier

---

**From:** David Dykes <dgdykes110@att.net>  
**Sent:** Wednesday, May 27, 2020 11:47 PM  
**To:** Adam Chapman  
**Subject:** SE20-1 & VA20-4

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Dear Mr Chapman:

I write to you in opposition to the two proposed exceptions noted above.

My objection is that this project erodes the authority, enforcement, and objectives of the Lake Overlay District. If approved it will lead to more non-conforming projects being proposed near and crossing the District's line of demarcation. It's the old "slippery slope" issue.

I'm also concerned that the area where this business will connect to Hwy 130 is a traffic choke point. I recognize the traffic entering & exiting the business will likely be light, but those exiting may be vehicles pulling either boats or a utility trailer on a section of Hwy 130 with a steep grade. This along w/ traffic from 3 subdivision entrances and Stanton Rd from Newry will become problematic.

Thank you for your consideration.

David Dykes  
110 Talons Point Rd  
Seneca, SC 29672  
404-797-4825

## Vivian Kompier

---

**From:** Dave Goeckel <fishinfool877@charter.net>  
**Sent:** Thursday, May 28, 2020 12:13 AM  
**To:** Adam Chapman  
**Cc:** Tucker Wilde  
**Subject:** Request for special exception #SE20-01

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Mr. Chapman,

After looking at the application being made by the storage facility people, I have three questions that should be addressed before a ye vote is given.

- 1 In light of the amount of rain seen recently, where is the runoff from the paved area of this project intended to flow ? Is all the paving impervious ?
- 2 Is the detention pond shown on the plat intended to answer that potential problem ?
- 3 Has a traffic study been done to determine the added congestion this will create in the area ?

Thank you for making a comment site available.

Dave Goeckel  
FOLKS member

## Vivian Kompier

---

**From:** Karen Kleveno <kkleveno88@gmail.com>  
**Sent:** Thursday, May 28, 2020 12:41 AM  
**To:** Adam Chapman  
**Subject:** Opposition to storage facility across from Entrances to Keowee II and Keowee III subdivisions

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Dear Mr. Chapman,

We are in opposition to the storage facility proposed across from the subdivision entrances.

Here are the facts:

Seneca has a population of 8467 people. In 2020 it's estimated the population will increase to 8647. Less than 200 people.

Seneca currently has fifteen (15) self storage providers within a 5-mile radius of Seneca. In addition, a new 3-story level storage facility is being built next to the Food Lion strip mall.

There also exists a formal Keowee /Jocassee Lakes Overlay.

Here are questions:

Where are the statistics that support the NEED for another storage facility, number 17? Population statistics certainly don't support it.

What are the guarantees that within the overlay, Keowee lake would not become a repository for excess trash and storage unit contents no longer wanted by clients? Right now Keowee subdivision residents take it upon themselves to pick up the trash bags left on the side of highway 130 to keep the area clean. The city does nothing to clean up the the litter.

Will the city be reducing the speed limits on 130 due to the increased entrances where people have to pull in and pull out? Or will the city instal lights to control the traffic? There's already been 16 accidents this year within that stretch of road. Installing lights would mar the beauty of the area, which decreases property values. A storage facility would destroy the ambiance of this area. The massive advertising billboards that have been put on 130 have destroyed some of that ambience already.

Is this really the kind of development Seneca wants to encourage and approve in the future? Large billboards, big signage, Dollar Stores, storage facilitird along one of the prettiest routes around Lake Keowee in Oconee County. Does this really represent the homeowners on the lake where it's most difficult to find a home on the lake for under \$700,000?

For 28 years we have enjoyed our home here. Please, do not approve the building of this storage facility.

Sincerely,  
Lawrence and Barbara Kolze/kk

1602 Keowee Lakeshore Drive  
Keowee II Subdivision

## Vivian Kompier

---

**From:** ROBERT C WINCHESTER <bell29bart@bellsouth.net>  
**Sent:** Wednesday, May 27, 2020 4:00 PM  
**To:** Adam Chapman  
**Subject:** Keowee Climate Control Storage

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Good Afternoon Mr. Chapman,

This message is to request that I be included on the Agenda for the Planning Commission Public Hearing on Thursday May 28, 2020 at 6:00 PM for the above referenced Project.

I plan to speak in support of the Project and the owner, Mr. Kevin Reitano, who is an Oconee County Citizen and proposes to develop a small parcel of property in our county.

Thanks for your help and I look forward to seeing you tomorrow.

Bob Winchester  
Walhalla, SC 29691  
bell29bart@bellsouth.net

## Vivian Kompier

---

**From:** Joe Turner <turner@g.clemson.edu>  
**Sent:** Wednesday, May 27, 2020 4:20 PM  
**To:** Adam Chapman  
**Subject:** variance requests for self-storage facility

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Dear Mr. Chapman,

The proposed self-storage facility at 391 Newry Road with access from SC 130/Rochester Highway would partially be in the Lake Keowee overlay. This facility would not be in keeping with the residential structures in the area and seems in violation of the spirit and intent of the Lake Overlay. I oppose the requested variances for the facility, and recommend rejection of the requests.

Albert J Turner Jr.  
2024 Westview Pt  
Keowee Shores  
Seneca, SC 29672



## Vivian Kompier

---

**From:** Sarah Kennedy <sarahtwinsmom@charter.net>  
**Sent:** Wednesday, May 27, 2020 4:58 PM  
**To:** Adam Chapman  
**Subject:** Approval of storage building

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

1535 Red Oak Court  
I am strongly against your approval of storage building on Hwy 130

Bates Kennedy  
Sent from my iPhone

## Vivian Kompier

---

**From:** ROBERT S BURGEN <rburgen@bellsouth.net>  
**Sent:** Wednesday, May 27, 2020 5:24 PM  
**To:** Adam Chapman  
**Subject:** Storage facility on Hwy 130

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Dear Mr. Chapman,

It has been brought to my attention that a company has requested two variances to build a storage facility on Hwy 130 across from Keowee II. I have lived in Seneca since my birth in 1960 and have lived in Keowee Subdivision since 1983. The area that is being considered to build has to be one of the most dangerous stretches of road in our county as it sits today without any commercial at all. I have had a family member and a close friend that have had significant accidents right there, and I have seen literally dozens of other accidents, many of them with people being taken away in ambulances. It truly makes me sick to my stomach to think of us letting ANY type of development in that area be allowed to have road access directly to and from Hwy 130.

In addition to the horrible increase in danger on that stretch of road that commercial development will cause as thousands of Duke Power employees commute as well as all of the residents north of that location are forced to travel the two lane road to and from everywhere, it will be an eyesore for those of us who must look directly into the location every time we leave our homes. Please help us to maintain our homes in the same way they have been for the last forty years. That stretch of road seems to encourage folks to go down and up that hill with excess speed and I am sure that if additional development is allowed directly onto the "highway" that eventually the state or county (?) will be forced to somehow add a traffic light which would be horrible.

This is not what we want. This is not what we need. This is not a smart move to make. This will cause many additional problems. This will cost more than it will bring in in money. It will cost in damages,. It will cost in life. It will cost us extremely in convenience.

I greatly appreciate your taking the time to consider my opinion. Please look at this as a community decision and not just a business one.

Sincerely,  
Robert Burgen  
rburgen@bellsouth.net  
864-710-6616

## Vivian Kompier

---

**From:** Dan Edie <ddedie@bellsouth.net>  
**Sent:** Wednesday, May 27, 2020 6:21 PM  
**To:** Planning Info  
**Subject:** Highway 130 rezoning issue

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Mr. Adam Chapman,

I and my neighbors in the Summit subdivision are totally opposed to the variances to build a storage facility across from the Keowee Subdivision along highway 130. Please respect the Lake Overlay designation and vote no on this issue.

Sincerely,

Dan D. Edie  
228 South Summit Drive  
Seneca, SC 29672

## Vivian Kompier

---

**From:** Ward Snyder <wardiansnyder@gmail.com>  
**Sent:** Wednesday, May 27, 2020 7:13 PM  
**To:** Adam Chapman  
**Cc:** Kevin S.Reitano  
**Subject:** Storage Facility

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Good evening Mr. Chapman,

I am a resident in nearby Keowee Key and happen to be the tennis and pickleball professional as well. I know a thing or two about Self Storage as a business consultant specializing in Storage, (actually built one many years ago) and am quite familiar with Kevin Reitano and his intended facility.

I am so excited about having a first class storage facility near our community as this certainly fits our needs and selfishly mine as the nearest storage is quite a distance away. There is no doubt in my mind that having this project in this particular location will only be positive and that is but one of the many reasons I support this.

It is my understanding Kevin will not have trucks, RV's and boats outside even though I recommended this for added revenue. Credit to Kevin as he prefers a cleaner look and money does not rule his every business decision. He spares no costs in putting up the best "state of the art" security systems, building materials, signs, landscaping and runs the cleanest shop I have ever been associated with.

I look forward to speaking tomorrow evening and offer my insight and support of this fine gentleman who values community, integrity and family more than the mighty dollar.

Have a nice evening,

Ward Snyder

## Vivian Kompier

---

**From:** J Fox <jfoxri@yahoo.com>  
**Sent:** Thursday, May 28, 2020 2:11 PM  
**To:** Adam Chapman  
**Subject:** May 28 Hearing RE: #SE20-01

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Good afternoon Mr. Chapman,

As a resident of Newry I would like to offer my limited amount of research regarding storage units in the area near the proposed site on Hwy. 130. I focused my search for units to an area within in 5 miles of the site for which the variance has been requested. It took me a little over 15 minutes to find 12 operations already in existence. It made me scratch my head until I remembered one of my neighbors telling me that storage facilities are one of the most profitable business investments available.

If you expand the limit of 5 miles I used in research of existing facilities you find more than 10 in existence beyond my original 12 with the majority already serving the areas surrounding Lake Keowee.

It should be little wonder that I oppose the approval of the variance request as I would have to deal with the additional traffic generated by this facility and can only imagine the increase in accidents that are destined to occur both on Newry Road and on Highway 130.

If the Board seeks to increase the risk of accidents on the roads abutting the property, wishes to ignore the potential crime increase in Newry I suppose there is no quicker way to do so than to approve this variance. I hope they will use some common sense.

Best regards,  
Joel S. Fox  
943 West Branch Avenue, Newry, SC

## Vivian Kompier

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**From:** Jeffery McWey <jmcwey@bellsouth.net>  
**Sent:** Thursday, May 28, 2020 2:27 PM  
**To:** Adam Chapman  
**Subject:** Storage Facility

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

My wife Lauren and I are opposed to the Oconee County storage facility being proposed. The most important thing is to protect our beautiful lake.

Thanks

Jeff

Sent from my iPhone

Jeff McWey  
President & CEO  
GBS Enterprises/GBS Protection Services  
550 Fairway Drive, Suite 205  
Deerfield Beach, FL 33441  
Cell: 404-274-7300  
Office: 954-977-2414 Ext 1002

## Vivian Kompier

---

**From:** Brenda Goodwin <brendagood@bellsouth.net>  
**Sent:** Thursday, May 28, 2020 2:37 PM  
**To:** Adam Chapman  
**Subject:** Storage Facility Request for Hyw. 130

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

To whom it may concern:

We are very much opposed to this project!!! There is already enough traffic in that area without adding to it for a Storage Facility. Surely, that piece of property can be put to better use without affecting the pristine beauty of the area and the lake.

Respectfully,  
Steve and Brenda Goodwin

Brenda Goodwin  
Phone: 864 944 2984  
E-mail: [brendagood@bellsouth.net](mailto:brendagood@bellsouth.net)

## Vivian Kompier

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**From:** Jim Suggs <j\_csuggs@bellsouth.net>  
**Sent:** Thursday, May 28, 2020 1:07 PM  
**To:** Adam Chapman  
**Subject:** Storage buildings in Neury

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

I was so pleased to see that a developer and the State are planning to develop the old Neury mill into apartments and a small grocery store. A very important development for Neury and Oconee County. Neury and Oconee Ctn. do not need the storage sheds, there are plenty in the county now.

James Suggs

Sent from my iPad



## Vivian Kompier

---

**From:** Sally Rosenlund <sallyrosenlund@gmail.com>  
**Sent:** Thursday, May 28, 2020 12:51 PM  
**To:** Adam Chapman  
**Subject:** Proposed storage facility off of 130

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Hello Alan,

As a full time Oconee County resident, taxpayer, and Lake Keowee property owner I am very concerned about the proposed storage facility being built on Hwy 130 in Seneca. I do not agree with the request for a special variance for a commercial storage facility to be constructed partially in the Lake Keowee Overlay District.

This overlay area is intended to protect water quality, maintain the natural beauty, and limit the negative impacts of development around the lake. It is in place for a reason and needs to be followed.

Please know that many lake residents, voters, taxpayers are not happy with this plan and we will appreciate your work to not allow this special variance.

Sally Rosenlund  
804-397-9763

## Vivian Kompier

---

**From:** Dan Eskew <daneskew@bellsouth.net>  
**Sent:** Thursday, May 28, 2020 11:57 AM  
**To:** Adam Chapman  
**Subject:** Proposed storage facility highway 130

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Dear Mr. Chapman,

I just learned of the proposed storage facility that would be located off Highway 130 in the Lake Overlay District. As a resident of the Lake Overlay District, I am totally opposed to any commercial development in the district. This is exactly the kind of project that the Lake Overlay District was created to prevent. Why would we start down the slippery slope of making exceptions? Why would we make exceptions for one project and not another?

I am unable to attend the meeting tonight because of a current health condition and COVID-19, but thought I should let you know what I would say if I were there.

Regards,  
Dan Eskew  
639 Waterway Lane, Seneca

## Vivian Kompier

---

**From:** MICHAEL R RIXMAN <mrixman497@yahoo.com>  
**Sent:** Thursday, May 28, 2020 12:03 PM  
**To:** Adam Chapman  
**Subject:** Proposed Storage Facility on HWY 130

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Dear Mr. Chapman:

Good morning.

I just read the summary of subject proposal provided by FOLKS. I am opposed to such construction for the following reasons:

- 1) It is very near one of the most beautiful vistas of the lake and mountains.
- 2) Increased traffic congestion on a very busy route which already has several roads running into HWY 130 in the immediate area (three to residential areas and one to the town of Newry).
- 3) Lake Keowee and surrounding overlay/buffer zones etc has kept Lake Keowee clean and one of the most desirable destinations for visitors and residents
- 4) The purpose of this project by its principle(s) is simple: TO MAKE MONEY It is not a project to provide services/convenience to residents, it is about a business to generate income for the owners. To me, this is not the right reason. Property so close to the lake should not be used for commercial reasons.
- 5) I am sure there are other properties available in Oconee County that would be suitable for a storage business.

I hope you will consider the above and disapprove the current plans as proposed.

Sincerely,

Mike Rixman

May 27, 2020

COMMENTS ON PROPOSED NEWRY STORAGE FACILITY  
Oconee County Applications #SE20-01 and VA20-04

My wife and I live in South Port Village off Sugar Valley Road. Entering and exiting Hwy 130 is becoming very dangerous because motorists fail to observe posted speed limits. Traffic accessing and leaving the proposed storage facility presents additional safety issues.

A steep slope exists where the Hwy 130 entrance is proposed, and where a 10'tall "monument sign" is proposed with no setback from the roadway. This sign could be a danger to motorists

This slope at the proposed Hwy 130 entrance may necessitate placement of fill material. Would this fill be placed within a drainage way going directly to the lake? We question the need for a Hwy 130 entrance because access to Newry Road is also proposed or access to Stanton Road could also be an alternative.

We are unclear what environmental protections the Lake Keowee Overlay District" require. Will the county evaluate the adequacy of the proposed detention pond? Will the county allow storage of hazardous materials at this facility? Building roofs and pavement will greatly increase stormwater runoff flows to the lake during storm events. Water quality standards could be violated within the small cove receiving the runoff. The lake is the greatest asset we have and it must be protected.

Seven buildings are proposed but the total number of storage units is not presented in the available project description. This is necessary in order to define the potential traffic the facility would generate.

Thank you for the opportunity to comment on the project.

Ted Bisterfeld  
129 South Port Drive  
Seneca, SC 29672

## Vivian Kompier

---

**From:** Brad Rosenlund <btrosenlund@gmail.com>  
**Sent:** Thursday, May 28, 2020 12:15 PM  
**To:** Adam Chapman  
**Subject:** Proposed Storage Facility off Route 130 in Seneca

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Hello Alan,

As an full time Oconee County resident, taxpayer, and Lake Keowee property owner I am very concerned about the Proposed Storage Facility off Route 130 in Seneca . I do not agree with providing the requested special variance for a commercial storage facility to be constructed partially in the Lake Keowee Overlay District.

This overlay area is intended to protect water quality, maintain the natural beauty, and limit the negative impacts of development around the lake. It is in place for a reason and needs to be followed.

Please know that many lake residents, voters, taxpayers are not happy with this plan and we will appreciate your work to not allow this special variance.

Brad Rosenlund  
314 Treetops Dr,  
Seneca, SC 29672  
804-400-3773

## Vivian Kompier

---

**From:** J Fox <jfoxri@yahoo.com>  
**Sent:** Thursday, May 28, 2020 2:11 PM  
**To:** Adam Chapman  
**Subject:** May 28 Hearing RE: #SE20-01

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Good afternoon Mr. Chapman,

As a resident of Newry I would like to offer my limited amount of research regarding storage units in the area near the proposed site on Hwy. 130. I focused my search for units to an area within in 5 miles of the site for which the variance has been requested. It took me a little over 15 minutes to find 12 operations already in existence. It made me scratch my head until I remembered one of my neighbors telling me that storage facilities are one of the most profitable business investments available.

If you expand the limit of 5 miles I used in research of existing facilities you find more than 10 in existence beyond my original 12 with the majority already serving the areas surrounding Lake Keowee.

It should be little wonder that I oppose the approval of the variance request as I would have to deal with the additional traffic generated by this facility and can only imagine the increase in accidents that are destined to occur both on Newry Road and on Highway 130.

If the Board seeks to increase the risk of accidents on the roads abutting the property, wishes to ignore the potential crime increase in Newry I suppose there is no quicker way to do so than to approve this variance. I hope they will use some common sense.

Best regards,  
Joel S. Fox  
943 West Branch Avenue, Newry, SC

Keowee Shores Subdivision  
2555 Scenic Circle  
Seneca SC 29672

23 May 2020

Oconee County Board of Zoning Appeals  
415 South Pine Street  
Walhalla, S.C. 29691

**Comments Regarding Special Exception Application #SE20-01 and Variance #VA20-01  
Non- residential project within the Lake Overlay District.**

The residents of Keowee Shores Subdivision, residents living in the Lake Overlay District along S.C. Route 130, oppose granting Exception #SE20-01 and Variance #VA20-4 for the following reasons:

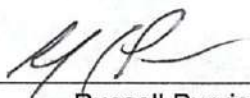
(1) Variance #VA20-4 (sign setback) should be denied. Failing to meet the required setback provisions would only make the sign for the proposed facility **more prominent** for a land use wholly inconsistent with the character of the neighborhood and watershed. The slope in the land is no reason to grant this variance. It would seem the applicant/owner simply wants to make the sign more prominent and visible, which is exactly contrary to the Overlay intention.

(2) Special Exception #SE20-01 should be denied because it is not **in the best interests of the county, the convenience of the community and the public welfare** as required for an Exception. It represents a dangerous precedent for unnecessary intrusion into the Lake Overlay buffer.

- A) The County has more than ample, competitively priced storage space available. The proposed project would be no more convenient than any other nearby storage facility while it would destroy the character of the area.
- B) The request **is not** suitable for the property in question, and **is not** designed, constructed, operated, and maintained **so as to be in harmony with and appropriate in appearance to the existing and intended character of the general vicinity**. The proposed Administration building is mostly metal siding - hardly "Appalachian rustic", and storage sheds are metal sheds, clearly violating District guidelines, **contrary** to the existing and intended character of the general vicinity - which is in fact a peaceful, residential area abutting the beautiful lake.
- C) Situated on a (northbound Rt 130) blind curve, the increased traffic entering and exiting on an already very hazardous stretch of highway where the speed limit is routinely exceeded will likely result in both accidents and certainly more congestion.
- D) The proposed facility is huge, at over 150,000 square feet with an unspecified number of storage units, with paved driveways and parking areas. Such storage areas produce volumes of rapid runoff with potential pollution from unregulated storage contents.

Please note that these comments have been delayed due to the distraction and confusion surrounding the recent tornado power outage and storm damage, and compliance with various aspects of the COVID-19 virus lockdown.

Respectfully submitted,



Russell Purvis  
President



Christopher Mango  
Vice President



Jerome Schmid  
Secretary / Treasurer

## Vivian Kompier

---

**From:** Lovely <authorlovely@gmail.com>  
**Sent:** Thursday, May 28, 2020 3:28 PM  
**To:** Adam Chapman  
**Subject:** Comments on Request for Variance To Allow Structures in Lake Overlay Zone

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

To the BZA Members and Adam Chapman—

I am writing to request the Board of Zoning Appeals deny the request to place signage and structures for a storage facility on Highway 130 that would encroach within the Lake Overlay. This heavily-traveled area of Highway 130 is already the site of traffic accidents and near-accidents. Placing a commercial road cut here would increase safety risks for everyone traveling this route, but especially for nearby residents. The proposed project also has the potential to create all-night light pollution for nearby residents and all recreational users of Lake Keowee. In addition, granting such a variance within the Lake Overlay would create a bad precedent with a far-reaching deleterious impact on the Lake Overlay and its ability to preserve water quality and protect the shoreline. There are many other parcels in Oconee County suitable for such a project. This isn't one of them.

Linda Lovely  
710 Navigators Pointe  
Seneca, SC 29672



Date: May 28, 2020  
To. : Oconee County Council  
From: Mary Waltman, Keowee 11

I would like to register my opposition to the proposed storage facility for the following reasons.

1. It will infringe on the Lake Keowee Overlay District which was established for the protection of the lake and surrounding area.
2. It will create an increase of traffic on Route 130 across from residential areas which are already overloaded and dangerous.
3. It will visibly detract from the residential and natural look of the area.
4. It will increase noise in the area.
5. It will institute all night lighting pollution in a huge area.
6. It will increase after hours and weekend activity because it is 24/7 facility.
7. It will devalue the neighborhood property values.
8. It will detract from the historic nature of the Newry Mill project.
9. It will be at best a large concrete lot with ugly sheds.
10. It will NOT be the best use of the property.
11. It will set a precedence for other ill-advised projects and variances around the lake.
12. It is an unnecessary business as there are multiple unfilled storage facilities in close proximity.
13. It is a proposal that only benefits the owner of the property and no one else.

For these reason, I oppose this project and any variances.

Thank you for your consideration in this matter:

Mary F. Waltman, Keowee 11 resident



## Vivian Kompier

---

**From:** WILLIAM SCHUSTER <schuster116@bellsouth.net>  
**Sent:** Thursday, May 28, 2020 3:28 PM  
**To:** Adam Chapman  
**Subject:** Variance for storage units on Rte 130

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Please do not approve this Variance.

There are already way too many storage unit facilities within a few miles of this proposed location!!!!

Thank you.

Betty Schuster

[Sent from AT&T Yahoo Mail for iPhone](#)

## Vivian Kompier

---

**From:** mricci@redwing.net  
**Sent:** Thursday, May 28, 2020 3:23 PM  
**To:** Adam Chapman  
**Subject:** Lake Overlay Variance Application

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Please reject this Application along the highway 130 corridor and Sugar Valley Road, in Seneca. As a resident in the Keowee Shores subdivision, I have experienced much increased traffic at this intersection and speeds exceeding the posted limit.

Please consider the safety of the residents and the beauty of our landscape.

Do we really need any more storage units in the area? Do we need another boondoggle like the hotel along 123 adjacent to the lake?

I say enough building commercial near our beautiful lake!

Mary Ann and Dino Ricci  
2564 Scenic Circle  
Seneca, SC 29672

## Vivian Kompier

---

**From:** Lovely <authorlovely@gmail.com>  
**Sent:** Thursday, May 28, 2020 3:28 PM  
**To:** Adam Chapman  
**Subject:** Comments on Request for Variance To Allow Structures in Lake Overlay Zone

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

To the BZA Members and Adam Chapman—

I am writing to request the Board of Zoning Appeals deny the request to place signage and structures for a storage facility on Highway 130 that would encroach within the Lake Overlay. This heavily-traveled area of Highway 130 is already the site of traffic accidents and near-accidents. Placing a commercial road cut here would increase safety risks for everyone traveling this route, but especially for nearby residents. The proposed project also has the potential to create all-night light pollution for nearby residents and all recreational users of Lake Keowee. In addition, granting such a variance within the Lake Overlay would create a bad precedent with a far-reaching deleterious impact on the Lake Overlay and its ability to preserve water quality and protect the shoreline. There are many other parcels in Oconee County suitable for such a project. This isn't one of them.

Linda Lovely  
710 Navigators Pointe  
Seneca, SC 29672

**change.org**

Recipient: Oconee County, SC Board of Zoning Appeals

Letter: Greetings,

Prevent commercialization next to Lake Keowee

# Signatures

Name	Location	Date
Robert Moore	US	2020-05-21
Ken Myers	Seneca, SC	2020-05-21
Dan Hofmann	Salem, SC	2020-05-21
Laura Gibbons	Seneca, SC	2020-05-21
Marsha Kitagawa	Seneca, SC	2020-05-21
Cara Dull	Seneca, SC	2020-05-21
Reva Kraus	Seneca, SC	2020-05-21
Andrew Cunningham	Seneca, SC	2020-05-21
David A. And Debby Foard	Seneca, SC	2020-05-21
Matt V	Beverly, US	2020-05-21
Shirley Vega	Charlotte, US	2020-05-21
Nancy Schwartzhoff	Seneca, SC	2020-05-21
Iva Spring	Seneca, SC	2020-05-21
M. Douglas Carlson	Seneca, SC	2020-05-21
Woodrow Rorrer	Seneca, SC	2020-05-21
Jennifer Erwin	Seneca, SC	2020-05-21
Janice Griffin	Seneca, SC	2020-05-21
Carolyn Johnson	Seneca, SC	2020-05-21
Jean Bauer	US	2020-05-21
Jerre Wippermann	Seneca, SC	2020-05-21

<b>Name</b>	<b>Location</b>	<b>Date</b>
Kamarre Green	San Pablo, US	2020-05-21
Thomas Loffredo	Seneca, SC	2020-05-21
Margaret Rancourt	West Union, SC	2020-05-21
Thomas Wippermann	Seneca, SC	2020-05-21
Barbara Dianne Spoon	Seneca, SC	2020-05-21
LISA KISIL-DENSE	Seneca, SC	2020-05-21
Steven Birdsey	Seneca, SC	2020-05-21
Kate Walker	Seneca, SC	2020-05-21
Penny Koppinger	Seneca, US	2020-05-21
Jean-Marie Dolenc	Seneca, SC	2020-05-21
Charles E Smith	Seneca, SC	2020-05-21
Penelope Booher	Seneca, SC	2020-05-21
Pam Ellis	Seneca, SC	2020-05-21
Clay Schile	Seneca, SC	2020-05-21
NIKKI DEFAZIO	Seneca, SC	2020-05-21
Walter Burgess	Seneca, SC	2020-05-21
John Hesson	Seneca, SC	2020-05-21
Edmond Allen	Senecaa, SC	2020-05-21
Sucheng Xie	Seneca, SC	2020-05-21
Rick Young	Seneca, SC	2020-05-21
Susan Young	Seneca, SC	2020-05-21
Christine Robinson	Seneca, SC	2020-05-21



<b>Name</b>	<b>Location</b>	<b>Date</b>
Michelle Ready	Seneca, SC	2020-05-21
Marie Gimbel	Charlotte, NC	2020-05-22
Lisa Zambito	Seneca, SC	2020-05-22
Deborah Hesson	Seneca, SC	2020-05-22
Janis Sutter	Seneca, SC	2020-05-22
Debbie Brown	Murfreesboro, TN	2020-05-22
Janice Garcia	Seneca, SC	2020-05-22
Tracy Allen	Seneca, SC	2020-05-22
Linda Nichelson	Seneca, SC	2020-05-22
Tom Holmes	Seneca, SC	2020-05-22
Bruce Booher	Seneca, SC	2020-05-22
William Abercrombie	Seneca, SC	2020-05-22
sarah pagan	Spring Hill, US	2020-05-22
Salma Alwine	Chicago, US	2020-05-22
Karen Lederer	Seneca, SC	2020-05-23
Cynthia Cunningham	Seneca, SC	2020-05-23
Robert Burgen	Seneca, SC	2020-05-23
Lynn Carlson	Seneca, SC	2020-05-23
Frank Garcia	Seneca, SC	2020-05-23
Christine Paulik	Seneca, SC	2020-05-23
Pam Schaefer	Seneca, SC	2020-05-23
Rebecca Clay	Seneca, SC	2020-05-23

<b>Name</b>	<b>Location</b>	<b>Date</b>
Debbie Shaw	Seneca, SC	2020-05-23
John Thompson	Seneca, SC	2020-05-23
Steven MacLeod	Seneca, SC	2020-05-23
Robert Rickerby	Greenville, SC	2020-05-23
Don Pawelko	Seneca, SC	2020-05-23
Angela Pelletier	Seneca, SC	2020-05-23
John and Martha Steele	Seneca, SC	2020-05-23
Michael Kellett	Greenville, SC	2020-05-23
DERHAM AND PATRICIA EGINTON	Seneca, SC	2020-05-23
Penny Barrow	Seneca, SC	2020-05-24
Sharlene Hammond	Anderson, SC	2020-05-24
Jon Tyner	Seneca, SC	2020-05-24
Soledad Fuentes	Seneca, SC	2020-05-25
Michele Shkor	Seneca, SC	2020-05-25
Tammy Netherton	Seneca, SC	2020-05-25
Ralph Allen	Seneca, SC	2020-05-25
Summer Feiste	Seneca, SC	2020-05-25
Mary Keith Eustis	Salem, SC	2020-05-25
Kenneth DeFazio	Seneca, SC	2020-05-25
Peter Butenhoff	Seneca, SC	2020-05-25
Dennis Harmon	Seneca, SC	2020-05-25

<b>Name</b>	<b>Location</b>	<b>Date</b>
Loran Brown	Inman, US	2020-05-25
Samantha Oswalt	Easley, US	2020-05-25
Isaac Filippo	Oxford, NC	2020-05-25
Dudley Blair	Seneca, SC	2020-05-26
Nicole Foster	Birmingham, AL	2020-05-26
Jacin Newsing	Middletown, US	2020-05-26
Serenity Yates	Clinton Township, US	2020-05-26
kassie niziolek	South Bend, US	2020-05-26
John Shkor	Seneca, SC	2020-05-26
Peter Barnes	Seneca, SC	2020-05-26
David Skyles	Seneca, SC	2020-05-26
Glenn Abbott	Seneca, SC	2020-05-26
Sonya Goodman	Seneca, SC	2020-05-26
Andrew Derry	Seneca, SC	2020-05-26
Tim Clark	Seneca, SC	2020-05-26
Adrienne Hennes	Seneca, SC	2020-05-26
Ben Rae	Seneca, SC	2020-05-26
Bob & Lana Todd	Seneca, SC	2020-05-26
Helen Dolfis	Seneca, SC	2020-05-26
James Rafert	Seneca, SC	2020-05-26
Charles and Phyllis Macy	Saint Johns, FL	2020-05-26
steven bernhardt	Seneca, SC	2020-05-26

<b>Name</b>	<b>Location</b>	<b>Date</b>
Lisa A Cieslak	Inman, SC	2020-05-26
Matias Aguerre	Seneca, SC	2020-05-26
Ford Dolores	Seneca, SC	2020-05-26
Marta Wahlen	Seneca, SC	2020-05-26
Sharon DeRidder	Seneca, SC	2020-05-26
Lisa Thompson	Clemson, SC	2020-05-26
Richard Wolthuis	Clemson, SC	2020-05-26
Helen Rorrer	Seneca, SC	2020-05-26
Jon Gardner	Seneca, SC	2020-05-26
Carol Kozma	Seneca, SC	2020-05-26
Samuel Wilson	Athens, GA	2020-05-26
Danny Delmarco	Seneca, SC	2020-05-26
Jenna Lally	Boston, MA	2020-05-26
Lynell Hecht	Seneca, SC	2020-05-26
Janice Crismore	Seneca, SC	2020-05-26
Nancy Butenhoff	Seneca, SC	2020-05-26
Daniel J. Wroblewski	Seneca, SC	2020-05-26
Julia Elrod	Seneca, SC	2020-05-26
Jerry Kinard	Charlotte, NC	2020-05-27
Jennifer Delmarco	Seneca, SC	2020-05-27
Charlie Lovelace	Seneca, SC	2020-05-27
PATSIE BARNES	Seneca, SC	2020-05-27

<b>Name</b>	<b>Location</b>	<b>Date</b>
Sonny Lanning	Seneca, SC	2020-05-27
Emily Burrell	Charlotte, NC	2020-05-27
Elizabeth Warren	Seneca, SC	2020-05-27
Vicki Nguyen	Seneca, SC	2020-05-27
Frank Lewis	Seneca, SC	2020-05-27
Joann Aucoin	Seneca, SC	2020-05-27
Dale Butts	Beaufort, SC	2020-05-27
Tracy Butts	Bluffton, SC	2020-05-27
Warren Carpenter	Seneca, SC	2020-05-27
James White	Cedar Hill, TN	2020-05-27
Barbara Everson	Pendleton, SC	2020-05-27
Candice Hartmann	Seneca, SC	2020-05-27
Jeannine Standish	Seneca, SC	2020-05-27
Carol Kobel	Easley, SC	2020-05-27
Patricia Lightweis	Simpsonville, SC	2020-05-27
Molly kokoszka	Walhalla, SC	2020-05-27
Jacqueline Downes	Seneca, SC	2020-05-27
Cecile Martin	Seneca, SC	2020-05-27
Diane McFarlane	Seneca, SC	2020-05-27
Michael Pickens	Seneca, SC	2020-05-27
Melissa Ryan	Seneca, SC	2020-05-27
Carol Smith	Seneca, SC	2020-05-27

<b>Name</b>	<b>Location</b>	<b>Date</b>
Erin Phillips	West Union, SC	2020-05-27
Joshua Musgrave	West union, SC	2020-05-27
charles allen	Buford, GA	2020-05-27
Alex Whigham	Mattapan, NY	2020-05-27
Kelley Winstead	Greenville, SC	2020-05-27
Robin Metler	Seneca, SC	2020-05-27
Michael Walters	Seneca, SC	2020-05-27
Renee Beitz	Seneca, US	2020-05-27
Marilyn Miehle	Seneca, SC	2020-05-27
Bruce Miehle	Seneca, SC	2020-05-27
Fred Edgerton	Seneca, SC	2020-05-27
Robin DuBosr	Walhalla, SC	2020-05-27
nancy simmons	Elizabethton, SC	2020-05-27
Cindy Edgerton	Seneca, SC	2020-05-27
James Simmons	Elizabethton, SC	2020-05-27
marilyn norton	Liberty, SC	2020-05-27
Joan Chittenden	Seneca, SC	2020-05-27
Tammy Larson	Seneca, SC	2020-05-27
Barry Keane	Seneca, SC	2020-05-27
Robert McElreath	Seneca, SC	2020-05-27
Raymond Imondi	Smithfield, US	2020-05-27
Jamie Price	Seneca, SC	2020-05-27

<b>Name</b>	<b>Location</b>	<b>Date</b>
Katherine French	Littleton, US	2020-05-27
Ben Wechselblatt	US	2020-05-27
Kallie Steuernagel	Bellport, US	2020-05-27
Paul Krieger	Buffalo, US	2020-05-27
Dixie Normus	atlanta, US	2020-05-27
Elizabeth Bost	Seneca, US	2020-05-27
Becky Wiles	Gulf e, US	2020-05-27
Dora Leonard	Seneca, SC	2020-05-27
Eric Bost	Seneca, SC	2020-05-27
Joy Duncan	Seneca, SC	2020-05-27
Douglas Shannon	Seneca, SC	2020-05-27
Emily Price	Denver, NC	2020-05-27
Lane Price	Seneca, SC	2020-05-27
Jeff Wahlen	Seneca, SC	2020-05-27
Mark Mcinnis	Seneca, SC	2020-05-27
Judy Price	Seneca, SC	2020-05-27
Debby Howard	Buford, GA	2020-05-27
Elizabeth White	Charleston, SC	2020-05-27
Elaine Quarles	Seneca, SC	2020-05-27
Cynthia Burgess	Seneca, SC	2020-05-27
Devon Stone	Denver, NC	2020-05-27
Michael Brooks	Auburn, CA	2020-05-27

<b>Name</b>	<b>Location</b>	<b>Date</b>
Daniel Price.	Seneca, SC	2020-05-27
Marian Corn	Seneca, SC	2020-05-27
Crandall Lanphear	West Union, SC	2020-05-27
Sandy Perry	Seneca, SC	2020-05-27
David Corl	Seneca, SC	2020-05-27
kristen mcinnis	Seneca, SC	2020-05-27
Barbara Clayton	Seneca, SC	2020-05-27
ralph Chamberlain	Seneca, SC	2020-05-27
Claire Aucoin	Charleston, SC	2020-05-27
Kevin Turner	Seneca, SC	2020-05-27
Stan Dubose	Walhalla, SC	2020-05-27
Kathy Carroll	West Union, SC	2020-05-27
James Carroll	Walhalla, SC	2020-05-27
Maggie Gilmore	Simpsonville, SC	2020-05-28
Sheryl Praktish	Greenville, SC	2020-05-28
Pete Dolfis	Seneca, SC	2020-05-28
Tammy Dolfis	Seneca, SC	2020-05-28
Pete Santora	Seneca, SC	2020-05-28
sydney sikes	Stanley, NC	2020-05-28
Marcia Banholzer	Seneca, SC	2020-05-28
Elizabeth Walker	Travelers Rest, SC	2020-05-28
Lauren Simms	Taylors, SC	2020-05-28



<b>Name</b>	<b>Location</b>	<b>Date</b>
Scott English	Seneca, SC	2020-05-28
Robert Beckler	Seneca, SC	2020-05-28
Carolyn Ross	Seneca, SC	2020-05-28
Carlos Dalence	Tampa, FL	2020-05-28
Mary Waltman	Seneca, SC	2020-05-28
Linda Hamilton	Seneca, SC	2020-05-28
Judiann Myers	Seneca, SC	2020-05-28
Nancy Dalence	Tampa, FL	2020-05-28

## **Petition to prevent commercialization next to Lake Keowee**

The owner of the property identified as TMK 210-00-01-040 is seeking a change in zoning from unclassified farm and a variance from the 25 foot setback in order to build self-storage buildings with accompanying signage on Hwy 130. In addition to the traffic hazards that additional traffic in and out of the storage units that this development will create, the storage units will detract from the scenic beauty of the lake and highway. With so many other locations nearby offering self-storage and many other alternative locations already properly zoned, there is no reason for the Board of Zoning Appeals to grant the owner's requests. Please sign below to indicate your opposition to any change in this property's zoning.

## Adam Chapman

---

**From:** Dick and Cuddle Millward <millward@innova.net>  
**Sent:** Thursday, May 28, 2020 3:53 PM  
**To:** Adam Chapman  
**Subject:** Vote against proposed self storage construction

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

We are opposed to the proposal to build a self storage facility off Highway 130 near Newry. First, it is a residential zone and the town of Newry is in the process of reinventing itself as an historic mill village. Adding a blatantly commercial facility right at the entrance to the town is most assuredly NOT an enhancement to their plans. Second, the lake protection zone is meant to do just that – protect the lake from harmful runoff and intrusion by commercial development. Third, such short notice of such an important vote clearly smacks of a cover-up in another attempt to “pull a fast one” on the residents of Oconee County and especially those of us who live not only on the Lake but also adjacent to the to the town of Newry in the East Shores subdivision

Richard S. Millward  
Isabel A. Millward  
208 Wynmere Way  
Seneca, SC 29672  
[millward@innova.net](mailto:millward@innova.net)

## Adam Chapman

---

**From:** rod & barbara halsell <rbhalsell@yahoo.com>  
**Sent:** Thursday, May 28, 2020 4:25 PM  
**To:** Adam Chapman  
**Subject:** New storage facility along Hwy 130 - SAFETY

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Mr. Chapman,

As a resident about 3 miles north of the proposed entrance along Hwy 130 that travels this roadway daily I ask that you and others strongly consider the entrance be along Newry Rd/Broadway St for this new storage business.

We do not need a business entrance along this section of curved highway with 45 MPH speeds. The right thing to do is have the entrance off of Old Clemson Hwy then the Newry Rd/Broadway access.

I am not opposed to business or progress, however the entrance should NOT be along Hwy 130.

Thanks for your time and strong consideration.

Regards,  
Rod Halsell  
Seneca / Oconee resident

## Adam Chapman

---

**From:** Megan Andrew <Megward@juno.com>  
**Sent:** Thursday, May 28, 2020 4:14 PM  
**To:** Adam Chapman  
**Subject:** Storage proposal

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

I vote NO for a storage facility on 130  
Megan Andrew  
East Shores

Sent from my iPhone Megan

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Youtuber Under Fire After Decision on Adopted Son

<http://thirdpartyoffers.juno.com/TGL3131/5ed01b95c94eb1b8b2047st02duc1>

Coach in Hot Water Over Posts About Minneapolis Death

<http://thirdpartyoffers.juno.com/TGL3131/5ed01b95e43de1b8b2047st02duc2>

Man in Park Incident: Let's Not Destroy Her Life

<http://thirdpartyoffers.juno.com/TGL3131/5ed01b96b1791b8b2047st02duc3>

## Adam Chapman

---

**From:** Katy Clarke <clarkekaty@hotmail.com>  
**Sent:** Thursday, May 28, 2020 4:19 PM  
**To:** Adam Chapman  
**Subject:** Proposed Storage Facility

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Dear Mr. Chapman,

As long time residents of East Shores in Oconee County my wife and I have serious concerns about the variance requested by the petitioner. We are opposed to this project at the proposed location. There is simply too little potential gain and too much environmental risk.

Rick & Katy Clarke  
210 Wynmere Way

Sent from my iPad

## Adam Chapman

---

**From:** Gary Owens <growens@gmail.com>  
**Sent:** Thursday, May 28, 2020 4:41 PM  
**To:** Adam Chapman  
**Cc:** Gary Owens  
**Subject:** BZA comments  
**Attachments:** May 28 BZA Presentation.docx; ATT00001.txt

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Adam, please put me on list to speak. I'll deliver these comments tonight.

Thanks

## Adam Chapman

---

**From:** Rose Marie Hudson <hudsonrm@earthlink.net>  
**Sent:** Thursday, May 28, 2020 5:52 PM  
**To:** Adam Chapman  
**Subject:** Proposed storage facility on Hwy 130

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Mr Chapman,

I am definitely not in favor of a variance to allow the building of the storage facility and retention pond off hwy 130 near the sailing club. We need to continue to safeguard the lake and the area from over building and dangers to the water quality.

I live in East Shores Subdivision and already have considerable traffic noise from hwy 130 to contend with and the traffic continues to increase. I believe this would be adding too much traffic to this area.

Rose Marie Hudson 214 Wynmere Way, Seneca SC



Virus-free. [www.avg.com](http://www.avg.com)



## Adam Chapman

---

**From:** Stephanie Burns <stephanie.a.burns@att.net>  
**Sent:** Thursday, May 28, 2020 5:31 PM  
**To:** Adam Chapman  
**Subject:** Proposal going before the County Board tonight

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

I am very much opposed to the proposed exception request for the storage facility of 130 that you will be reviewing tonight. There are several reasons for my concern:

- 1) the environmental impact of the holding pond if breached.
- 2) the fact that these storage facilities add nothing to our economy - no job creation and limited tax benefit.
- 3) the Lake and areas around it need to be kept relatively pristine if we are going to have good housing options and attract (the right kind) of investment. These storage facilities become huge economic negatives and should only be located in industrial zones or near airports, where there is more limited housing and tourism
- 4) there is something fishy about how this whole thing is happening - last minute, limited (hard to see signage). Whose junk is being stored - people from outside our region?

I strongly recommend that you deny this request

Respectfully,  
Stephanie Burns

## Adam Chapman

---

**From:** Jim Hudson <jchudson@mindspring.com>  
**Sent:** Thursday, May 28, 2020 5:29 PM  
**To:** Adam Chapman  
**Subject:** Proposed Storage Facility off Route 130 in Seneca

**Importance:** High

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

### Adam Chapman, Oconee County Planning Director

I just learned the above referenced proposal is to be voted on tonight and do not support it given the potential negative effects on Lake Keowee water quality and Highway 130 traffic. I live in East Shores subdivision, and am not opposed to commercial progress in our greater Seneca community, but this is not the right location for this facility. I do not believe this proposal has been adequately communicated to the community to allow voting at this time, however urgent a NO-VOTE for the requested zoning variance.

James C. Hudson

## Adam Chapman

---

**From:** Cieslak, Paul <paul.cieslak@sulzer.com>  
**Sent:** Thursday, May 28, 2020 5:11 PM  
**To:** Adam Chapman  
**Subject:** Proposed storage facility near Keowee2 Subdivision off of highway 130 and Stanton Ave.

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Dear Sir,

I have a major concern regarding the subject proposal near my subdivision Keowee 2 Subdivision and am strongly opposed to this proceeding. This facility should not be approved based on highway traffic as there are many accidents currently at all the Keowee 1, 2 & 3 subdivision entrances. In addition I believe I have heard that there will be extensive lighting that I would not want near my property nor do I want to see any signage in this area. There also should have been a notice sign posted on highway 130 and not on the back road? Most people did not know about this meeting tonight.

I believe having this storage facility with its noise and light pollution close to my Keowee 2 subdivision has the potential to lower my property value at 1616 Keowee Lakeshore Drive. I am just completing the building of a new home at this address and do not want this directly across from my property.

Hopefully you will take this under consideration and not approve this request.

Regards,

Paul Cieslak  
Field Service Manager  
Sulzer Pumps Solutions Inc.  
155 Ahlstrom Way  
Easley, SC 29640  
Phone: 864-855-9090  
Direct: 864-850-5680  
Cell 864-907-3526  
Fax 866-484-3888  
E-mail paul.cieslak@sulzer.com  
Because life is fluid - [www.sulzer.com](http://www.sulzer.com)

SULZER CONFIDENTIAL

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immediately notify the sender by return email and delete this email from your system. Thank you.

## Adam Chapman

---

**From:** Stephen Finger <mitfinger@aol.com>  
**Sent:** Thursday, May 28, 2020 5:01 PM  
**To:** Adam Chapman  
**Cc:** Paul Cain; Julian Davis  
**Subject:** We are against the proposed storage facility off of Rte 130

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Dear Mr. Chapman,

Sorry for the late communication, but we just learned of the proposed storage facility off of Rte 130 to be voted on tonight and **do not support it** given the potential negative effects on Lake Keowee water quality and Highway 130 traffic. We live in East Shores subdivision and ask that the County NOT grant the special Waiver and not allow this facility to be built.

Steve and Sharon Finger  
307 Wyncswept Point  
Seneca

## Adam Chapman

---

**From:** mrixman497 <mrixman497@yahoo.com>  
**Sent:** Thursday, May 28, 2020 7:49 PM  
**To:** Adam Chapman  
**Subject:** RE: Proposed Storage Facility on HWY 130

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Mr. Chapman:

I arrived for the hearing at 5:50 and was told there was no more room. No one could go in unless they wanted to speak and until someone came out. I waited but no one came out. I tuned in to FM 92.3 and thought I could drive back home but I lost the signal after only driving 3 blocks. Suggest you arrange for larger facility or conduct outside.

I tried activating YouTube but was unsuccessful.

One further comment. There is a new storage facility (next to Foodlion) under construction within 6 to 7 minutes from the proposed site. Don't need another one so close.

Sincerely

Mike Rixman

Sent via the Samsung Galaxy A10e, an AT&T 4G LTE smartphone

----- Original message -----

**From:** Adam Chapman  
**Date:** 5/28/20 12:37 PM (GMT-05:00)  
**To:** 'MICHAEL R RIXMAN'  
**Subject:** RE: Proposed Storage Facility on HWY 130

Good afternoon,

I am staff for the board of zoning appeals. I don't have a vote. The meeting is open to the public if you would like to attend and comment.

6PM, Thursday the 28th of May.

415 South Pine Street, Walhalla.

Or I can pass along this email or letter you would like to send in. The meeting will be streamed via YouTube at the "YourOconee" channel.

Thanks.

Adam C. Chapman

Planning Director

Oconee County, South Carolina

1.864.364.5103

415 South Pine Street

Walhalla, S.C. 29691

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**From:** MICHAEL R RIXMAN [mailto:mrixman497@yahoo.com]

**Sent:** Thursday, May 28, 2020 12:03 PM

**To:** Adam Chapman

**Subject:** Proposed Storage Facility on HWY 130

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you validate the sender and know the content is safe.

Dear Mr. Chapman:

Good morning.

I just read the summary of subject proposal provided by FOLKS. I am opposed to such construction for the following reasons:

- 1) It is very near one of the most beautiful vistas of the lake and mountains.
- 2) Increased traffic congestion on a very busy route which already has several roads running into HWY 130 in the immediate area (three to residential areas and one to the town of Newry).
- 3) Lake Keowee and surrounding overlay/buffer zones etc has kept Lake Keowee clean and one of the most desirable destinations for visitors and residents
- 4) The purpose of this project by its principle(s) is simple: TO MAKE MONEY It is not a project to provide services/convenience to residents, it is about a business to generate income for the owners. To me, this is not the right reason. Property so close to the lake should not be used for commercial reasons.
- 5) I am sure there are other properties available in Oconee County that would be suitable for a storage business.

I hope you will consider the above and disapprove the current plans as proposed.

Sincerely,

Mike Rixman

May 28, 2020

Board of Zoning Appeals  
Oconee County, South Carolina

Ref: Special Exception Application #SE20-01  
Variance Request Application #VA20-4

My name is Gary Owens. I reside in Salem, SC, and I am the President of the Advocates for Quality Development. We are an Oconee County based not for profit, serving both Oconee County and Pickens County in South Carolina. Our mission is: **To promote quality development in Oconee County and Western Pickens County by highlighting concerns and opposing projects that threaten public safety or impair the environment, ecology, watershed or quality of life.** We represent several thousand residents in Oconee County, either as individual members or as property owners within our member HOA organizations.

In that regard, we have reviewed in detail the proposed project exceptions set before you tonight. The applicant in this case is proposing a self-storage unit project composed of seven 1 and 2 story self-storage buildings and one associated office building on this site. The majority of the buildings being proposed for this site are partially or fully within the Lake Overlay (5 of the 8 buildings). Only 3 of the 8 buildings are outside of the Lake Overlay.

The Lake Overlay District (for Lake Keowee and Lake Jocassee) is outlined in Section 38-11.1 in the Oconee County Code of Ordinances. In subsection (c) the Intent states: **This overlay is intended to protect water quality, maintain natural beauty, and limit secondary impacts of new development that may negatively affect the lifestyles of those living near the lakeshore and the general enjoyment of the lakes by all citizens.**

In addition, when you review the recently approved Oconee County 10-year Comprehensive Plan, you will find the Land Use Element starting on page 11-8. Additionally, you will find Map 11-2, the Oconee County Future Land Use Map. On that map, the Comprehensive Plan has designated all of this property as “future residential”, in terms of the future planned use of the property. We believe that this future Residential designation takes into consideration that current development in this area is exclusively residential. The property is directly across Highway 130 from the Keowee I, II, and III residential developments.

To our knowledge, since the passage of the Lake Overlay in 2009 in Oconee County, there has been only one exception ever granted to a developer. That exception had a very minor impact on the Lake Overlay. There was just a small tip of the excepted property that actually encroached into the Lake Overlay. The single building at the very front of the property was well outside of the Lake Overlay itself.

This request, if approved, would be the very first allowable encroachment by non-residential structures into the Lake Overlay on Lake Keowee. We believe the intent and reason that the



750' Lake Overlay was approved by the Oconee County Council in May, 2009, was to establish primarily residential developments on Lake Keowee for the future. That's why you will find such guidance in the 2030 Comprehensive Plan.

We strongly support keeping the Lake Overlay on Lake Keowee as protected as possible from business development, in primarily residential areas on the lake. We believe the protection of this massive lake, noted in many national travel journals as one of the most "pristine" lakes in the United States, is of paramount importance. We also recognize, as do our thousands of represented AQD members, that Lake Keowee is a significant asset to Oconee County that will only grow in the future. Future residential development on Lake Keowee will occur naturally. We encourage the Board of Zoning Appeals to continue to protect this lake from development in the Lake Overlay that does not enhance and protect the "intent" as noted so well in Chapter 38 of the Oconee County Code of Ordinances.

We also believe that the approval of these exceptions within the Lake Keowee Overlay would be precedent setting in allowing other businesses to attempt to follow their lead in the future. We, and you as BZA Commissioners, have one chance to properly protect Lake Keowee and the nearby residents within the Lake Keowee Overlay. Please help us do so.

If indeed, this kind of business is needed in Oconee County, there are all kinds of land available to build such a storage business that does not encroach on the Lake Overlay of Lake Keowee.

Therefore, we request that the special exception request #SE20-01 and the related sign variance request #VA20-4 be denied.

Respectfully,

Gary Owens  
President, Advocates for Quality Development

May 28, 2020

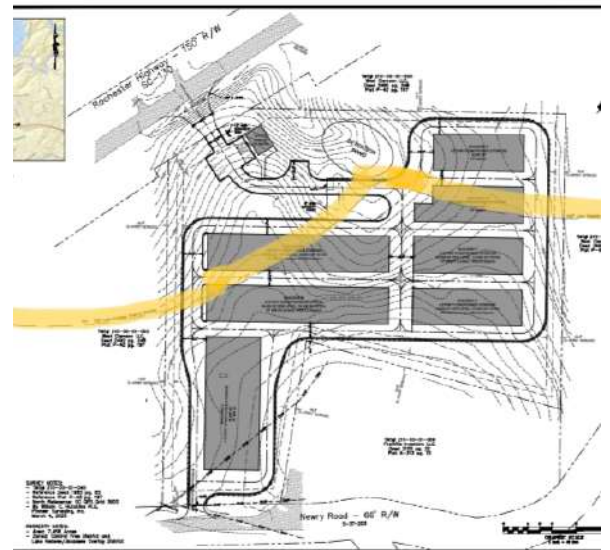
Adam C. Chapman  
Planning Director  
Oconee County, South Carolina  
415 South Pine Street  
Walhalla, S.C. 2969

RE: Special Exception Application #SE20-01, Variance Request Application #VA20-4

My name is Dale Wilde and I am president of the Friends of Lake Keowee Society, more commonly known as FOLKS. We are a 501C3 organization located at 4065 Keowee School Road in Seneca. Since FOLKS' founding in 1993, we have focused our mission to the preservation and enhancement of Lake Keowee and its watershed through advocacy, conservation, and education. We have nearly 1,000 members that reside in the upstate, and by far the majority of our members reside in Oconee County.

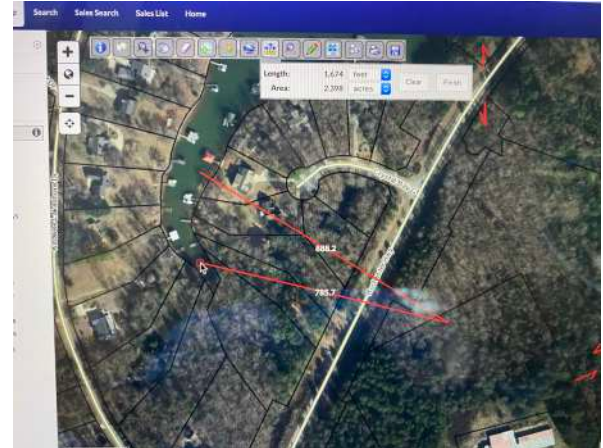
I am here to express my concerns on behalf of the FOLKS's Board and our members regarding the proposed development of a 7.66 area parcel of undeveloped land that is located partially within the protected Lake Keowee Overlay District just off Route 130 and Newry Road. This was only recently brought to my attention as the signage for this proposed project was tucked away off Newry Road. In my opinion this was a rather obscure location for posting such an important request for a variance that would impact a significant neighborhood in that area as well as require construction and site access off Route 130.

I have reviewed the proposed development plans and the variance request. I have also reviewed the Lake Keowee Overlay District detailed in the Oconee County Code of Ordinances. Per the ordinance, "The district is a designated area 750 feet from the full pond contours of Lake Keowee (800MSL) and Lake Jocassee (1,100 MSL). This overlay area is intended to protect water quality, maintain the natural beauty, and limit the negative impacts of development around the lake." This variance is requesting that the entire northern portion of the development area, which includes 4 of the 7 storage units (either partially or in total), plus the entire office building, entrance road on Route 130 and the retention pond be granted an exception. FOLKS' oppose this request for a number of reasons.



**PROPOSED DEVELOPMENT PLAN**

**First:** The retention pond is located entirely in the Lake Overlay District. The pond itself appears undersized to catch the runoff from such a large proposed impervious area, which is nearly 75 - 80 percent of the development. The amount of clearcutting required for this development would greatly reduce the natural buffers of trees and brush that would prevent erosion and runoff. I used the [QPublic.Schneidercorp.com](http://QPublic.Schneidercorp.com) website to calculate the footage from the proposed pond to the existing Route 130 roadway, which would be 250 feet, and to the shore of Lake Keowee, which would be 780 feet. This proximity to the roadway and the lake shore could pose serious impacts for both erosion and drainage, especially in light of the excessive rainfall this area has experienced in the past year. If the pond were to breach or fail it would impact traffic on Route 130. If the breach was large enough, it could cause lake water quality issues in the cove adjacent to the Keowee II neighborhood (Keowee Lakeshore Drive) and the Keowee Sailing Club. Has an environmental impact statement been performed for this proposed development? If so, where is this available for review?



**DISTANCE TO THE LAKE SHORE**

**Second:** This proposed development would be very unattractive in this otherwise beautiful natural and residential area. The lot is very steep and would require substantial clearcutting of the 7.66 acres, which would be very visually unappealing from Route 130. To maintain the beauty of this area and protect the sensitive environment, the Lake Overlay District needs to be preserved.

**Third:** Allowing the entrance to be off Route 130, as proposed, would further impinge the traffic along that route. Slow turning moving/storage trucks or passenger vehicles would likely result in more traffic accidents. Has a traffic study been performed for this proposal? The impacts on traffic in this area should be a serious consideration for denying the request for a variance.

FOLKS respectfully requests that the Zoning Board oppose this request for a variance in order to preserve the water quality and natural beauty of this area as intended through the Lake Overlay District.

Thank you for your time.

Dale Wilde  
President, FOLKS  
4065 Keowee School Road  
Seneca, SC