



Meeting agenda March 22nd, 2021

1. Call to order
2. Approval of minutes: 01/27/2021
3. Brief statement about rules and procedures
4. SA21-001 Appeal of Staff decision regarding a staff decision in relation to the Vegetative Buffer requirements of the Lake Overlay District of the Oconee County Code of Ordinances at 113 Deer Laurel Way, Salem -TMS# 047-01-01-019.

Applicant: David J. Van De Water Jr.- Arbor Engineering, Inc.

5. SE21-001 Special exception hearing regarding a proposed non-residential use within the Lake Overlay District. Proposed use is a 12-site camping facility. TMS#- 038-00-01-005 unaddressed parcel with closest addressed parcel being 112 Francis Falls Drive, Salem.

Applicant: Halee Senecal – The Domes at Jocassee

6. VA21-001 Variance hearing regarding a proposed 130 and 132-foot variance from the required 195' fall zone of a proposed 195' monopole communications tower at TMS# 060-00-02-033 unaddressed parcel with the closest addressed parcel being 851 Highway 107, Mountain Rest.

Applicant: Johnathan Yates - Hellman, Yates & Tisdale Attorneys and Counselors at law

7. SE21-002 Special exception hearing for a proposed 195' monopole communications tower at TMS#060-00-02-033 unaddressed parcel with closest addressed parcel being 851 Highway 107, Mountain Rest.

Oconee County Board of Zoning Appeals

When & Where

6PM

Monday March 22nd, 2021

Council Chambers

415 South Pine Street

Walhalla, S.C.

Alternative participation

YouTube: "YourOconee"

Zoom: 888-475-4499 or 877-853-5257 and entering meeting ID # 828 4377 0168

Radio: F.M. 92.3 (within 500' of Council Chambers)

Staff contact

846-638-4218

planninginfo@oconeesc.com

LIMITED IN-PERSON

ATTENDANCE

PERMITTED

Due to the Novel Coronavirus pandemic and the ongoing state of emergency, in-person attendance at this Commission meeting by members of the general public will be limited. Attendance will be limited to twenty percent of the stated maximum occupancy, which equates to thirty-four (34) persons (including Council members, other elected officials, and staff). Attendees will be required to sit in designated seats, appropriately spaced. In-person attendance will be allowed on a "first-come" basis.

Applicant: Johnathan Yates, Hellman, Yates & Tisdale Attorneys and Counselors at law

8. VA21-002 Variance hearing regarding a proposed 23' variance from the required 25' setback from a right of way located at 272 Herring Rd, Fairplay TMS# 341-00-05-004 for the installation of twelve (12) Electric Vehicle charging stalls capable of supporting Tesla Vehicles with ancillary support equipment.

Applicant: Matthew Selkirk – Dewberry Engineers

9. VA21-004A Variance request related to number of free-standing signs located at 132 Grubbs Road, Fair Play, SC 29643 TMS# 341-00-04-001. A third sign increase from the one sign permitted and one sign approved at a hearing on 1/27/2021.

VA21-004B Variance request related to signage sign-face area located at 132 Grubbs Road, Fair Play, SC 29643 TMS# 341-00-04-001. 816 square-foot increase variance from the 75 square-foot limit for the sign faces on the “high-rise” type sign.

10. Adjourn

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LANDSCAPE ARCHITECTS - CIVIL ENGINEERS
 RECREATIONAL PLANNERS - LAND PLANNERS - URBAN PLANNERS

COA	SEAL
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REVISIONS

NO.	DATE	DESCRIPTION	BY

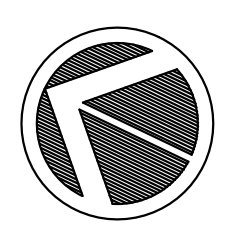
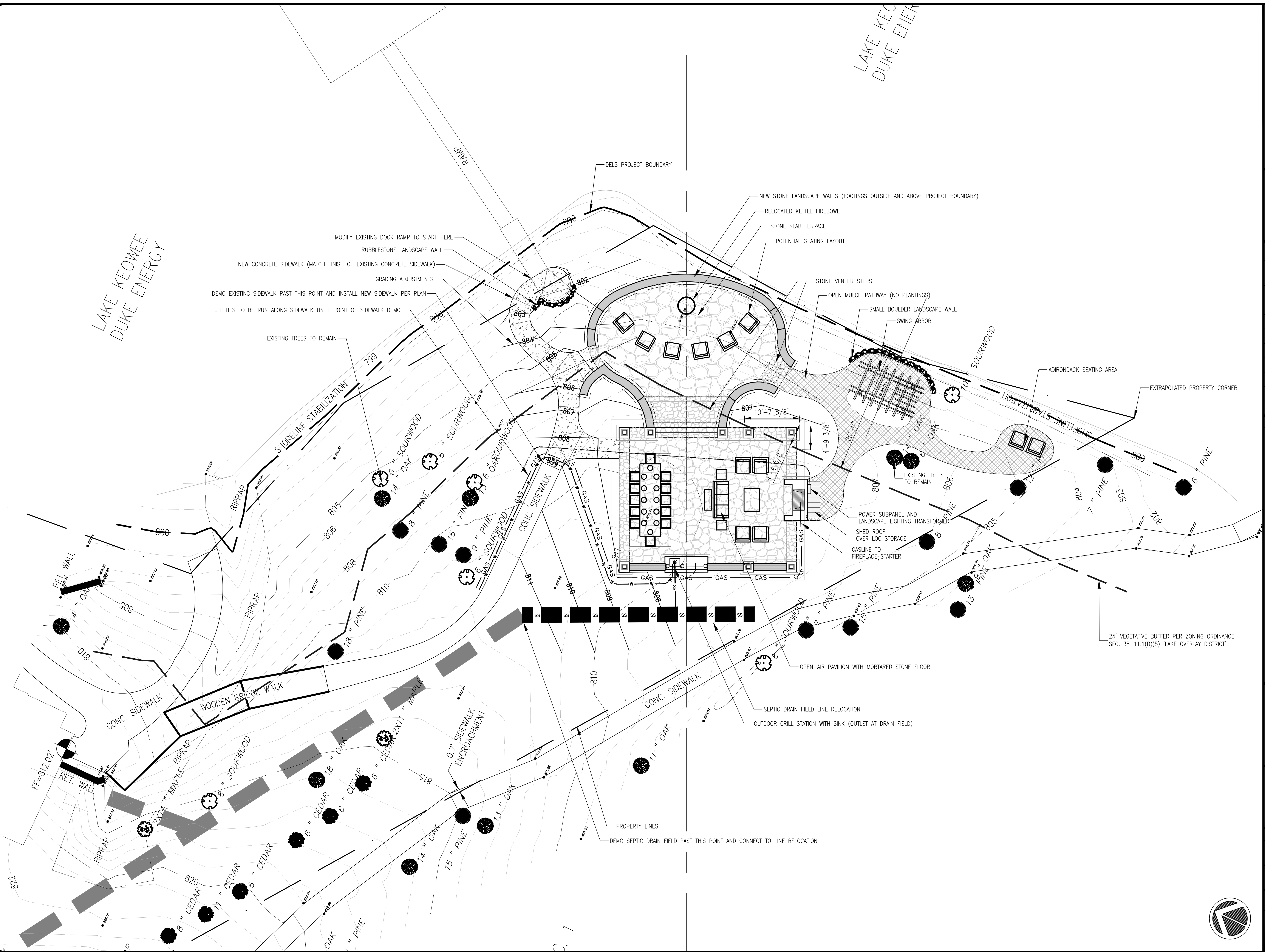
LEGEND

SHAW RESIDENCE
LAKE KEOWEE
 113 DEER LAUREL WAY
 SALEM SOUTH CAROLINA

SITE PLAN

DRAWN:	DJV	DATE:	10.28.20
DESIGN:	DJV	HORIZONTAL SCALE:	1/8"=1'-0"
APPROVED:	DJV	VERTICAL SCALE:	-
GRAPHIC SCALE			
SCALE:	1/8"=1'		
JOB NO.	20029		

DRAWING NO. **L-101** SHEET NO. 1 OF 1





Sec. 38-11.1. - Lake overlay district.

- (a) *Title:* Lake overlay district.
- (b) *Definition:* The lake overlay is not intended to be a separate zoning district, but shall be assigned to the shoreline areas of Oconee County lakes that are considered by county council to be vital to the economic prosperity and general well-being of all county citizens.
- (c) *Intent:* 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.
- (d) *Boundary:* The boundaries of the lake overlay district are shown on the Official Oconee County Zoning Map, and are divided into the following sub-districts:
 - (1) Keowee/Jocassee Overlay (Lakes Keowee and Jocassee). The following standards shall apply within 750 feet of the full pond contour of Lake Keowee and Lake Jocassee, to be measured along a perpendicular line from the full-pond contour.
 - a. *Standards.*
 - 1. No single-family or multi-family development shall have a net density greater than two dwelling units per acre within the boundary of the overlay.
 - 2. No structure constructed in the overlay shall have a building height greater than 65 feet above finished grade. In no circumstance shall the grade elevation be altered beyond that necessary to provide for structural soundness. For the purposes of this section, unless otherwise stated, all dimensions, heights, elevations and other specifications related to structures shall be measured in accordance with adopted building codes.
 - 3. Marinas and commercial boat storage shall comply with Duke Energy's regulations and shall not be located within a mile radius of an existing platted and properly recorded subdivision.
 - 4. 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.
 - 5. **Natural vegetative buffer.**
 - (i) The natural vegetative buffer shall be established on all waterfront parcels whose property line is located within 25 feet from the full pond contour. Those parcels not meeting these criteria shall be exempt from this standard. A map indicating those parcels to which the standards of this section apply, as well as the status of the establishment of the required buffer, shall be created and maintained as a layer in the county's geographic information system (GIS), and shall be available to the public.
 - (ii) The buffer shall extend to a depth of 25 feet measured along a perpendicular line from the full-pond contour (800 feet above MSL for Keowee and 1,100 feet above MSL for Jocassee). Shoreline stabilization shall be permitted provided any soil disturbance or other stabilization activities are supervised and approved by the appropriate licensed design professional and submitted to the zoning administrator. Right-of-way maintenance activities by all utilities shall be exempt.
 - (iii) Motorized equipment will be permitted inside the natural vegetative buffer if:
 - a. Required to remove dead or dying trees, as confirmed by a certified arborist, forester or zoning administrator.

- b. Required for remediation purposes, as permitted by the zoning administrator.
 - c. Required for construction of the 15 percent view lane path or permitted patio/deck.
 - d. Required for work related to installing permitted electrical/water piping into the lake.
 - e. Golf carts and similar vehicles are permitted to utilize the path of the permitted 15 percent view lane(s).
- (iv) All structures and landscaping existing at the time of adoption of this chapter shall be considered as permitted and shall not be considered impediments to the buffer.
- (v) Silt fences: In order to ensure that the natural vegetative buffer is maintained during the development of property, properly installed, entrenched and maintained silt fences are required, before a zoning inspection will take place. The silt fences must begin at or above the vegetative buffer line. Wire backed silt fences are highly recommended and J-hooks, hay bales, grass mats and seeding shall be installed, as needed, at least 25 feet from the full pond contour (800 feet above MSL for Keowee and 1,100 feet above MSL for Jocassee), separating the buffer from the developed area, until the completion of construction. The county may mandate additions of any or all of these options at any point during construction.

If the silt fences and other measures, listed above, fail to prevent an accumulation of silt and other debris in the natural vegetative buffer, the county shall require the responsible parties to install additional control measures. These measures shall be installed in a timely manner to prevent any further accumulation.

Silt that has entered the natural vegetative buffer shall be removed if possible and then the area within the natural vegetative buffer shall be stabilized with pine straw, mulch and/or other planted vegetation.

See subsection (f) for penalties.

- (vi) View lanes: View Lane means the portion of a natural buffer utilized and maintained by the property owner to enhance observation and access of the lake and surrounding landscapes. Typically, the vegetation in the view lane is lower in height and/or smaller in diameter than that found in the rest of the buffer. The view lane may be up to 15 percent of the vegetative buffer either as one contiguous lane or multiple smaller lanes.
- (vii) Allowed development within the vegetative buffer: Paths of permeable or impermeable construction are permitted within the natural vegetative buffer provided they are no wider than six feet. Turnarounds are permitted within the 15 percent view lane. Any path is considered a part of the allowed 15 percent view lane. Patios or decks, without permanent vertical features other than those required for safety or building code standards, are permitted but may not be more than 100 square feet and must be part of a contiguous 15 percent view lane. Electrical and water lines may be installed through the natural vegetative buffer provided they run within the permitted 15 percent view lane and meet all applicable building codes.
- (viii) Vegetation removal: No trees larger than six-inch caliber at four feet from the ground shall be removed unless certified to be a hazard by a registered forester or arborist. Trees may be limbed up to 50 percent of their height. A removal plan

shall be submitted for approval. Invasive species may be removed in such a manner that does minimal damage to surrounding native vegetation. Trees that are clearly dead or dying may be removed with the permission of the zoning administrator. Existing vegetation, outside of the allowed 15 percent view lane, may be under-brushed. This under-brushing may not utilize herbicides, fertilizers or other chemicals and may not increase run-off throughout the natural vegetative buffer. Vegetation within the allowed 15 percent view lane may be maintained to the property owner's standards provided it does not create or contribute to runoff entering the lake or adjacent properties and the maintenance does not utilize herbicides, fertilizers or other chemicals.

- (ix) Vegetation mitigation: The following mixture of plants for every 2,500 square feet of the natural vegetative buffer shall be required if reestablishing the native vegetation or for mitigation purposes:
 - a. Three large maturing shade trees, equally spaced, four-inch or greater caliper at four feet.
 - b. Three understory trees, equally spaced, two-inch or greater caliper at four feet.
 - c. Six small evergreen trees.
 - d. Twenty shrubs or a diverse mix of native plants and unmanaged (uncut below 12 inches and untreated) native grasses where available and suited to the site.
- (x) No new manicured lawns or other managed grasses shall be established within the buffer area. Additionally, no clear cutting or mowing, cultivation activities, fertilization, use of herbicides, fungicides, or pesticides shall occur within the buffer area.
- (xi) In the event that a property owner is unable to establish the said buffer they may request a variance, to be considered at a hearing before the board of zoning appeals, stating the reasons why a buffer cannot be established. The board of zoning appeals may, in its sole discretion, grant or not grant such variance, for good cause shown.
- (e) *Compliance and conflicts:* Compliance with the requirements of this section does not nullify a party's duty to comply with other or more stringent regulations, requirements, or guidelines of a Duke Energy company or affiliate, or any local, state, or federal law or other applicable authority.
- (f) *Penalties:* The intent of the natural vegetative buffer is to protect the natural and built environment within and surrounding Lakes Keowee and Jocassee. All parties owning, renting, or inhabiting property or working on property within the lake overlay are required to work within the intent and the letter of this and all applicable ordinances and standards to protect and enhance the natural and built environments.

A violation of this article is punishable by fine and/or imprisonment in an amount not to exceed the jurisdictional limits granted to a magistrate's court in the county under state law. Additionally, building and zoning permits may be revoked, stop work orders issued, and civil fines levied as appropriate under the circumstances. Further, the provisions, including prescriptions, proscriptions, and penalties contained within the International Property Maintenance Code may apply.

(Ord. No. 2012-14, § 1, 5-15-2012; Ord. No. 2017-33, § 1(Att. A), 2-6-2018)

1) In accordance with the comprehensive plan and is consistent with the spirit, purposes, and the intent and specific requirements of this chapter, to include the definition and intent of the district in which the special exception is being requested:

The Domes at Jocassee seeks to provide an alternative accommodation option for guests traveling to Oconee County, specifically seeking out time at Devils Fork State Park, Lake Jocassee, and the surrounding trails and waterfalls. We will be providing an exclusive experience for Oconee County, featuring geodesic dome accommodations that will host two to six patrons per site. We have developed the concept as to maintain the overall aesthetic of Lake Jocassee and the county, including the materials sourced and color palette that will be utilized. Our purpose is to provide an upscale glamping experience for guests who are traveling to the area, while maintaining a minimal footprint on the property. Objective 6.2.4.1 (Page 51) of the Oconee County Comprehensive Plan states, “Encourage compatible land use adjacent to National and State Forests, wildlife management areas, and County, State and municipal parks to protect such land from incompatible uses”. Objective 6.2.2.1 (Page 50) states, “Protect and preserve natural resources for recreational use and develop new opportunities for recreational access”. As the proposed property is adjacent to Devils Fork State Park, we are designing the glamping facilities to be in alignment with the overall natural aesthetic and character of the state park. Our concept will provide the opportunity for additional guests to experience not only the state park and Lake Jocassee, but all that Oconee County has to offer, as intended in Objective 6.2.2.1. In section 11-6 of the Comprehensive Plan, it is stated, “Although new uses may vary, they should not detract from the overall residential character of the area, and not impose negative secondary impacts on nearby properties.” We are in alignment with this as we are not detracting from the overall character of the area but instead we are adding an amenity that aligns with the goals of the County. We are providing a location that will allow neighbors and community members in this area to have alternate and unique lodging options for out of town family members/friends to experience when they visit. This is also a fun option for a stay-cation facility for people living in the area and surrounding communities.

2) In the best interests of the county, the convenience of the community and the public welfare:

In 2020, Devils Fork State Park turned away over 8000 vehicles due to park capacity. By creating a location in close proximity to the state park, we will enable additional park capacity and tourism for Lake Jocassee and Oconee County. Our eco-resort will allow for additional tourism revenue for the county and Devils Fork State Park, as well as a direct positive economic impact within the county from our guests through our strategic

partnerships with local businesses. Referencing the 2012 Oconee County Visitor Profile and Segmentation Study prepared for Visit Oconee, 58.1% of people staying overnight chose a campground/RV park for their accommodations. We will be providing a service to the county by increasing lodging capacity, with these characteristics, for out of town guests. The current lodging accommodations at the state park are reaching full capacity, specifically during peak season. Our accommodations will allow for additional guests to experience all that Oconee County has to offer. Referencing the Visitor Profile, visitors who stayed overnight spent significantly more money than those who visited for the day. The survey stated, "Visitors on an overnight trip have a higher income, spend more money and are significantly more likely to be motivated by Rest and Relaxation, have a longer planning horizon, use many more sources of information and have time to participate in more activities during their Oconee County visit." Our location will allow for more opportunity to host overnight travelers, equating to additional revenue for local businesses and services. Again, referencing the Study, the average total spending for Visitors staying overnight in Oconee County is \$540.47 versus the average total spending of \$97.50 for guests who travel to the county for a day trip (a difference of \$442.97). Enabling 10 additional overnight stays for ½ the year will increase spending in the county by approximately \$808,000 per year. We will work with existing businesses in the county to create hospitality partnerships that will increase the length and number of overall stays in the county. We will also be increasing tax revenue for Oconee County by paying the County accommodation tax for our short term rental facilities.

3) Suitable for the property in question, and designed, constructed, operated, and maintained so as to be in harmony with and appropriate in appearance to the existing or intended character of the general vicinity:

The Domes at Jocassee are designed with sustainability and environmental impact at the forefront of our vision. The inspiration for our design stems directly from the property we will be developing the eco-lodging on. Our site plan includes 12 low-impact units, small communal gathering areas, gravel (or similar) parking areas and drives. Our domes are sized to accommodate couples up to groups of six guests, as to keep the footprint as small as possible, while creating a comfortable and unique experience for our guests. We have opted to cover the geodesic domes in a deep green covering, in lieu of the traditional white outer covering, in order to blend in with the wooded landscape of the property and surrounding area. We will also utilize wooden decking and natural elements at the base of the domes to contribute to the nature-inspired aesthetic. The goal of the eco-resort is to limit disturbance to the property, build the accommodations into the landscape and create a truly unparalleled experience for our patrons. We have plans to use gravel or similar permeable material for our drive and designated parking areas, again to provide the least amount of impact to the

environment and aesthetic. To assist with this, we will have designated parking spaces for the lower and upper level domes, to spread out the parking facilities and minimize the visual impact from the main road system. Signage will also be designed to be in harmony with the natural surroundings. The glamping facilities will adopt the same noise ordinances as Oconee County and Devils Fork State Park. We will adhere to burn advisories and warnings as they are distributed within the County.

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

The access point to the facility will be located off of Jocassee Lake Road. Our facilities will eliminate a minimum of ten cars (when the camp is at 100% occupancy) from utilizing the state park parking lots. Therefore, we will not be adding the amount of vehicles accessing the park, but instead, removing vehicle volume from entering the park parking facilities. The Domes at Jocassee will provide safe and reliable parking for our guests, in turn providing a designated space for patrons of Oconee County and Lake Jocassee. Our business will have clear and direct signage for our accommodations, entrance, exit (STOP sign), and parking. We plan to strategize check-in and check-out times so that they do not fall on peak park entrance and exit times. This will assist with mitigating any additional traffic during peak park times. We are also strategizing minimum stay requirements, which will also assist with limiting traffic flow. We will plan to place an electronic gate at the entrance off of Jocassee Lake Road. Guests of our facilities and of Jocassee Lake Tours will have access to the gate codes (personally programmed for overnight guests and for JLT). This will mitigate turn around traffic and those who are not patrons of either business.

In addition, we believe that a high percentage of our overnight guests will not be incremental traffic, but those visitors who have already planned to come to Devils Fork State Park. For example, tourists that plan to take a boat tour of Lake Jocassee via Jocassee Lake Tours now have an overnight stay option at the same parking location where their Lake tour begins.

Type of Accommodation	Number of Sites	Average # of Trips	Estimated Trips Per Day
Single Family Residence	12	2 Vehicles per single family residence with household trips averaging 5 one-way trips per day*	60
Glamping Dome	12	1 Vehicle average per site with one-way trips averaging once per day	12

*Data according to the Office of Energy Efficiency & Renewable Energy (2017 Census)

The Domes at Jocassee : An Eco-Glamping Experience



Geodesic Dome Specifications



Base: 30m² / 323 sq ft
Diameter: 6 m / 19.68 ft
Height: 3.65 m / 12 ft



Base: 50m² / 538 sq ft
Diameter: 8 m / 26.2 ft
Height: 4 m / 13.1 ft

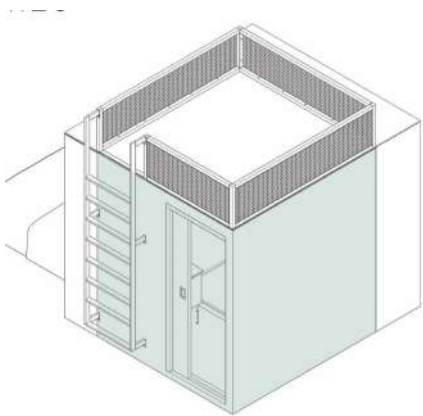


*Square footage includes mezzanine, which equates to 100 square feet

Exterior Inspiration



Interior Inspiration



Interior Mezzanine for Additional Sleeping Space



Interior: Bathroom



- Shower with bifold glass doors
- Wall hang toilet
- Sink with wall mount faucet
- Electric tankless water heater
- Electric ventilation
- US 240 Volt Installation

Geo Dome Facts

Buckminster Fuller “Bucky” is best known for the invention of the geodesic dome—the lightest, strongest, and most cost-effective structure ever devised. The geodesic dome is able to cover more space without internal supports than any other enclosure. It becomes proportionally lighter and stronger the larger it is.

The geodesic dome is a breakthrough in shelter, not only in cost-effectiveness, but in ease of construction and energy efficiency. The geometry allows proper circulation of the ambient air with little energy input. Fullers work continues to inspire as we initiate a more sustainable and efficient future.

The ambient airflow inside a geodesic dome is continuous, with no stagnant corners, requiring less energy to circulate air and maintain even temperatures. The energy required to heat and cool a dome is approximately 30% less than a conventional building. Domes have a high volume-to-surface-area ratio, requiring less building materials to enclose more space.

American Institute of Architects called it “the strongest, lightest and most efficient means of enclosing space yet known to man.”

All steel elements of the geodesic dome kits are hot-dip galvanised (both sided). They are completely protected from corrosion and will not rust even if exposed to humidity / water for long periods of time.

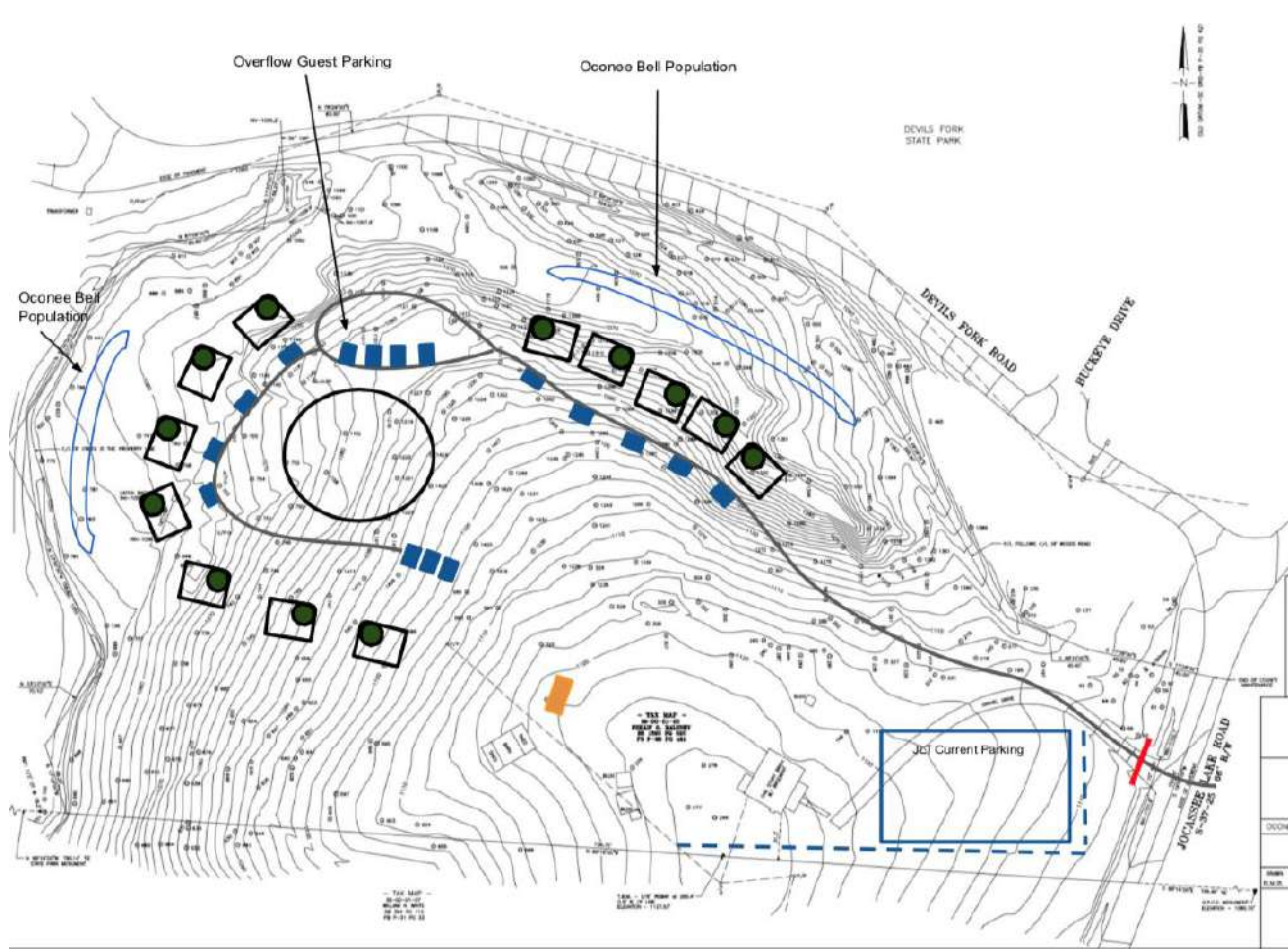


Communal Area Inspiration



- Fire Pit(s)
- Gravel Gathering Space
- Area for Picnic Tables
- Comfortable Seating
- Outdoor Games
 - Cornhole
 - Horseshoes





KEY

- 
Geodesic Dome Size 1:
 Base Area: 323 Square Feet
 Diameter: 20.8 Feet
 Height: 12.7 Feet
 Comfortably accommodates a whole family (2X Adults & 2X Children)

- 
Geodesic Dome Size 2:
 430 Square Feet
 Diameter: 22.1 Feet
 Height: 14.1 Feet
 Comfortably accommodates bigger families or small groups - Max 6 Person Capacity

- 
Decking
 Estimated Sq Footage:
 Dome Base Area Plus 150 Sq Foot Deck

- 
Gravel Communal Area

- 
Road

- 
Pull-Over Parking

- 
Split Rail Fence with foliage

- 
Owner's On-Site Location (Temp)

- 
Coded Entry Gate

Laura Zimmerman

From: William Runge <WRunge@collettre.com>
Sent: Monday, March 15, 2021 12:38 PM
To: Planning Info

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 should concern,

We are opposed to the variance request at 112 Francis Falls Drive TM # 038-00-01-005

The state park as of June of last year had turned away almost 6,000 visitors who ignored several signs en route stating that the parking is full. The lake is losing its pristine nature due to the enormous amount of pressure coming at it from all directions. The road system in the Gorges is now open allowing drivers access to areas of the lake that were previously only accessible by foot. Boat rental has soared and the congestion at the state park has gotten dramatically worse. Also, the back side of the subject property slopes down to a stream loaded with Oconee Bell which could be adversely impacted by this development.

Please protect this very special resource by denying this variance application.

Bill Runge
South Carolina Partner/BIC



PLEASE NOTE OUR NEW ADDRESS

217-A E. Washington Street | Greenville, SC 29601
direct (864) 752-0301 | main (864) 752-0300
mobile (864) 423-3097 | fax (864) 752-0358
[website](#) | [vCard](#) | [map](#) | wrunge@collettre.com

Laura Zimmerman

From: Joe Beckert <jocasseejoe@gmail.com>
Sent: Tuesday, March 16, 2021 11:59 AM
To: Adam Chapman
Subject: Re: Special exception 12 site camping 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.

12 reasons to say No to green warts on the nose of Lake Jocassee!

12. The covenants of the adjacent Jocassee Glen neighborhood prohibit shacks of any type to protect the value of the neighbor's property. The dome projects are shacks and they will ruin housing development and their property values. It is not in the best interests of the existing property owners because property values will drop since no one wants warts in their back yard.

11. The green warts is an unsupervised property. Unlike Devils fork which is a safe place because state park park rangers patrol the area, this place would not be safe. Alcohol, unsupervised fires, noise ordinances, firearms, fireworks, dogs off-leash will result in calls to police and animal control and would be a burden on the county departments. This would reduce the safety of Devils fork as the state park would have no control over their conduct.

10. Green warts on the nose of Devils Fork state park, will be the first impression of one of the most beautiful parks in the state. After roads and septs and excavation occurs, trees will die, sediment run off the gravel roads will impact the creek and waves of visitors will trample Oconnee bell on the property. This development is not a good first impression on Devils Fork which is being exploited simply for the economic benefit of the land developers.

9. Green warts are contagious and will spread all around the lake. If the board grants special exemption for this campground at a place where there already is camping, why would others not get permission where there is no camping? Devils Fork park revenue for villas and camping will be reduced on a daily basis by the number of units this competing facility would provide, essentially reducing the state revenue for Devils Fork state park and their employees.

8. Having 12 green warts on the property will mean that this development will require a septic system to flush daily for 72 people, park for 24 cars and or boats, 12 green wart domes with decks, 12 barking dogs, 24 trash dumpsters, a unmaintained gravel parking lot with sediment run off, tacky signs, unsupervised gates and traffic at Devils Fork entrance. This is not in harmony with the existing land and homes. People living in a wart are not neighbors.

7. People staying at the green warts should not be able to access Devils Fork state park and use the lake just because they can park and stay at this property. Local home owners are not permitted to enter the park once Devils Fork is sold out and this property should not get special permission to use the lake when residents can't even use it. Allowing the residents of the warts property to access the lake via dropping them off using the Jocassee Lake Tours shuttle is not fair to residents who are turned away. If they cut through the wart property to the lake that is not in harmony with the general rules or character of Devils Fork state park.

6. The entrance to the Devils Fork State park is busy at times and people who are turned away may be tempted to park at the Warts location to gain access to the lake using their Jocassee lake tour shuttle. This property should not turn into a paid parking and shuttle operation. This is a beautiful place, let's not turn it into a business park and shuttle enterprise.

5. Home owners are the future of the area and they bring more revenue to the area than an out of town visitor. Visitors don't pay taxes and any additional revenue to the area would benefit the warts property owners who stand to make a lot at the expense of home owners.

4. The daily flow of unsupervised visitors are potential trespasser's who will pose a risk to the safety of neighboring homes, property as it relates to crime. This is not in the best interests of the home owners and their public welfare as the flow of unsupervised visitors will bring people who know they are not being enforced by the state park as it pertains to crime. #911.

3. The spirit is to protect lake Jocassee. It is one of the most beautiful lakes in the country and we need to protect its natural beauty from money grabbing enterprises. Our national parks are protected from exploit and thankfully this lake is too. The spirit is to protect our natural beauty and this will be a wart on the nose of Lake Jocassee.

2. It a shame that the community has to fight to protect our property rights with this special exemption request. No to the green warts! Build a home like the rest of the neighborhood, pay taxes, work to start a business and enjoy the community but don't ruin it for everyone.

1. The number one reason to say No to the warts is it is our job to say No. It is not in the spirit of the lake's beauty, the best interests of Devis Fork state park rangers, the public welfare and personal safety of home owners, the harmony of the neighboring home covenants and property values, the convenience of the police and fire departments security, or the appearance of general vicinity. It is just a green wart on the nose of lake Jocassee and one is one too many.

Joe Beckert

Sent from my iPhone

> On Mar 16, 2021, at 11:19 AM, Adam Chapman <achapman@oconeesc.com> wrote:

>
> Good afternoon,
> I cannot open the attached PAGES file. Can you resend in Word or in the body of the email.
> Thanks.

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

>
> CONFIDENTIALITY NOTICE: All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA).

>
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>
>
>
> -----Original Message-----

> From: Joseph Beckert [mailto:jocasseejoe@gmail.com]
> Sent: Tuesday, March 16, 2021 11:16 AM
> To: Planning Info <planninginfo@oconeesc.com>
> Cc: Joseph Beckert <jocasseejoe@gmail.com>
> Subject: Special exception 12 site camping 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 Oconee County board,
>

> I firmly appose this camping facility in my back yard. Please read the attached 12 reasons why this campground will be a nuisance, eye sore and a wart on the nose of Lake Jocassee.

>

Laura Zimmerman

From: Charles E Runge <charles@industrialvaluepartners.com>
Sent: Tuesday, March 16, 2021 9:03 AM
To: Planning Info
Subject: Objection to Domes at Jocassee variance request
Attachments: Charles E Runge.vcf

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 should concern,

We are opposed to the variance request at 112 Francis Falls Drive TM # 038-00-01-005

The state park as of June of last year had turned away almost 6,000 visitors who ignored several signs in route stating that the parking is full. The lake is losing its pristine nature due to the enormous amount of pressure coming at it from all directions. The road system in the Gorges is now open allowing drivers access to areas of the lake that were previously only accessible by foot. Boat rental has soared and the congestion at the state park has gotten dramatically worse. Also, the back side of the subject property slopes down to a stream loaded with Oconee Bell which could be adversely impacted by this development.

Please protect this very special resource by denying this variance application.

Charles E Runge
Managing Partner
Industrial Value Partners, LLC
33 Market Point Drive
Greenville, SC 29607

charles@industrialvaluepartners.com

(864) 901-0607

www.industrialvaluepartners.com



Virus-free. www.avast.com

Laura Zimmerman

From: David Caldwell <DCaldwell@caldwellconstructors.com>
Sent: Monday, March 15, 2021 12:44 PM
To: Planning Info
Subject: Objection to Domes at Jocassee variance request

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 should concern,

We are opposed to the variance request at 112 Francis Falls Drive TM # 038-00-01-005

The state park as of June of last year had turned away almost 6,000 visitors who ignored several signs en route stating that the parking is full. The lake is losing its pristine nature due to the enormous amount of pressure coming at it from all directions. The road system in the Gorges is now open allowing drivers access to areas of the lake that were previously only accessible by foot. Boat rental has soared and the congestion at the state park has gotten dramatically worse. Also, the back side of the subject property slopes down to a stream loaded with Oconee Bell which could be adversely impacted by this development.

Please protect this very special resource by denying this variance application.

Thanks,

David Caldwell | VP of Operations

340 Rocky Slope Rd, Suite 204 | Greenville, SC 29607
office (864)331-0797 | mobile (864)304-3554

www.caldwellconstructors.com



Confidentiality Note: This email may contain confidential and/or private information. If you received this email in error please delete and notify sender.

Laura Zimmerman

From: Tabitha Cooper <Tabitha@kdsproperties.com>
Sent: Tuesday, March 16, 2021 12:48 PM
To: Planning Info
Subject: Objection to Domes at Jocassee variance request

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 should concern,

We are opposed to the variance request at 112 Francis Falls Drive TM # 038-00-01-005

The state park as of June of last year had turned away almost 6,000 visitors who ignored several signs en route stating that the parking is full. The lake is losing its pristine nature due to the enormous amount of pressure coming at it from all directions. The road system in the Gorges is now open allowing drivers access to areas of the lake that were previously only accessible by foot. Boat rental has soared and the congestion at the state park has gotten dramatically worse. Also, the back side of the subject property slopes down to a stream loaded with Oconee Bell which could be adversely impacted by this development.

Please protect this very special resource by denying this variance application.

Thank you,

Tabi

Tabitha Cooper, CCIM | *Director of Vision & Execution*
KDS Commercial Properties, LLC | kdsproperties.com
Legacy Square @ Hollingsworth Park
340 Rocky Slope Road, Ste 302 | Greenville, SC 29607
M: 989.615.2109 | Linked In



Laura Zimmerman

From: tom friedlob <tomfriedlob@yahoo.com>
Sent: Monday, March 15, 2021 11:58 AM
To: Planning Info
Subject: Objection to Domes at Jocassee variance request

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,

We are writing in opposition to the variance request at 112 Francis Falls Drive TM # 038-00-01-005

The state park as of June of last year had turned away almost 6,000 visitors who ignored several signs en route stating that the parking is full. The lake is loosing it's pristine nature due to the enormous amount of pressure coming at it from all directions. The road system in the Gorges is now open allowing drivers access to areas of the lake that were previously only accessible by foot. Boat rental has soared and the congestion at the state park has gotten dramatically worse. Also, the back side of the subject property slopes down to a stream loaded with Oconee Bell which could be adversely impacted by this development.

Please protect this very special resource by denying this variance application.

Regards,

Tom Friedlob
864.525.9165

To: Oconee Country Council
From: Scott and Yvonne Gillis, 503B Roundhouse Point, Salem, SC
Dt: March 16, 2021
Re: Park Entrance property variance request

Dear Council Members,

We are residents of 503B Roundhouse Point, Salem, SC and enter/exit our property via Jocassee Lake Road and Vaughan Road. As such, our passage is significantly influenced by the flow of traffic along Jocassee Lake Road approaching the entrance to Devil's Fork State Park.

Traffic congestion between Francis Falls Drive and the park entrance, during the summer months, has become an increasing problem. Park Rangers, stationed at the entrance to the park, must turn away cars when the park reaches capacity. This results in long wait times as cars must turn around and travel back along the two lane Jocassee Lake Road. More importantly, this congestion creates personal hazard for the pedestrians that walk along this road, without sidewalks.

Further commercial development along Jocassee Lake Road, in the area of Francis Falls Drive, would only further exacerbate an already difficult and dangerous traffic problem. For these reasons, we are filing a formal objection to the special exceptions regarding non-residential use within the Lake Overlay District (location #TMS 038-00-01-005) addressed parcel 112 Francis Falls Dr., Salem by "Halee Senecal – The Domes at Jocassee".

Sincerely,



Scott Gillis



Yvonne Gillis

Laura Zimmerman

From: Tommye Hurst <tommyemommy@gmail.com>
Sent: Wednesday, March 17, 2021 11:02 AM
To: Planning Info
Subject: Lake Jocassee and Devils Fork State Park entrance

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 should concern,

We are opposed to the variance request at 112 Francis Falls Drive TM # 038-00-01-005

The state park as of June of last year had turned away almost 6,000 visitors who ignored several signs en route stating that the parking is full. The lake is loosing it's pristine nature due to the enormous amount of pressure coming at it from all directions. The road system in the Gorges is now open allowing drivers access to areas of the lake that were previously only accessible by foot. Boat rental has soared and the congestion at the state park has gotten dramatically worse. Also, the back side of the subject property slopes down to a stream loaded with Oconee Bell which could be adversely impacted by this development.

Please protect this very special resource by denying this variance application.

Best regards,

Tommye M Hurst

Jocassee Glen Subdivision residents and property owners oppose the special exemption for the Jocassee Domes geodesic dome motel project. This Commercial Geodesic Motel will negatively impact and fail to protect water quality, natural beauty, and the unique qualities of this residential community.

According to Oconee County property records there are over 60 residential properties with at least 30 more private vacation or proposed residential homes within 1 mile of the location of this proposed Non- residential development. *Source: Oconeesc.com.*

Oconee County created a Lake Overlay District 2012 to protect water quality, maintain natural beauty, and limit secondary impacts of new development on residents living near lakeshores. *Source: Oconee County Planning & Zoning, March 201*

Water Quality:

USDA rated Septic tank soil absorption by as “very limited” for his location in Oconee County. Indicating that the soil has one or more features that may be unfavorable for use as a septic system absorption field and could result in poor performance and high maintenance if not installed properly. *Source: USDA NRCS Web Soil Survey, 2019*

A Commercial Geodesic Motel with 12 separate dwellings with bathrooms requiring 12 septic systems will have a negative effect water quality. These systems will threaten Creeks, surface water, ground water, and residential wells. With no proposed Storm water management, stormwater runoff will be a problem for water quality as well.

Destruction of Natural Beauty:

Construction and occupancy of this Commercial Geodesic Motel will cause destruction of native plants and wildlife habitats. Parking lots with cars and boats and boat trailers, Signs, trash, traffic, lights, and crowds of people will obstruct the natural landscape.

The most serious impact will be to the Oconee Bell and its native habitat. This Rare and threatened plant grows along to banks of Bowers creek which borders the back of the property. Bowers Creek flows through Jocassee Glen Subdivision and continues to McKinney Creek and on to Boones Creek. Destruction of the is rare and beautiful wildflower and its habitat negatively affects the quality of life of all residents and visitors of Oconee county. *Sources: S.C. Department of Natural Resources, January 2019; Oconee County Planning & Zoning, March 2019*

Secondary Impacts:

A Commercial Geodesic Dome motel will negatively impact residents of Jocassee Glen Subdivision. The Jocassee Community and Oconee County.

Transient visitors with no on-site management or security will threaten the peace and quiet of the adjacent residential community.

There will be increased pressure on County Law enforcement, Fire, and State Park rangers and Staff.

It will complicate and already dangerous traffic problem on Lake Jocassee Road and would complicate the existing “bottleneck” and road closures at the entrance to Oconee State Park.

Creating another exclusive admission agreement with the State park reduces the access to Lake Jocassee for the public. Commercial contracts and other arrangements with the state Park limit the private residents and visitors to Lake Jocassee who do not pay extra fees to these commercial entities further limit access to Lake Jocassee,

The residents and property owners of Jocassee Glen respectfully ask the Oconee county Board of Zoning Appeals to Vote No on each of the requirements for the Special Exemption, The Jocassee Domes Geodesic Motel Project does not meet these requirements.

1) In accordance with the comprehensive plan and is consistent with the spirit, purposes, and the intent and specific requirements of this chapter, to include the definition and intent of the district in which the special exception is being requested:

The Jocassee Domes Geodesic Motel development is in complete contrast with the conservation and preservation spirit of comprehensive Plan, especially considering the Natural resource and Land Use elements of the plan. This Request does not incorporate information regarding the natural resources on or adjacent to this property. No mention of efforts to avoid the depletion or destruction of sensitive, irreplaceable assets, like the Oconee Bell and Bowers creek.

From the 2020 Comprehensive plan:

Natural resources {Chapter 5} states, “Valuing and investing in efforts to protect and improve natural resource base supports the quality of life for all County residents”.

Land Use Element Chapter 11 states,” Residential areas deemed to be appropriate for development primarily focused on residential uses. Such areas may contain significant clusters of existing residential developments, as well as pockets of agriculture, rural, commercial, and other land uses. Although new uses may vary, they should not detract from the overall residential character of area, and not impose negative secondary impacts on nearby properties.”

Goal 11.1. is to establish an efficient, equitable, and mutually compatible distribution of land uses that complements Oconee County’s traditionally rural lifestyle, yet supports sustainable economic development, protects the environment, and manages future growth and changes.

2) In the best interests of the county, the convenience of the community and the public welfare:

- inconvenience for residents of the Jocassee community
- increases pressure on law enforcement, fire, Ems, and DNR.
- Increased traffic and confusion at entrance to park
- Destruction of natural resources
- Increased crime
- No security from or management of transient visitors
- Increased noise, crowds, light pollution, and traffic on public and private roads.

3) Suitable for the property in question, and designed, constructed, operated, and maintained so as to be in harmony with and appropriate in appearance to the existing or intended character of the general vicinity:

- Geodesic domes are not designed, constructed to complement the over 60 residential properties with-in a one-mile radius of this traditionally rural area.
- There is no evidence that the Motel will be operated or maintained in a way that will add value to our community or the county. IT will more likely be a burden on existing infrastructure and services.

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

- This development will not have any positive effects and will only add to the congestion, bottlenecks, and road closures on Jocassee Lake road.
- Parking lots at the development will increase congestion at the entrance of the State Park.
- Stormwater run off from Gravel Parking lots and private roads cause road hazards during and after frequent storms and heavy rain in the area.

Again, please vote **NO** for the Special Exemption for the 12 Campsites? PLEASE!!! The Jocassee Dome Project is a commercial Motel that is not compatible with Jocassee Glen or the surrounding Residential community.

Respectfully,

Joe Beckert
William Bush
Bonnie Cherry
Len Talley
Alex and Jorie Feltus
Mike and Debbie Sewell

Laura Zimmerman

From: Mark Masaschi <mark@kdsproperties.com>
Sent: Monday, March 15, 2021 11:18 AM
To: Planning Info
Cc: Mark Masaschi
Subject: Objection to Domes at Jocassee variance request

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 should concern,

We are opposed to the variance request at 112 Francis Falls Drive TM # 038-00-01-005

The state park as of June of last year had turned away almost 6,000 visitors who ignored several signs en route stating that the parking is full. The lake is losing its pristine nature due to the enormous amount of pressure coming at it from all directions. The road system in the Gorges is now open allowing drivers access to areas of the lake that were previously only accessible by foot. Boat rental has soared and the congestion at the state park has gotten dramatically worse. Also, the back side of the subject property slopes down to a stream loaded with Oconee Bell which could be adversely impacted by this development.

Please protect this very special resource by denying this variance application.

Best regards,

Mark

Mark E. Masaschi, CCIM | *Principal*
KDS Commercial Properties, LLC | kdsproperties.com
Legacy Square @ Hollingsworth Park
340 Rocky Slope Road, Ste 302 | Greenville, SC 29607
O: 864.242.4200 x207 | M: 864.380.2614 | [v-card](#) | [linked-in](#)



Laura Zimmerman

From: J. B. Morgan <j902568@yahoo.com>
Sent: Monday, March 15, 2021 11:22 AM
To: Planning Info
Subject: 750' exception Lake Jocassee

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 against the planning zone exception for the "Jocassee Domes" project. If the 750' lake overlay is good enough for everyone else it's good enough. A better use for this property would be to donate it to the park.

I say again, no exceptions.

John Morgan
J902568@yahoo.com

Sent from my iPad

Laura Zimmerman

From: Mark Ratchford <markbratchford@gmail.com>
Sent: Tuesday, March 16, 2021 9:33 AM
To: Planning Info
Subject: Objection to 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.

To whom it should concern,

I am opposed to the variance request at 112 Francis Falls Drive TM # 038-00-01-005

The state park as of June of last year had turned away almost 6,000 visitors who ignored several signs en route stating that the parking is full. The lake is losing its pristine nature due to the enormous amount of pressure coming at it from all directions. The road system in the Gorges is now open allowing drivers access to areas of the lake that were previously only accessible by foot. Boat rental has soared and the congestion at the state park has gotten dramatically worse. Also, the back side of the subject property slopes down to a stream loaded with Oconee Bell which could be adversely impacted by this development.

Please protect this very special resource by denying this variance application.

Mark B. Ratchford
864-430-0371



Virus-free. www.avast.com

Laura Zimmerman

From: sara masaschi <sara.masaschi@gmail.com>
Sent: Monday, March 15, 2021 1:01 PM
To: Planning Info
Subject: Objection to Domes at Jocassee variance request

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 should concern,

We are opposed to the variance request at 112 Francis Falls Drive TM # 038-00-01-005

The state park as of June of last year had turned away almost 6,000 visitors who ignored several signs en route stating that the parking is full. The lake is losing its pristine nature due to the enormous amount of pressure coming at it from all directions. The road system in the Gorges is now open, allowing drivers access to areas of the lake that were previously only accessible by foot. Boat rental has soared and the congestion at the state park has gotten dramatically worse. Also, the backside of the subject property slopes down to a stream loaded with Oconee Bell which could be adversely impacted by this development.

Please protect this very special resource by denying this variance application.

Best,

Sara Masaschi

Laura Zimmerman

From: mike sewell <mike.sewell.builders@gmail.com>
Sent: Thursday, March 18, 2021 7:49 PM
To: Planning Info
Subject: SE21-001 Special exception hearing

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 (Mike and Debbie Sewell) are residents and property owners in Jocassee Glen Subdivision. We oppose the Special Exemption SE21-001 for the Jocassee Domes geodesic dome motel project. This Commercial Geodesic Motel will negatively impact and fail to protect water quality, natural beauty, and the unique qualities of our residential community.

According to Oconee County property records there are over 60 residential properties and at least 30 more private vacation or planned residential homes within 1 mile of the location of this proposed non-residential development. *Source:* Oconeesc.com. The Jocassee Community is Rural residential/ agricultural. New and existing homes are built with traditional materials, designed to enhance, and sustain this unique and beautiful area. Low density footprints and generous setbacks are standard and customary.

The typical home value of homes in Salem is \$333,237. Salem home values have gone up 9.4% over the past year. *Source:* Zillow.com. Homes in the Jocassee community are typically valued from 200,000 to 2 Million dollars. The Jocassee Dome development would decrease these home values in an area where property and home values have steadily increased for decades.

The proposed Jocassee dome Motel project will alter the community and the surrounding landscape. A commercial Motel will bring groups of transient people to a traditionally residential area and disrupt the privacy and peacefulness of our community.

The dense arrangement of 12 domes on this 6-acre property will be both aesthetically and ecologically devastating to the existing pristine creeks and vibrant wildlife habitats. Homes in the area are typically no more than 1 dwelling per acre. These structures are proposed to be clustered in groups on 1 acre or less.

Domes are made from non-traditional material, PVC. The domes are planned to be placed on decks and elevated on stilts. The height alone will cause negative visual effects from the surrounding roads, the entrance to the State Park, and the entrance to our subdivision. In this environment time will take a toll on these structures.

Safety, security, and environmental issues are also concerning and will threaten the tranquility, health, landscape, and general wellbeing of the community. Twelve domes housing groups of people will require extensive septic tank systems. These systems will require professional installation and extensive maintenance to maintain water quality in the area. Proposed overhead power to 12 domes is also an aesthetic and safety issue. Parking spaces and lots, required roads, and the footprint of 12- 400- 500 sq foot domes with added decks will diminish green space. Lighting requirements for the project will cause increased light pollution. Road signs will also have a negative impact on aesthetics and safety. Increased traffic on our private road, one entrance away from the project, will degrade our privately maintained road. Construction alone of the dome sites, roads, parking areas, along with the increased volume of transient people, and septic and water systems will eradicate the sensitive habitat that surrounds.

Surprisingly, as much as we care about our peaceful solitude and property value, we are also concerned about the State Park. Our concerns are the negative aesthetics, the increase of unsupervised visitors with a private entrance to the park, crime, security, fire danger, and increased litter.

Finally, we are asking the board to ponder the permanence of this decision, considering ownership or management tend to change over time. What will this project and the surrounding area look like in a few years?

We respectfully ask that you vote NO for the Special exemption for the Jocassee Dome Project.

- This commercial motel development will surely have a negative impact on the residential area around Lake Jocassee and it does not meet standards or spirit of the Comprehensive Plan or the Lake Overlay Zone.
- Added Pressure on infrastructure and the environment are not in the best interests of the county, the convenience of the community, or public welfare.
- The Jocassee domes development is not suitable for the property in question. It is not designed, constructed, operated, or maintained to be in harmony with or appropriate in appearance to the existing character of the general area.
- The Jocassee domes development will only add to the congestion and hazards on Jocassee Lake Road, county roads, and private roads. Traffic, illegal parking, and safety of vehicles, bicycles and pedestrians are a problem now, this commercial development would not make this any better.

Respectfully,

Mike and Debbie Sewell

Laura Zimmerman

From: William Runge <WRunge@collettre.com>
Sent: Monday, March 15, 2021 12:38 PM
To: Planning Info

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 should concern,

We are opposed to the variance request at 112 Francis Falls Drive TM # 038-00-01-005

The state park as of June of last year had turned away almost 6,000 visitors who ignored several signs en route stating that the parking is full. The lake is losing its pristine nature due to the enormous amount of pressure coming at it from all directions. The road system in the Gorges is now open allowing drivers access to areas of the lake that were previously only accessible by foot. Boat rental has soared and the congestion at the state park has gotten dramatically worse. Also, the back side of the subject property slopes down to a stream loaded with Oconee Bell which could be adversely impacted by this development.

Please protect this very special resource by denying this variance application.

Bill Runge

South Carolina Partner/BIC



PLEASE NOTE OUR NEW ADDRESS

217-A E. Washington Street | Greenville, SC 29601

direct (864) 752-0301 | main (864) 752-0300

mobile (864) 423-3097 | fax (864) 752-0358

[website](#) | [vCard](#) | [map](#) | wrunge@collettre.com

Laura Zimmerman

From: Bethbaumgarten <bethbaumgarten@att.net>
Sent: Monday, March 22, 2021 12:38 PM
To: Planning Info
Subject: Opposition

Follow Up Flag: Follow up
Flag Status: Flagged

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 should concern,

We are opposed to the variance request at [112 Francis Falls Drive](#) TM # [038-00-01-005](#)

The state park as of June of last year had turned away almost 6,000 visitors who ignored several signs en route stating that the parking is full. The lake is losing its pristine nature due to the enormous amount of pressure coming at it from all directions. The road system in the Gorges is now open allowing drivers access to areas of the lake that were previously only accessible by foot. Boat rental has soared and the congestion at the state park has gotten dramatically worse. Also, the back side of the subject property slopes down to a stream loaded with Oconee Bell which could be adversely impacted by this development.

Please protect this very special resource by denying this variance application.

Best regards

Sent from my iPhone

Laura Zimmerman

From: Joe Beckert <jocasseejoe@gmail.com>
Sent: Tuesday, March 16, 2021 11:59 AM
To: Adam Chapman
Subject: Re: Special exception 12 site camping 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.

12 reasons to say No to green warts on the nose of Lake Jocassee!

12. The covenants of the adjacent Jocassee Glen neighborhood prohibit shacks of any type to protect the value of the neighbor's property. The dome projects are shacks and they will ruin housing development and their property values. It is not in the best interests of the existing property owners because property values will drop since no one wants warts in their back yard.

11. The green warts is an unsupervised property. Unlike Devils fork which is a safe place because state park park rangers patrol the area, this place would not be safe. Alcohol, unsupervised fires, noise ordinances, firearms, fireworks, dogs off-leash will result in calls to police and animal control and would be a burden on the county departments. This would reduce the safety of Devils fork as the state park would have no control over their conduct.

10. Green warts on the nose of Devils Fork state park, will be the first impression of one of the most beautiful parks in the state. After roads and septs and excavation occurs, trees will die, sediment run off the gravel roads will impact the creek and waves of visitors will trample Oconnee bell on the property. This development is not a good first impression on Devils Fork which is being exploited simply for the economic benefit of the land developers.

9. Green warts are contagious and will spread all around the lake. If the board grants special exemption for this campground at a place where there already is camping, why would others not get permission where there is no camping? Devils Fork park revenue for villas and camping will be reduced on a daily basis by the number of units this competing facility would provide, essentially reducing the state revenue for Devils Fork state park and their employees.

8. Having 12 green warts on the property will mean that this development will require a septic system to flush daily for 72 people, park for 24 cars and or boats, 12 green wart domes with decks, 12 barking dogs, 24 trash dumpsters, a unmaintained gravel parking lot with sediment run off, tacky signs, unsupervised gates and traffic at Devils Fork entrance. This is not in harmony with the existing land and homes. People living in a wart are not neighbors.

7. People staying at the green warts should not be able to access Devils Fork state park and use the lake just because they can park and stay at this property. Local home owners are not permitted to enter the park once Devils Fork is sold out and this property should not get special permission to use the lake when residents can't even use it. Allowing the residents of the warts property to access the lake via dropping them off using the Jocassee Lake Tours shuttle is not fair to residents who are turned away. If they cut through the wart property to the lake that is not in harmony with the general rules or character of Devils Fork state park.

6. The entrance to the Devils Fork State park is busy at times and people who are turned away may be tempted to park at the Warts location to gain access to the lake using their Jocassee lake tour shuttle. This property should not turn into a paid parking and shuttle operation. This is a beautiful place, let's not turn it into a business park and shuttle enterprise.

5. Home owners are the future of the area and they bring more revenue to the area than an out of town visitor. Visitors don't pay taxes and any additional revenue to the area would benefit the warts property owners who stand to make a lot at the expense of home owners.

4. The daily flow of unsupervised visitors are potential trespasser's who will pose a risk to the safety of neighboring homes, property as it relates to crime. This is not in the best interests of the home owners and their public welfare as the flow of unsupervised visitors will bring people who know they are not being enforced by the state park as it pertains to crime. #911.

3. The spirit is to protect lake Jocassee. It is one of the most beautiful lakes in the country and we need to protect its natural beauty from money grabbing enterprises. Our national parks are protected from exploit and thankfully this lake is too. The spirit is to protect our natural beauty and this will be a wart on the nose of Lake Jocassee.

2. It a shame that the community has to fight to protect our property rights with this special exemption request. No to the green warts! Build a home like the rest of the neighborhood, pay taxes, work to start a business and enjoy the community but don't ruin it for everyone.

1. The number one reason to say No to the warts is it is our job to say No. It is not in the spirit of the lake's beauty, the best interests of Devis Fork state park rangers, the public welfare and personal safety of home owners, the harmony of the neighboring home covenants and property values, the convenience of the police and fire departments security, or the appearance of general vicinity. It is just a green wart on the nose of lake Jocassee and one is one too many.

Joe Beckert

Sent from my iPhone

> On Mar 16, 2021, at 11:19 AM, Adam Chapman <achapman@oconeesc.com> wrote:

>
> Good afternoon,
> I cannot open the attached PAGES file. Can you resend in Word or in the body of the email.
> Thanks.

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

>
> CONFIDENTIALITY NOTICE: All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA).

>
> This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential, proprietary, and/or privileged information protected by law. If you are not the intended recipient, you may not read, use, copy, or distribute this e-mail message or its attachments. If you believe you have received this e-mail message in error, please contact the sender by reply e-mail or telephone immediately and destroy all copies of the original message

>
>
>
> -----Original Message-----

> From: Joseph Beckert [mailto:jocasseejoe@gmail.com]
> Sent: Tuesday, March 16, 2021 11:16 AM
> To: Planning Info <planninginfo@oconeesc.com>
> Cc: Joseph Beckert <jocasseejoe@gmail.com>
> Subject: Special exception 12 site camping 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 Oconee County board,
>

> I firmly appose this camping facility in my back yard. Please read the attached 12 reasons why this campground will be a nuisance, eye sore and a wart on the nose of Lake Jocassee.

>

Laura Zimmerman

From: Shannon Bush <shannondbush@gmail.com>
Sent: Monday, March 22, 2021 10:59 AM
To: Planning Info
Cc: William Bush; Lauraleigh Bush
Subject: Objection to SE21-001, request for special exception on parcel TMS 038-00-01-005
Attachments: Letter in opposition to SE21-001 special exception request.pdf

Follow Up Flag: Follow up
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Dear Members of the Board of Zoning Appeals,

Please see the attached letter in opposition to SE21-001, a request for special exception to allow a 12-site camping facility on parcel TMS 038-00-01-005, located within the Lake Jocassee Overlay District.

Best Regards,
Shannon Bush

To Members of the Zoning Appeals Board:

Re: Objection to SE21-001, request for special exception for 12-site camping facility on parcel TMS 038-00-01-005

Oconee County's Municipal Code allows for the grant of a special exception only if the board of zoning appeals finds adequate evidence that the proposed development will meet all of the general requirements delineated in section 38-7.2 (subsections 1-4) as well as any specific requirements and standards listed for the proposed use, such as those contained in Appendix A. Further, the developer has the burden of providing evidence of compliance with the general and specific requirements. In this case, the developer has failed to meet its burden, accordingly the request should be denied.

The two most problematic subsections for the developer are 38-7.2 (3) and (4) which require that the proposed use be:

(3) Suitable for the property in question, and designed, constructed, operated, and maintained so as to be in harmony with and appropriate in appearance to the existing or intended character of the general vicinity;

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

Harmonious Design and Construction in relation to Existing Character

In addressing the harmonious design and construction requirement, the developer relies solely on bald assertions that "we are not detracting from the overall character of the area" (p. 2) and claims that the design aligns with the "character of the state park" and "the overall aesthetic of Lake Jocassee and the county, including the materials sourced and color palette that will be utilized." (p. 2)¹ A comparison of the cabins at the state park and other nearby commercial uses, however, belies this claim. All of the park cabins and visitor center, the Lake Jocassee Outdoor Center and General Store (the closest market and outfitter to the lake), and the closest gas station on Highway 11 (the Lake Shop), are constructed from wood with an architectural style that could be described as "lakeside lodge."

¹ The developer's proposal pages are not numbered; the page references throughout this objection assume the cover page containing the style of the hearing is considered page 1.



Visitors' Center at Devils Fork State Park



Jocassee Outdoor Center



Cabin at Devils Fork State Park



Lake Shop gas station

The developer uses a sleight of hand to describe the natural elements and materials that will comprise the decking on which the domes will be set rather than describing the material comprising the domes themselves, which is PVC fabric and stainless steel and aluminum pipe. Unlike the surrounding lodging and commercial facilities, the proposed domes are semi-permanent structures with an expected lifespan of 10-15 years. (<https://www.shelter-dome.com/faqs/>)

Rather than providing the material data for the domes themselves, the developer instead describes the color: “we have opted to cover the geodesic domes in a deep green covering ... in order to blend in with the wooded landscape of the property and surrounding area.” (p. 3) Section 38-7.2 (3) requires that “design and **construction** be in harmony with ... the existing ... character of the general vicinity.” Color may be a design element, but it has nothing to do with construction. The developer has simply chosen to omit any discussion of this critical element as it applies to the domes themselves, rendering the proposal inadequate to meet the subsection’s requirements.

Moreover, because the property in question lies within the Lake Jocassee Overlay District, the board must consider 38-7.2 (3) in tandem with section 38-11.1, the intent of which is 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.” Incorporating Appendix A’s building standards by reference (see 38-11.1 (1) a (4)), the developer must adhere to those standards as well. They encourage “design consistent with the local natural and architectural surroundings” and list suitable materials for building facades such as “stone, brick, glass, wood siding, split block, or stucco.” Alternative materials—such as aluminum piping and PVC fabric—would require special approval in addition to the special exception. Appendix A § (a) (5).

Contributing to Undue Congestion

The developer is aware of the challenge in demonstrating compliance with 38-7.2 (4) because of the significant traffic congestion leading to the state park which abuts the property in question and anticipates objections on that basis. However, the developer’s claims about this review criterion also lack foundation and in some instances are internally inconsistent.

The proposal contains a table (p. 5) containing data in the first row attributed to the Office of Energy Efficiency and Renewable Energy, but for which no context is provided. This data indicates single-family households average two vehicles and make 5 one-way trips per day. The row beneath comprises the developer’s own estimate, without substantiation, that the glamping domes will average 1 vehicle per site with only one trip per day. This figure is not only unsupported, it is contradicted by the number of guests the domes are designed to accommodate (“Our domes are sized to accommodate couples up to groups of six guests,” p. 3; “Dome Size 2: Comfortably accommodates bigger families or groups of friends” (Site map, description from key)). It is unreasonable to expect that groups of six, or even four, will arrive in one car.

The assertion about increased spending in Oconee County also calls into question the minimization of number of trips per day: either glampers are driving back and forth to town and spending money, thus increasing “revenue for local businesses and services,” or they’re staying on site, thus not unduly adding to traffic congestion. It can’t be both.

The most questionable claim, however, is this: “Our facilities will eliminate a minimum of ten cars from utilizing the state park parking lots ... [thereby] removing vehicle volume from entering the park parking facilities.” (p. 4) If it is accurate that “a high percentage of our overnight guests will ...[be] those visitors who have already planned to come to Devils Fork State Park” (p. 4) then many, if not a majority, will arrive not just with a vehicle but with a boat trailer. Surprisingly, there is no indication in the proposal, nor does it appear on the site map, that trailer parking is planned on the property. Glampers with trailers will still need to utilize the lot in the state park, thus vehicle volume will either be increased or at best maintained at current, maximum levels. The proposal does not add capacity. Moreover, with the access point feet from the park entrance and intersection of Jocassee Lake Road and Devils Fork Road, ingress and egress from the property will exacerbate problems with traffic flow and confusion regarding right of way.

In summary, the developer has not provided adequate evidence that the proposed development will meet all of the general requirements delineated in section 38-7.2 as well as any specific requirements and standards, which is her burden to meet. She has not demonstrated that the domes themselves are in harmony with and appropriate in appearance to the existing character of the general vicinity and neglected entirely to address aspects about their construction and the materials used. Further, the proposal fails with regard to every prong of 38-7.2 (4) in that it will increase highway traffic by attracting a new, target clientele; by omitting trailer parking it does not offer parking adequate for the intended use; and access to the site will exacerbate current traffic flow problems. The request for a special exception should therefore be denied.

Shannon Bush
William E. Bush
411 Eagle Nest Court
Salem, SC 29676

Laura Bush and Andy Brooks
150 Whitmire Road
Tamassee, SC 29686

In summary, the developer has not provided adequate evidence that the proposed development will meet all of the general requirements delineated in section 38-7.2 as well as any specific requirements and standards, which is her burden to meet. She has not demonstrated that the domes themselves are in harmony with and appropriate in appearance to the existing character of the general vicinity and neglected entirely to address aspects about their construction and the materials used. Further, the proposal fails with regard to every prong of 38-7.2 (4) in that it will increase highway traffic by attracting a new, target clientele; by omitting trailer parking it does not offer parking adequate for the intended use; and access to the site will exacerbate current traffic flow problems. The request for a special exception should therefore be denied.

Shannon Bush
William E. Bush
411 Eagle Nest Court
Salem, SC 29676

Laura Bush and Andy Brooks
150 Whitmire Road
Tamassee, SC 29686

Scott and Yvonne Jakes
503 1/2 Roundhouse Point
Salem, SC 29676-2324

Mark + Renee Masaschi
504 Roundhouse Pt.
Salem, SC 29676

Foster and Toddles McKissick
409 Eagle Nest Court
Salem SC 29676

Foster and Madison McKissick
111 Capers St
Greenville, SC 29605

Laura Zimmerman

From: Charles E Runge <charles@industrialvaluepartners.com>
Sent: Tuesday, March 16, 2021 9:03 AM
To: Planning Info
Subject: Objection to Domes at Jocassee variance request
Attachments: Charles E Runge.vcf

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 should concern,

We are opposed to the variance request at 112 Francis Falls Drive TM # 038-00-01-005

The state park as of June of last year had turned away almost 6,000 visitors who ignored several signs in route stating that the parking is full. The lake is losing its pristine nature due to the enormous amount of pressure coming at it from all directions. The road system in the Gorges is now open allowing drivers access to areas of the lake that were previously only accessible by foot. Boat rental has soared and the congestion at the state park has gotten dramatically worse. Also, the back side of the subject property slopes down to a stream loaded with Oconee Bell which could be adversely impacted by this development.

Please protect this very special resource by denying this variance application.

Charles E Runge
Managing Partner
Industrial Value Partners, LLC
33 Market Point Drive
Greenville, SC 29607

charles@industrialvaluepartners.com

(864) 901-0607

www.industrialvaluepartners.com



Virus-free. www.avast.com

Laura Zimmerman

From: David Caldwell <DCaldwell@caldwellconstructors.com>
Sent: Monday, March 15, 2021 12:44 PM
To: Planning Info
Subject: Objection to Domes at Jocassee variance request

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To whom it should concern,

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Please protect this very special resource by denying this variance application.

Thanks,

David Caldwell | VP of Operations

340 Rocky Slope Rd, Suite 204 | Greenville, SC 29607

office (864)331-0797 | mobile (864)304-3554

www.caldwellconstructors.com



Confidentiality Note: This email may contain confidential and/or private information. If you received this email in error please delete and notify sender.

Laura Zimmerman

From: coburn46@charter.net
Sent: Wednesday, March 24, 2021 9:44 AM
To: Planning Info
Subject: opposition to variance request

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 should concern,

We are opposed to the variance request at 112 Francis Falls Drive TM # 038-00-01-005

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Please protect this very special resource by denying this variance application.

Sincerely,

Maureen and Andy Coburn

Laura Zimmerman

From: Tabitha Cooper <Tabitha@kdsproperties.com>
Sent: Tuesday, March 16, 2021 12:48 PM
To: Planning Info
Subject: Objection to Domes at Jocassee variance request

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To whom it should concern,

We are opposed to the variance request at 112 Francis Falls Drive TM # 038-00-01-005

The state park as of June of last year had turned away almost 6,000 visitors who ignored several signs en route stating that the parking is full. The lake is losing its pristine nature due to the enormous amount of pressure coming at it from all directions. The road system in the Gorges is now open allowing drivers access to areas of the lake that were previously only accessible by foot. Boat rental has soared and the congestion at the state park has gotten dramatically worse. Also, the back side of the subject property slopes down to a stream loaded with Oconee Bell which could be adversely impacted by this development.

Please protect this very special resource by denying this variance application.

Thank you,

Tabi

Tabitha Cooper, CCIM | *Director of Vision & Execution*
KDS Commercial Properties, LLC | kdsproperties.com
Legacy Square @ Hollingsworth Park
340 Rocky Slope Road, Ste 302 | Greenville, SC 29607
M: 989.615.2109 | Linked In



SE21-001

Special Exception Hearing

March 22, 2021

Dear Oconee County Council Members,

Hello, I am a landowner on Jocassee Glen Road, which is situated along one side of the proposed commercial tourist development. I am writing to express deep concern about a request by The Domes of Jocassee to build a commercial, unmanned, twelve structure, "glamping" area with power and individual restrooms, in a restricted Lake Overlay District, which was originally designed to protect the immediate area surrounding our beautiful lake Jocassee. To me, experiencing Lake Jocassee is like being in heaven on earth. The clean waters, the amazing diversity of flora and fauna, the kayak rides, the lake tours, the waterfalls, the camping, the pristine shorelines, and so much more have been integral to my family's life for years.

Yes, this part of the earth is worth protecting, and I thank the stewards in the past who already zoned this Lake Overlay District as a restricted area. This took foresight and correct planning. Even if one of the goals of The Domes of Jocassee is to provide an "eco-friendly" option for overnight stays, this option also creates a huge, lasting footprint. It looks like several of the domes, with driveways, electricity, and septic systems, will be built along a creek, which actually rises very high in heavy rain. The runoff from the Domes of Jocassee from weather, use, and even neglect, could harm the pristine creek, which is lined with precious plants and animals. My property shares this creek. This creek flows into new creeks and those flow into others.

Everyone knows the end of the story when uncontrolled growth goes unchecked. If Lake Jocassee and its surrounding areas is to remain one of the most diverse and clean areas on our planet, even "eco-friendly" businesses must know when to say "No" to a measure which will undo protections put in to place to preserve. I have been stopped at the gate at Devil's Fork State Park because there is a cap on how many people are allowed to come through the gate. After getting over my frustration of hearing "No. You have to turn around." I said to my friend, "I get it." They are doing a good job of saying "No" because every time they say it, they are protecting Lake Jocassee and the entire area. If you have ever stayed in their campground, you know the park staff is strict about keeping one tent per pad, keeping only one car parked in the lot beside the rustic sites, keeping the noise level down, keeping the areas clean, and keeping a safe environment during bad weather or when an injury has occurred. Who will be in charge at the Domes of Jocassee with twelve units to protect and maintain?

Thank you for your time, and I appreciate your attention to this matter. It is very important as a leader in Oconee County to protect what makes this county so wonderful.

Sincerely,

Marjorie Feltus

Laura Zimmerman

From: tom friedlob <tomfriedlob@yahoo.com>
Sent: Monday, March 15, 2021 11:58 AM
To: Planning Info
Subject: Objection to Domes at Jocassee variance request

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,

We are writing in opposition to the variance request at 112 Francis Falls Drive TM # 038-00-01-005

The state park as of June of last year had turned away almost 6,000 visitors who ignored several signs en route stating that the parking is full. The lake is losing its pristine nature due to the enormous amount of pressure coming at it from all directions. The road system in the Gorges is now open allowing drivers access to areas of the lake that were previously only accessible by foot. Boat rental has soared and the congestion at the state park has gotten dramatically worse. Also, the back side of the subject property slopes down to a stream loaded with Oconee Bell which could be adversely impacted by this development.

Please protect this very special resource by denying this variance application.

Regards,

Tom Friedlob
864.525.9165

To: Oconee Country Council
From: Scott and Yvonne Gillis, 503B Roundhouse Point, Salem, SC
Dt: March 16, 2021
Re: Park Entrance property variance request

Dear Council Members,

We are residents of 503B Roundhouse Point, Salem, SC and enter/exit our property via Jocassee Lake Road and Vaughan Road. As such, our passage is significantly influenced by the flow of traffic along Jocassee Lake Road approaching the entrance to Devil's Fork State Park.

Traffic congestion between Francis Falls Drive and the park entrance, during the summer months, has become an increasing problem. Park Rangers, stationed at the entrance to the park, must turn away cars when the park reaches capacity. This results in long wait times as cars must turn around and travel back along the two lane Jocassee Lake Road. More importantly, this congestion creates personal hazard for the pedestrians that walk along this road, without sidewalks.

Further commercial development along Jocassee Lake Road, in the area of Francis Falls Drive, would only further exacerbate an already difficult and dangerous traffic problem. For these reasons, we are filing a formal objection to the special exceptions regarding non-residential use within the Lake Overlay District (location #TMS 038-00-01-005) addressed parcel 112 Francis Falls Dr., Salem by "Halee Senecal – The Domes at Jocassee".

Sincerely,



Scott Gillis



Yvonne Gillis

Laura Zimmerman

From: Frank Holleman <fholleman@selcnc.org>
Sent: Monday, March 22, 2021 10:03 AM
To: Planning Info
Subject: March 22 Oconee County Board of Zoning Appeals Hearing on Proposed Glamping Site next to Devils Fork State Park
Attachments: 2021.03.22 SELC Ltr to Oconee Zoning Board re Special Exception Hearingpdf
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Dear Mr. Chapman and Members of the Board:

Attached are comments from the Southern Environmental Law Center, Naturaland Trust, the South Carolina Native Plant Society, and Upstate Forever regarding this proposed special exception.

Please distribute these comments to members of the Board in advance of this evening's hearing.

Thank you for your consideration.

Frank Holleman
Senior Attorney
Southern Environmental Law Center
310 Pine Forest Drive Ext.
Greenville, SC 29601
864 979 9431

601 West Rosemary Street, Suite 220
Chapel Hill, NC 27516
fholleman@selcnc.org
www.southernenvironment.org

SOUTHERN ENVIRONMENTAL LAW CENTER

Telephone 843-720-5270

525 EAST BAY STREET, SUITE 200
CHARLESTON, SC 29403-6655

Facsimile 843-414-7039

March 22, 2021

Oconee County Board of Zoning Appeals
215 South Pine Street
Walhalla, SC 29691
planninginfo@oconeesc.com

Re: SE21-001
March 22 Special Exception Hearing for a Non-Residential Use
12-Unit Luxury Glamping Geo Dome Tourist Attraction on Six Acres
At the Entrance to Devils Fork State Park

Dear Members of the Board:

On behalf of itself, Naturaland Trust, the South Carolina Native Plant Society, and Upstate Forever, the Southern Environmental Law Center submits these comments regarding the proposed special exception to allow the construction of a 12-unit Glamping complex of Geo-Domes on the six acres at the entrance to Devils Fork State Park.

These six acres are home to significant populations of Oconee Bells and a tributary of McKinney Creek, a relatively pristine waterway that is significant Oconee Bell habitat and an important source of clean water for Lake Keowee. Yet, this application does not mention the Oconee Bells, does not delineate where they are located on the property, and sets out no plan for protecting these rare plants which are the symbol of Oconee County. Likewise, there is no plan for protecting the quality of the water that flows into McKinney Creek.

The proponents of this development have indicated to us that they intend to take steps to protect the Oconee Bells. We believe it is in the best interests of the proponents to develop and set out these protections. Their proposal describes this as an “eco-tourism” development. Without protections of the Oconee Bell and the tributary of McKinney Creek, it would be an anti-eco development. By developing and setting out those protections and making them part of the identity of the development, they would enhance their proposal and the success of any development that goes forward.

We believe the Board should require a specific plan before considering this application to change the existing zoning.

The Organizations. Naturaland Trust was founded in 1973 as the nonprofit land trust that protects South Carolina’s Blue Ridge Mountains. Naturaland Trust has played a leading role in protecting and creating some of Oconee County’s most important natural areas and tourist attractions. Naturaland Trust’s founder, Tommy Wyche, was the leader in the effort to establish the Jocassee Gorges Natural Area. Naturaland Trust led the effort in 2006 to protect Stumphouse

Mountain from development. That successful campaign for the first time made Issaqueena Falls public property and protected it forever; preserved the area where Walhalla has established hiking and biking trail; protected the site of the Stumphouse park; and created a new Heritage Preserve that protects 2 miles of the Blue Ridge Railway and two historic railway tunnels. Naturaland Trust protected the site of the Cherokee Village, Oconee Town, after which Oconee County is named and donated it to the State Park system to be part of the Oconee Station Historic Site. Naturaland Trust assisted Oconee County in adding two important parcels to Chau Ram County Park, one in 2002 and another in 2019. Most recently, Naturaland Trust has acquired 500 acres of Oconee Bell habitat on Boone's Creek, McKinney Creek, and another nearby stream – also protecting the water quality of Lake Keowee into which those streams flow.

The South Carolina Native Plant Society includes residents of Oconee County and has led many field trips and work days in Oconee County. Among other things, it helped build new and relocated trails at the Oconee Station Falls hiking area in Picket Post.

Upstate Forever works to protect important lands and the environment of the Upstate and has members in Oconee County. It also worked extensively on the effort to protect Stumphouse Mountain and holds a conservation easement on the old Walhalla watershed on Stumphouse, ensuring its protection forever. Upstate Forever holds conservation easements on farmlands, forests, and mountain lands throughout Oconee County.

The Proposed Special Exception:

Oconee Bells. This property on a tributary of McKinney Creek contains large colonies of Oconee Bells, which grow from a ravine up to the top of a steep hillside and along a stream and draws on the property. As the Board well knows, the Oconee Bell is a symbol of Oconee County and an iconic natural resource for the entire region. It is one of the world's rare plants. It exists only in the areas around Jocassee and parts of Keowee and nearby. It is estimated that the flooding of Lakes Keowee and Jocassee eliminated 60% to 85% of all the Oconee Bells and their habitat. The long-term existence of the plants is in question because of the fact that over the eons the plants have by some ecological changes lost their ability to spread their territory and are therefore locked into a narrow geographic and climatic area. If the weather continues to get warmer and dryer over time, the future of the Oconee Bell is in doubt.

But the most important threat to the Oconee is development that harms the Oconee Bells and eliminates their habitat. The Oconee Bells are very sensitive to human activity and foot traffic on the hillsides and in and beside the streams where they grow along the streambanks. When one Oconee Bell population is lost, there will not be another to replace it.

As Oconee County's Comprehensive Plan (pp. 6-7) lays out:

One of South Carolina's unique and rare plants is the Oconee Bell flower, a white and yellow blossom with red stem and red-tinged leaves found in only a few locations in the mountains of South Carolina, North Carolina, and Georgia. The flower grows in humid, rocky outcrops around rugged gorges and cool, shady

woods along streams and waterfalls. Among the best places to see the Oconee Bell is along the Oconee Bell Trail in Devils Fork State Park.

Oconee County honors the Oconee Bell as one of the County's greatest treasures and highlights it as a reason for people to visit the County. *Visit Oconee County, SC*, <https://visitoconeesc.com/oconee-bell-bloom-season/> (March 2021). The Oconee Bell has been featured in National Geographic Magazine.

Because of the threats of development to the Oconee Bells, Naturaland Trust has led efforts over the last two years to protect Oconee Bell habitat around Lakes Jocassee and Keowee. The S.C. Native Plant Society, Friends of Jocassee, the Oconee Conservation Bank, the Keowee Toxaway Habitat Enhancement Project, individuals, foundations, the S.C. Conservation Bank, and Greenville Water aided Naturaland Trust in protecting approximately 500 acres of Oconee Bell habitat in the area of Devils Fork State Park. A video describing that effort can be viewed here, <https://vimeo.com/491868019>. One of those preserves is on McKinney Creek, into which the stream on the proposed Glamping site flows.

The application for this special exception contains no mention of the Oconee Bells and no plan for their protection. The application contains only general promotional descriptions matching the plan with provisions of the County's comprehensive plan and general promotional materials provided by the manufacturer of the Domes. There is a general site plan, but that plan does not delineate the Oconee Bell populations on the site. There are also no plans for protection of the water quality of the stream that flows into McKinney Creek.

Of most concern are the five Domes on the right of the road leading into the property. They are proposed to be built on the slopes just above where the largest and most beautiful populations of Oconee Bells exist. The proponents have told us that they do not intend to build the Domes on the Bells and plan to build the structures some distance away from the Bells. However, there is nothing in the proposal that tells the Board exactly where these Domes will be built in relation to the Bells.

Of great concern also is that each of the Domes will have a septic system. The proposal does not lay out how those will be located in relation to the Bells or where the septic field will be.

Another significant concern is where any foot trails will be built and what fences, signage, and separations will be put in place to keep the visitors from destroying the Bell populations by walking, playing, or running through them.

Finally, there are also Bells along McKinney Creek in places. There are no plans laid out to protect those populations from visitors who may want to play in the stream. The stream is the property line between the State Park and the development site, and there are many Bell populations on the State Park side of the stream as well.

In general, there are several steps that should be taken to protect Oconee Bell populations. As a rule, a 100-foot buffer offers protection between the Bells and human activity.

It is important to retain the over-arching tree canopy; the middle story of smaller trees, like mountain laurel and rhododendron; and the lower shrubs (like dog hobble) that create the environment for the Bells. The Bells also must be protected from storm water runoff. And it is very important to protect them from human foot traffic. In short, there should be an Oconee Bell protection zone in this eco-development.

A very significant concern also is what will happen during construction. How will the Bells be protected from the activities of construction crews which understandably may not know the needs of Oconee Bells and will be focused on getting the job done? Those questions are not addressed in this application.

The proponents of the project know about the Oconee Bells on the site and have told us they want to protect them. We know that Oconee County is justly proud of the Oconee Bell. But the proposal before the Board does not set out any detailed and required protections that would govern this proposed exception and ensure that these Oconee Bells thrive and continue to exist for generations to come.

The Board and the proponents have only one chance to protect this important natural resource, and that is now. The Board should require that the proponents come forward with a plan to protect the Oconee Bells adequately, so that neither they nor the Board will have regrets in the future. This proposal is not yet ready for approval.

Water Quality of McKinney Creek. McKinney Creek is an important Oconee waterway. It runs south of Lake Jocassee, across a rural countryside, and into Lake Keowee. Many important populations of Oconee Bells live along its banks and on hillsides just above the Creek. The Creek's waters are relatively pristine. However, it has been impacted by runoff from roads and hard surfaces, which has resulted in sedimentation in the Creek and flashy water flows during heavy rains. These high flows have scoured Oconee Bells from the banks of the Creek. Continued degradation of McKinney Creek will harm the Creek itself, Oconee Bells, and the water quality of Lake Keowee.

In part for these reasons, Naturaland Trust undertook the significant project to save almost over 200 acres on McKinney Creek when it came up for sale. An out-of-state development entity put it up for sale, and it was vulnerable to development, destruction of Oconee Bells, and degradation of McKinney Creek and Lake Keowee. That conservation project was successful, and that preserve now protects the water quality of McKinney Creek. Public agencies, as well as private donors, supported that effort.

The application for this proposed special exception contains no information concerning how this tributary of McKinney Creek will be protected in connection with the activities of Glampers and the operation of the site. There is no mention of the stream in the application. There is the risk that storm water flows from the Domes, particularly the seven nearest the stream, and the activities of Glampers could degrade the stream and its water quality. Without adequate signage or barriers, as appropriate, the Glampers and their children may be attracted to play in the stream in a way that could be harmful. Further, the stream also borders the State Park and should be protected for that reason also. There are important populations of Oconee Bells

just across the stream in the State Park, and those Oconee Bells could be harmed if the Glampers play in the stream and up the banks on the State Park.

Finally, the location of the septic field has not been identified. That also will be important to know, for the Oconee Bells and for the stream.

This is another aspect of this development plan that must be described and set out before the Board could approve this application.

Special Exception. This is an application for a special exception; the developers have the burden to show they are entitled to the special exception. Under Section 38-7.2., the developer has the burden of showing that this proposed development is, among other things:

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

This proposal does not set out protections for the important populations of Oconee Bells or for this stream that flows into McKinney Creek. Until those are added, set out, and made binding, the Board cannot determine that the proposal is in accordance with the County's Comprehensive Plan and the provisions intended to protect the Lake Jocassee and Lake Keowee area, that the proposal is in the best interests of the county, the convenience of the community, and the public welfare, or that this plan is suitable for the property in question or that it will be in harmony with and appropriate in appearance to the character of the area around Devils Fork State Park.

Numerous provisions of the Comprehensive Plan would be violated without protections for the Oconee Bells and the stream. Here are examples:

Goal 6.2 of the Comprehensive Plan: "Preserve, protect, and enhance Oconee County's land resources." **Objective 6.2.1:** "Promote partnerships and voluntary conservation easements to preserve significant lands, habitats, and scenic areas under development pressure." **Strategy 6.2.1.1:** "Support existing land conservation organizations in their efforts to preserve and protect rural lands, sensitive areas, and significant natural resources and transfer of development rights and conservation easements to protect rural lands, sensitive areas, and significant natural resources." **Strategy 6.2.1.2:** "Provide appropriate assistance from County departments and agencies in efforts to identify and preserve significant lands, and scenic areas."

Objective 6.2.2: “Manage natural assets to ensure natural resources enhance the quality of life for residents and visitors and increase economic opportunities.” **Strategy 6.2.2.1:** “Protect and preserve natural resources for recreational use and develop new opportunities for recreational access.” **Strategy 6.2.2.2:** “Work with public conservation partners to identify additional significant natural resources including viewsheds and habitats that warrant protection.” **Strategy 6.2.2.4:** “Expand and maintain public parks and recreation spaces to a uniform standard of excellence.” **Strategy 6.2.4.1:** “Encourage compatible land use adjacent to National and State Forests, wildlife management area, and County, State and municipal parks to protect such lands from incompatible uses.”

Goal 6.3: “Preserve, protect, and enhance the quality and quantity of the water resources of Oconee County.”

Objective 11.1.1: “Encourage development in a way that protects and preserves the County’s natural resources.”

These conservation organizations and a broad partnership of funders have worked with Oconee County over decades to protect the County’s natural resources and make them accessible to the public in appropriate ways. This property contains some of the County’s most precious natural resources, and it is directly adjacent to portions of Devils Fork State Park that also contain many Oconee Bells.

To be consistent with the Comprehensive Plan and Oconee County’s history of working with partners to protect its significant natural resources for generations to come, this proposal needs to include specific and adequate protections of the Oconee Bells and the waters that flow into McKinney Creek and Lake Keowee.

Conclusion. We ask that the Board require that such protections be developed before deciding upon this proposal. We understand from the property owners that they are willing to develop such protections. They should and must be laid out in the proposal so that the public can be assured that the resources will be protected, now and in the future.

Sincerely,

A handwritten signature in blue ink that reads "Frank S. Holleman III". The signature is written in a cursive, flowing style.

Frank S. Holleman III
Senior Attorney

Laura Zimmerman

From: Tommye Hurst <tommyemommy@gmail.com>
Sent: Wednesday, March 17, 2021 11:02 AM
To: Planning Info
Subject: Lake Jocassee and Devils Fork State Park entrance

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 should concern,

We are opposed to the variance request at 112 Francis Falls Drive TM # 038-00-01-005

The state park as of June of last year had turned away almost 6,000 visitors who ignored several signs en route stating that the parking is full. The lake is loosing it's pristine nature due to the enormous amount of pressure coming at it from all directions. The road system in the Gorges is now open allowing drivers access to areas of the lake that were previously only accessible by foot. Boat rental has soared and the congestion at the state park has gotten dramatically worse. Also, the back side of the subject property slopes down to a stream loaded with Oconee Bell which could be adversely impacted by this development.

Please protect this very special resource by denying this variance application.

Best regards,

Tommye M Hurst

Jocassee Glen Subdivision residents and property owners oppose the special exemption for the Jocassee Domes geodesic dome motel project. This Commercial Geodesic Motel will negatively impact and fail to protect water quality, natural beauty, and the unique qualities of this residential community.

According to Oconee County property records there are over 60 residential properties with at least 30 more private vacation or proposed residential homes within 1 mile of the location of this proposed Non- residential development. *Source: Oconeesc.com.*

Oconee County created a Lake Overlay District 2012 to protect water quality, maintain natural beauty, and limit secondary impacts of new development on residents living near lakeshores. *Source: Oconee County Planning & Zoning, March 201*

Water Quality:

USDA rated Septic tank soil absorption by as “very limited” for his location in Oconee County. Indicating that the soil has one or more features that may be unfavorable for use as a septic system absorption field and could result in poor performance and high maintenance if not installed properly. *Source: USDA NRCS Web Soil Survey, 2019*

A Commercial Geodesic Motel with 12 separate dwellings with bathrooms requiring 12 septic systems will have a negative effect water quality. These systems will threaten Creeks, surface water, ground water, and residential wells. With no proposed Storm water management, stormwater runoff will be a problem for water quality as well.

Destruction of Natural Beauty:

Construction and occupancy of this Commercial Geodesic Motel will cause destruction of native plants and wildlife habitats. Parking lots with cars and boats and boat trailers, Signs, trash, traffic, lights, and crowds of people will obstruct the natural landscape.

The most serious impact will be to the Oconee Bell and its native habitat. This Rare and threatened plant grows along to banks of Bowers creek which borders the back of the property. Bowers Creek flows through Jocassee Glen Subdivision and continues to McKinney Creek and on to Boones Creek. Destruction of the is rare and beautiful wildflower and its habitat negatively affects the quality of life of all residents and visitors of Oconee county. *Sources: S.C. Department of Natural Resources, January 2019; Oconee County Planning & Zoning, March 2019*

Secondary Impacts:

A Commercial Geodesic Dome motel will negatively impact residents of Jocassee Glen Subdivision. The Jocassee Community and Oconee County.

Transient visitors with no on-site management or security will threaten the peace and quiet of the adjacent residential community.

There will be increased pressure on County Law enforcement, Fire, and State Park rangers and Staff.

It will complicate and already dangerous traffic problem on Lake Jocassee Road and would complicate the existing “bottleneck” and road closures at the entrance to Oconee State Park.

Creating another exclusive admission agreement with the State park reduces the access to Lake Jocassee for the public. Commercial contracts and other arrangements with the state Park limit the private residents and visitors to Lake Jocassee who do not pay extra fees to these commercial entities further limit access to Lake Jocassee,

The residents and property owners of Jocassee Glen respectfully ask the Oconee county Board of Zoning Appeals to Vote No on each of the requirements for the Special Exemption, The Jocassee Domes Geodesic Motel Project does not meet these requirements.

1) In accordance with the comprehensive plan and is consistent with the spirit, purposes, and the intent and specific requirements of this chapter, to include the definition and intent of the district in which the special exception is being requested:

The Jocassee Domes Geodesic Motel development is in complete contrast with the conservation and preservation spirit of comprehensive Plan, especially considering the Natural resource and Land Use elements of the plan. This Request does not incorporate information regarding the natural resources on or adjacent to this property. No mention of efforts to avoid the depletion or destruction of sensitive, irreplaceable assets, like the Oconee Bell and Bowers creek.

From the 2020 Comprehensive plan:

Natural resources {Chapter 5} states, “Valuing and investing in efforts to protect and improve natural resource base supports the quality of life for all County residents”.

Land Use Element Chapter 11 states,” Residential areas deemed to be appropriate for development primarily focused on residential uses. Such areas may contain significant clusters of existing residential developments, as well as pockets of agriculture, rural, commercial, and other land uses. Although new uses may vary, they should not detract from the overall residential character of area, and not impose negative secondary impacts on nearby properties.”

Goal 11.1. is to establish an efficient, equitable, and mutually compatible distribution of land uses that complements Oconee County’s traditionally rural lifestyle, yet supports sustainable economic development, protects the environment, and manages future growth and changes.

2) In the best interests of the county, the convenience of the community and the public welfare:

- inconvenience for residents of the Jocassee community
- increases pressure on law enforcement, fire, Ems, and DNR.
- Increased traffic and confusion at entrance to park
- Destruction of natural resources
- Increased crime
- No security from or management of transient visitors
- Increased noise, crowds, light pollution, and traffic on public and private roads.

3) Suitable for the property in question, and designed, constructed, operated, and maintained so as to be in harmony with and appropriate in appearance to the existing or intended character of the general vicinity:

- Geodesic domes are not designed, constructed to complement the over 60 residential properties with-in a one-mile radius of this traditionally rural area.
- There is no evidence that the Motel will be operated or maintained in a way that will add value to our community or the county. IT will more likely be a burden on existing infrastructure and services.

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

- This development will not have any positive effects and will only add to the congestion, bottlenecks, and road closures on Jocassee Lake road.
- Parking lots at the development will increase congestion at the entrance of the State Park.
- Stormwater run off from Gravel Parking lots and private roads cause road hazards during and after frequent storms and heavy rain in the area.

Again, please vote **NO** for the Special Exemption for the 12 Campsites? PLEASE!!! The Jocassee Dome Project is a commercial Motel that is not compatible with Jocassee Glen or the surrounding Residential community.

Respectfully,

Joe Beckert
William Bush
Bonnie Cherry
Len Talley
Alex and Jorie Feltus
Mike and Debbie Sewell

Laura Zimmerman

From: Mark Masaschi <mark@kdsproperties.com>
Sent: Monday, March 15, 2021 11:18 AM
To: Planning Info
Cc: Mark Masaschi
Subject: Objection to Domes at Jocassee variance request

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 should concern,

We are opposed to the variance request at 112 Francis Falls Drive TM # 038-00-01-005

The state park as of June of last year had turned away almost 6,000 visitors who ignored several signs en route stating that the parking is full. The lake is losing its pristine nature due to the enormous amount of pressure coming at it from all directions. The road system in the Gorges is now open allowing drivers access to areas of the lake that were previously only accessible by foot. Boat rental has soared and the congestion at the state park has gotten dramatically worse. Also, the back side of the subject property slopes down to a stream loaded with Oconee Bell which could be adversely impacted by this development.

Please protect this very special resource by denying this variance application.

Best regards,

Mark

Mark E. Masaschi, CCIM | *Principal*
KDS Commercial Properties, LLC | kdsproperties.com
Legacy Square @ Hollingsworth Park
340 Rocky Slope Road, Ste 302 | Greenville, SC 29607
O: 864.242.4200 x207 | M: 864.380.2614 | [v-card](#) | [linked-in](#)



Laura Zimmerman

From: mike sewell <mike.sewell.builders@gmail.com>
Sent: Thursday, March 18, 2021 7:49 PM
To: Planning Info
Subject: SE21-001 Special exception hearing

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 (Mike and Debbie Sewell) are residents and property owners in Jocassee Glen Subdivision. We oppose the Special Exemption SE21-001 for the Jocassee Domes geodesic dome motel project. This Commercial Geodesic Motel will negatively impact and fail to protect water quality, natural beauty, and the unique qualities of our residential community.

According to Oconee County property records there are over 60 residential properties and at least 30 more private vacation or planned residential homes within 1 mile of the location of this proposed non-residential development. *Source:* Oconeesc.com. The Jocassee Community is Rural residential/ agricultural. New and existing homes are built with traditional materials, designed to enhance, and sustain this unique and beautiful area. Low density footprints and generous setbacks are standard and customary.

The typical home value of homes in Salem is \$333,237. Salem home values have gone up 9.4% over the past year. *Source:* Zillow.com. Homes in the Jocassee community are typically valued from 200,000 to 2 Million dollars. The Jocassee Dome development would decrease these home values in an area where property and home values have steadily increased for decades.

The proposed Jocassee dome Motel project will alter the community and the surrounding landscape. A commercial Motel will bring groups of transient people to a traditionally residential area and disrupt the privacy and peacefulness of our community.

The dense arrangement of 12 domes on this 6-acre property will be both aesthetically and ecologically devastating to the existing pristine creeks and vibrant wildlife habitats. Homes in the area are typically no more than 1 dwelling per acre. These structures are proposed to be clustered in groups on 1 acre or less.

Domes are made from non-traditional material, PVC. The domes are planned to be placed on decks and elevated on stilts. The height alone will cause negative visual effects from the surrounding roads, the entrance to the State Park, and the entrance to our subdivision. In this environment time will take a toll on these structures.

Safety, security, and environmental issues are also concerning and will threaten the tranquility, health, landscape, and general wellbeing of the community. Twelve domes housing groups of people will require extensive septic tank systems. These systems will require professional installation and extensive maintenance to maintain water quality in the area. Proposed overhead power to 12 domes is also an aesthetic and safety issue. Parking spaces and lots, required roads, and the footprint of 12- 400- 500 sq foot domes with added decks will diminish green space. Lighting requirements for the project will cause increased light pollution. Road signs will also have a negative impact on aesthetics and safety. Increased traffic on our private road, one entrance away from the project, will degrade our privately maintained road. Construction alone of the dome sites, roads, parking areas, along with the increased volume of transient people, and septic and water systems will eradicate the sensitive habitat that surrounds.

Surprisingly, as much as we care about our peaceful solitude and property value, we are also concerned about the State Park. Our concerns are the negative aesthetics, the increase of unsupervised visitors with a private entrance to the park, crime, security, fire danger, and increased litter.

Finally, we are asking the board to ponder the permanence of this decision, considering ownership or management tend to change over time. What will this project and the surrounding area look like in a few years?

We respectfully ask that you vote NO for the Special exemption for the Jocassee Dome Project.

- This commercial motel development will surely have a negative impact on the residential area around Lake Jocassee and it does not meet standards or spirit of the Comprehensive Plan or the Lake Overlay Zone.
- Added Pressure on infrastructure and the environment are not in the best interests of the county, the convenience of the community, or public welfare.
- The Jocassee domes development is not suitable for the property in question. It is not designed, constructed, operated, or maintained to be in harmony with or appropriate in appearance to the existing character of the general area.
- The Jocassee domes development will only add to the congestion and hazards on Jocassee Lake Road, county roads, and private roads. Traffic, illegal parking, and safety of vehicles, bicycles and pedestrians are a problem now, this commercial development would not make this any better.

Respectfully,

Mike and Debbie Sewell

Laura Zimmerman

From: J. B. Morgan <j902568@yahoo.com>
Sent: Monday, March 15, 2021 11:22 AM
To: Planning Info
Subject: 750' exception Lake Jocassee

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 against the planning zone exception for the "Jocassee Domes" project. If the 750' lake overlay is good enough for everyone else it's good enough. A better use for this property would be to donate it to the park.

I say again, no exceptions.

John Morgan
J902568@yahoo.com

Sent from my iPad

March 22, 2021

To: Board of Zoning Appeals
Re: Public Hearing on March 22, 2021 at 6 PM
Special Exception Requests by Applicant
Halee Senecal - The Domes of Jocassee
Page 1 of 3

Dear County Council:

We are writing to express our concerns about the above referenced Special Exception Request by Applicant Halee Senecal – The Domes of Jocassee. Our concerns are as follows:

- 1) The Special Exception request for the non-residential use within the Lake Overlay District is similar to a past request in the area (Summit Drive) from June/July 2018. As a reminder, that request was denied. We feel the Lake Overlay District should always be protected from non-residential use. We feel these rules are made for the purpose of protecting the property. Therefore, we strongly believe these rules are to be followed – no exceptions – and the benefit of property protection will always be more important than making money.
- 2) We have been full-time residents of the Jocassee area for more than 28+ years. In recent years, the Lake Jocassee area has become extremely popular. During the months April through October, the weekend traffic and volume of people traveling on Jocassee Lake Road and at Devil's Fork State Park is very overwhelming, frustrating, concerning and at times dangerous especially for residents just trying to go to their homes. Also, for workers traveling in the mornings and the afternoons to/from the Jocassee Hydro Station located at the end of the road. Unfortunately, at this time there is no solution for this situation. How will adding to this congested traffic situation/chaos benefit anyone? The Devils Fork State Park officials do an excellent job directing the traffic but the volume is a tremendous amount for anyone to deal with. A side-note, regardless of the amount of accommodations for visitors, the State Park will always turn-away hundreds of visitors during their peak season.
- 3) Who is Halee Senecal to the current property owner, Phillip G. Maloney? According to Oconee County tax records, Mr. Maloney has been the owner of the property parcel 038-00-01-005 since December 2004 (document included). Why is Mr. Maloney not documented on or representing the Special Exception Request? From the proposed presentation information, The Domes of Jocassee, will be a costly project and investment and would not be something that a person would want to construct/invest on leased property.

To: Board of Zoning Appeals
Re: Public Hearing on March 22, 2021 at 6 PM
Special Exception Requests by Applicant
Halee Senecal - The Domes of Jocassee
Page 2 of 3

- 4) Questions/thoughts: What is the estimated timeline for the preparation of the property and construction of The Domes? How disruptive will be construction be to nearby property owners and visitors to the State Park? What safety measures will be in place for large trucks/equipment entering/exiting the property during construction? What type of water system and sewer/sanitation will be installed for The Domes? How many staff/employees will be needed to maintain property grounds, structures and housekeeping for the The Domes? All of this just adds to the everyday volume of traffic at already congested and dangerous intersection of Jocassee Lake Road.

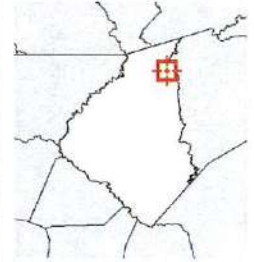
We will not be attending the meeting scheduled for Monday, March 22, 2021. But we request information from the meeting be mailed to Jimmy and Sonya Mosley, 541 Addies Ridge, Salem, SC 29676 or emailed to sgmosley71@gmail.com.

Thank you in advance for taking into consideration our thoughts and concerns.




Sincerely,
Jimmy and Sonya Mosley



Overview



Legend

-  Parcels
-  Landhook
-  Roads

Parcel ID	038-00-01-005	Alternate ID	246	Owner Address	MALONEY PHILLIP G ET AL	Last 2 Sales			
Sec/Twp/Rng	n/a	Class	n/a		103 RIVERBIRCH RUN	Date	Price	Reason	Qual
Property Address		Acreage	6.39		CLEMSON, SC 29631	1/24/2006	\$185000	N	U
						12/28/2004	\$342000	N	U
District	02								
Brief	6.39 AC								
Tax Description	(Note: Not to be used on legal documents)								

Date created: 3/22/2021
 Last Data Uploaded: 3/22/2021 12:40:25 PM

Developed by  **Schneider**
 GEOSPATIAL

Laura Zimmerman

From: Sonya Mosley <sgmosley71@gmail.com>
Sent: Monday, March 22, 2021 3:49 PM
To: Planning Info
Cc: Sonya Mosley
Subject: For Review - March 22, 2021 Board of Zoning Meeting
Attachments: Halee Senecal - The Domes of Jocassee.pdf

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 find attached letter and information to be reviewed for tonight's Board of Zoning and Appeals Special Exception Meeting. Thank you.

Laura Zimmerman

From: remrkabl@bellsouth.net
Sent: Sunday, March 21, 2021 9:26 PM
To: Planning Info
Subject: Objection to variance 038-00-01-005

Follow Up Flag: Follow up
Flag Status: Flagged

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 should concern,

We are opposed to the variance request at 112 Francis Falls Drive TM # [038-00-01-005](#)

The state park as of June of last year had turned away almost 6,000 visitors who ignored several signs en route stating that the parking is full. The lake is loosing it's pristine nature due to the enormous amount of pressure coming at it from all directions. The road system in the Gorges is now open allowing drivers access to areas of the lake that were previously only accessible by foot. Boat rental has soared and the congestion at the state park has gotten dramatically worse. Also, the back side of the subject property slopes down to a stream loaded with Oconee Bell which could be adversely impacted by this development.

Please protect this very special resource by denying this variance application.

Best regards,
Renee Masaschi

Sent from my iPhone

Laura Zimmerman

From: Mark Ratchford <markbratchford@gmail.com>
Sent: Tuesday, March 16, 2021 9:33 AM
To: Planning Info
Subject: Objection to 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.

To whom it should concern,

I am opposed to the variance request at 112 Francis Falls Drive TM # 038-00-01-005

The state park as of June of last year had turned away almost 6,000 visitors who ignored several signs en route stating that the parking is full. The lake is losing its pristine nature due to the enormous amount of pressure coming at it from all directions. The road system in the Gorges is now open allowing drivers access to areas of the lake that were previously only accessible by foot. Boat rental has soared and the congestion at the state park has gotten dramatically worse. Also, the back side of the subject property slopes down to a stream loaded with Oconee Bell which could be adversely impacted by this development.

Please protect this very special resource by denying this variance application.

Mark B. Ratchford
864-430-0371



Virus-free. www.avast.com

Laura Zimmerman

From: sara masaschi <sara.masaschi@gmail.com>
Sent: Monday, March 15, 2021 1:01 PM
To: Planning Info
Subject: Objection to Domes at Jocassee variance request

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 should concern,

We are opposed to the variance request at 112 Francis Falls Drive TM # 038-00-01-005

The state park as of June of last year had turned away almost 6,000 visitors who ignored several signs en route stating that the parking is full. The lake is losing its pristine nature due to the enormous amount of pressure coming at it from all directions. The road system in the Gorges is now open, allowing drivers access to areas of the lake that were previously only accessible by foot. Boat rental has soared and the congestion at the state park has gotten dramatically worse. Also, the backside of the subject property slopes down to a stream loaded with Oconee Bell which could be adversely impacted by this development.

Please protect this very special resource by denying this variance application.

Best,

Sara Masaschi

Laura Zimmerman

From: Lisa Seay <lisa.seay4@icloud.com>
Sent: Monday, March 22, 2021 7:27 AM
To: Planning Info
Subject: Objection to Domes at Jocassee variance request

Follow Up Flag: Follow up
Flag Status: Flagged

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 should concern,

We are opposed to the variance request at [112 Francis Falls Drive](#) TM # [038-00-01-005](#)

The state park as of June of last year had turned away almost 6,000 visitors who ignored several signs en route stating that the parking is full. The lake is losing its pristine nature due to the enormous amount of pressure coming at it from all directions. The road system in the Gorges is now open allowing drivers access to areas of the lake that were previously only accessible by foot. Boat rental has soared and the congestion at the state park has gotten dramatically worse. Also, the back side of the subject property slopes down to a stream loaded with Oconee Bell which could be adversely impacted by this development.

Please protect this very special resource by denying this variance application.

Best regards,
Elizabeth Seay

Sent from my iPhone

Laura Zimmerman

From: mike sewell <mike.sewell.builders@gmail.com>
Sent: Monday, March 22, 2021 12:49 PM
To: Planning Info
Subject: Objection to SE21-001, request for special exception on parcel TMS 038-00-01-005
Attachments: signed1.pdf; lettersigned005.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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 Member of the Board of Zoning Appeal

I agree with my neighbors in the Jocassee Community and oppose the Special Exception to SE21-001. I ask you to vote no on the Special Exception.

Mike Sewell
211 Jocassee Glen Dr
Salem,SC

To Members of the Zoning Appeals Board:

Re: Objection to SE21-001, request for special exception for 12-site camping facility on parcel TMS 038-00-01-005

Oconee County's Municipal Code allows for the grant of a special exception only if the board of zoning appeals finds adequate evidence that the proposed development will meet all of the general requirements delineated in section 38-7.2 (subsections 1-4) as well as any specific requirements and standards listed for the proposed use, such as those contained in Appendix A. Further, the developer has the burden of providing evidence of compliance with the general and specific requirements. In this case, the developer has failed to meet its burden, accordingly the request should be denied.

The two most problematic subsections for the developer are 38-7.2 (3) and (4) which require that the proposed use be:

(3) Suitable for the property in question, and designed, constructed, operated, and maintained so as to be in harmony with and appropriate in appearance to the existing or intended character of the general vicinity;

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

Harmonious Design and Construction in relation to Existing Character

In addressing the harmonious design and construction requirement, the developer relies solely on bald assertions that "we are not detracting from the overall character of the area" (p. 2) and claims that the design aligns with the "character of the state park" and "the overall aesthetic of Lake Jocassee and the county, including the materials sourced and color palette that will be utilized." (p. 2)¹ A comparison of the cabins at the state park and other nearby commercial uses, however, belies this claim. All of the park cabins and visitor center, the Lake Jocassee Outdoor Center and General Store (the closest market and outfitter to the lake), and the closest gas station on Highway 11 (the Lake Shop), are constructed from wood with an architectural style that could be described as "lakeside lodge."

¹ The developer's proposal pages are not numbered; the page references throughout this objection assume the cover page containing the style of the hearing is considered page 1.



Visitors' Center at Devils Fork State Park



Jocassee Outdoor Center



Cabin at Devils Fork State Park



Lake Shop gas station

The developer uses a sleight of hand to describe the natural elements and materials that will comprise the decking on which the domes will be set rather than describing the material comprising the domes themselves, which is PVC fabric and stainless steel and aluminum pipe. Unlike the surrounding lodging and commercial facilities, the proposed domes are semi-permanent structures with an expected lifespan of 10-15 years. (<https://www.shelter-dome.com/faqs/>)

Rather than providing the material data for the domes themselves, the developer instead describes the color: “we have opted to cover the geodesic domes in a deep green covering ... in order to blend in with the wooded landscape of the property and surrounding area.” (p. 3) Section 38-7.2 (3) requires that “design and **construction** be in harmony with ... the existing ... character of the general vicinity.” Color may be a design element, but it has nothing to do with construction. The developer has simply chosen to omit any discussion of this critical element as it applies to the domes themselves, rendering the proposal inadequate to meet the subsection’s requirements.

Moreover, because the property in question lies within the Lake Jocassee Overlay District, the board must consider 38-7.2 (3) in tandem with section 38-11.1, the intent of which is 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.” Incorporating Appendix A’s building standards by reference (see 38-11.1 (1) a (4)), the developer must adhere to those standards as well. They encourage “design consistent with the local natural and architectural surroundings” and list suitable materials for building facades such as “stone, brick, glass, wood siding, split block, or stucco.” Alternative materials—such as aluminum piping and PVC fabric—would require special approval in addition to the special exception. Appendix A § (a) (5).

Contributing to Undue Congestion

The developer is aware of the challenge in demonstrating compliance with 38-7.2 (4) because of the significant traffic congestion leading to the state park which abuts the property in question and anticipates objections on that basis. However, the developer’s claims about this review criterion also lack foundation and in some instances are internally inconsistent.

The proposal contains a table (p. 5) containing data in the first row attributed to the Office of Energy Efficiency and Renewable Energy, but for which no context is provided. This data indicates single-family households average two vehicles and make 5 one-way trips per day. The row beneath comprises the developer’s own estimate, without substantiation, that the glamping domes will average 1 vehicle per site with only one trip per day. This figure is not only unsupported, it is contradicted by the number of guests the domes are designed to accommodate (“Our domes are sized to accommodate couples up to groups of six guests,” p. 3; “Dome Size 2: Comfortably accommodates bigger families or groups of friends” (Site map, description from key)). It is unreasonable to expect that groups of six, or even four, will arrive in one car.

The assertion about increased spending in Oconee County also calls into question the minimization of number of trips per day: either glampers are driving back and forth to town and spending money, thus increasing “revenue for local businesses and services,” or they’re staying on site, thus not unduly adding to traffic congestion. It can’t be both.

The most questionable claim, however, is this: “Our facilities will eliminate a minimum of ten cars from utilizing the state park parking lots ... [thereby] removing vehicle volume from entering the park parking facilities.” (p. 4) If it is accurate that “a high percentage of our overnight guests will ...[be] those visitors who have already planned to come to Devils Fork State Park” (p. 4) then many, if not a majority, will arrive not just with a vehicle but with a boat trailer. Surprisingly, there is no indication in the proposal, nor does it appear on the site map, that trailer parking is planned on the property. Glampers with trailers will still need to utilize the lot in the state park, thus vehicle volume will either be increased or at best maintained at current, maximum levels. The proposal does not add capacity. Moreover, with the access point feet from the park entrance and intersection of Jocassee Lake Road and Devils Fork Road, ingress and egress from the property will exacerbate problems with traffic flow and confusion regarding right of way.

In summary, the developer has not provided adequate evidence that the proposed development will meet all of the general requirements delineated in section 38-7.2 as well as any specific requirements and standards, which is her burden to meet. She has not demonstrated that the domes themselves are in harmony with and appropriate in appearance to the existing character of the general vicinity and neglected entirely to address aspects about their construction and the materials used. Further, the proposal fails with regard to every prong of 38-7.2 (4) in that it will increase highway traffic by attracting a new, target clientele; by omitting trailer parking it does not offer parking adequate for the intended use; and access to the site will exacerbate current traffic flow problems. The request for a special exception should therefore be denied.

Shannon Bush
William E. Bush
411 Eagle Nest Court
Salem, SC 29676

Laura Bush and Andy Brooks
150 Whitmire Road
Tamassee, SC 29686

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Shannon Bush
William E. Bush
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Salem, SC 29676

Laura Bush and Andy Brooks
150 Whitmire Road
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211 Jocassee Glen Dr.
Salem, SC 29676

HELLMAN YATES & TISDALE

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JLY@HELLMANYATES.COM

HELLMAN YATES & TISDALE, PA
105 BROAD STREET, THIRD FLOOR
CHARLESTON, SOUTH CAROLINA 29401
V 843 266-9099
F 843 266-9188

February 23, 2021

VIA FEDERAL EXPRESS

Adam Chapman
Planner
Oconee County Planning & Zoning
415 South Pine Street,
Walhalla, SC 29691
(864) 638-4218

Re: Diamond Communications; Site Name: Winding Stairs; Site Address: SC Highway No. 107, Walhalla, SC 29691- Telecommunications Facility Application and Variance Application

Dear Mr. Chapman,

Enclosed, please find the application of Diamond Communications and AT&T for a proposed 195' monopole-style wireless telecommunications facility. The proposed facility will be placed on the property of William Lombard Jr ETAL., which is located off of SC Highway No. 107, Walhalla, SC 29691, and is designated as PIN # 060-00-02-033. This is a very important facility for AT&T to improve its coverage and expand wireless capacity for both voice and advanced data in Oconee County. Most importantly for the surrounding area, AT&T will be deploying FirstNet from this facility as part of the nationwide first responder network authority. Additionally, we will be respectfully requesting a setback variance for relief of the setback requirements on the sides of the Lombard property.

In support of this request we have taken the liberty of recasting the relevant provisions of the Oconee County Zoning Ordinance with our answer to the relevant provision in bold font underneath the section. As will be evident from a review of the attached, Diamond Communications has not only met, but has exceeded, all of the necessary requirements for approval under the Oconee County Zoning Ordinance with the exception of the side setbacks for which we are requesting variance relief from the Oconee County Board of Zoning Appeals.

Sec. 32-134. - General requirements.

(a) Illumination. Communication towers shall be illuminated only as required by the Federal Communication Commission (FCC) and/or the Federal Aviation Administration (FAA).

The proposed monopole-style wireless communications facility will not require illumination, as shown on Note # 4 on Sheet C6 of the Site Plans and Drawings, attached hereto as Exhibit "1" and incorporated herein by reference. In addition, please see Federal Airways & Airspace Report, attached hereto as Exhibit "2" and incorporated herein by reference.

(b) Color. Communication towers shall only be painted with a gray, non-reflective paint unless otherwise required by state or federal regulations.

The proposed monopole-style wireless communications facility will have a galvanized steel finish, which quickly weathers to a dull gray patina and will be non-reflective and emit no glare, as shown on Note # 3 on Sheet C6 of Exhibit "1".

(c) Signs. A sign, two square feet in size which includes the names of the companies operating the equipment and a phone number for emergencies shall be displayed in a visible location on or near the communication tower. This sign shall be in addition to any signage requirements set by state and federal regulators. No commercial advertising of any type may be attached to a communication tower.

Signs for the purpose of identification, warning, emergency function, and contact will be placed as required by applicable state and federal law, Examples of such signs and other signs required by the FCC can be found on Sheet C5 of Exhibit "1".

(d) Removal. A communication tower which use has been discontinued for a continuous period of one year, shall be removed within 120 days of the date of the end of such period, unless a use agreement is maintained with the landowner. Companies must notify the county within 30 days if telecommunications cease operations at a tower or antenna. All structures, fencing, screening and other improvements must be removed, and the site must be returned to its original condition at the company's expense.

A tower removal letter by Tom Waniewski of Diamond Communications is attached hereto as Exhibit "3" and incorporated herein by reference.

(e) Security. For towers greater than 75 feet, self-supporting freestanding communication towers, and associated structures shall be appropriately secured by means of a wall, fence, or other device at least eight feet in height and installed an appropriate distance from the outer edge of the communication tower at all points (collectively "security fencing").

The proposed monopole-style wireless communications facility will be enclosed in a fenced area and will be appropriately secured by a eight foot chain link fence, topped with three strands of barbed wire as an anti-climbing device, for an overall fence height of nine feet, as shown Sheet C3 of Exhibit "1".

(f) Screening. For towers greater than 75 feet, the purpose of this subsection is to establish control for the visual quality of communication towers from the ground level. A communication tower, as pertains to this subsection, includes the tower, the land, and everything within the required security fencing including any other building and equipment. The screen shall be a minimum depth of ten feet of land surrounding the tower except for one service access. An appropriate plant material screen shall be evergreen plants of a quality and planted in accordance with the standards of the American Nurserymen Association that are indigenous or native to the county area. Such plantings shall be appropriately spaced and of such a size so as to achieve a dense screen with a minimum height of six feet within a three-year period from erection of a tower. Additional screening with deciduous or evergreen trees is desirable and encouraged. Existing trees shall be preserved unless a waiver has been granted by the director to selectively cut specified trees. If in extreme or unusual situations and where it is proven impossible to properly construct the plant material screen, the director may grant permission to construct the security fence as a solid masonry wall, either brick or stucco-type finish, with a minimum height of six feet above ground level and constructed in accordance with applicable construction codes. A certificate of occupancy shall not be issued by the county codes department until the required planting is completed. When the occupancy of a structure is desired prior to the completion of the required planting, a certificate of occupancy may be issued only if the owners or developers provide to the county a form of surety satisfactory to the county attorney and in an amount equal to 125 percent of the costs of the remaining plant materials, related materials, and installation (with the costs agreed to by the director). The form of the surety shall be in conformity with the land development regulations for the county. All required plantings must be installed and approved by the first planting season following issuance of the certificate of occupancy or the bond will be forfeited to the county. The owners and their agents shall be responsible for providing, protecting, and maintaining all required plant material in healthy condition, replacing unhealthy or dead plants within one year or by the next planting season, whichever comes first. Replacement material shall conform to the original intent of the approved plan.

In addition to the natural tree cover on the Lombard property, Diamond Communications will plant 19 leyland cypress around the proposed wireless telecommunications facility, which will have a minimum planting height of 8 feet, as shown on Sheet L1 of Exhibit "1".

(g) Tower wind load. The communication tower shall be designed to withstand winds in accordance with ANSI/EIA/TIA 222 (latest revision) standards based on the wind load presented by antenna, feedlines, and other associated hardware to be supported by the communication tower. Certification from a structural engineer registered in the state shall constitute proof that such standard has been met.

The ANSI/ Fall Zone letter by South Carolina Professional Engineer Robert E. Beacom is attached hereto as Exhibit "4" and incorporated herein by reference.

(h) FCC authorization. The owner of the antenna and transmission/reception equipment to be installed on the communication tower shall possess either a valid FCC license/ construction permit or a statement establishing FCC compliance for the proposed operation.

A copy of the valid FCC license for AT&T is attached hereto as Exhibit "5" and incorporated herein by reference.

(i) Design for multiple use. A new communication tower shall be designed to accommodate additional antennae as provided for elsewhere in this article.

The proposed monopole-style communications tower has been designed for AT&T, FirstNet, and at least three (3) additional wireless carriers, as shown on Sheet C6 of Exhibit "1".

(j) Safety codes. A communication tower shall comply with all applicable health, nuisance, noise, fire, building, and safety code requirements.

The Applicant accepts and acknowledges this provision.

(k) Distance between towers. A proposed communication tower in excess of 100 feet shall not be permitted within 1,300 feet of an existing communication tower in excess of 100 feet in height, unless the applicant certifies to the board that the existing communication tower does not meet applicant's structural specifications and applicant's technical design requirements, or that a co-location agreement could not be obtained.

Please see the Alternative Candidate Analysis by Tom Waniewski of Diamond Communications, attached hereto as Exhibit "9" and incorporated herein by reference. The closest tower is 3.43 miles to the southwest thus meeting this requirement.

(l) Application of county land use regulations. Land development regulations and other performance standards shall apply to the use, unless otherwise provided in this article.

The Applicant accepts and acknowledges this provision.

(m) Minimum setbacks. A communication tower (not including guy anchors) over 75 feet must be, at a minimum, setback as follows:

(1) A distance equal to the total height of the communication tower from all property lot lines.

Due to the topography of the Lombard property and AT&T's network coverage demands, we will easily meet this requirement to the front and rear, but not along the sides, for which we are requesting variance relief. Attached as Exhibit "4" and incorporated herein by reference, please find the Fall Zone letter by South Carolina Professional Engineer Robert E. Beacom. Mr. Beacom certified a fall zone of sixty feet, which is fully contained on the Lombard property.

(2) A distance equal to the total height of the communication tower from the nearest point of any structure meeting minimum standards for human occupation as put forth in applicable building codes adopted by the county.

As shown on Note # 5 on Sheet C1 of Exhibit "1", there are no structures meeting minimum standards for human occupation within 195 feet of the proposed tower.

(3) A distance equal to the total height of the communication tower from any properties containing churches, schools, colleges, children's homes and shelters, hospitals and nursing homes; except that communication towers which meet the definition of stealth tower in section 32-132 may be permitted by special exception on these properties.

As shown on Note # 6 on Sheet C1 of Exhibit "1", there are none of these properties within 195 feet of the proposed tower.

(4) A distance equal to the total height of the communication tower from the

right-of-way of all streets and roads.

As shown on Sheet C1 of Exhibit "1", the tower is setback 227 feet from Highway 107.

(5) A communication tower may not be sited (1) within a distance equal to 250 feet of the boundary of a historic district; (2) on or within 250 feet of a structure that is a designated a National Historic Landmark or that is listed in, or eligible for listing in, the National Register of Historic Places; or (3) on or within property that is the subject of a pending complaint alleging an adverse effect on a historic property.

As shown on Notes # 3 and # 4 on Sheet C1 of Exhibit "1", the proposed tower complies fully with this provision.

Sec. 32-135. - Additional requirements for location near the county airport.

(a) With the exception of towers for aeronautical purposes, in no case may a communication tower penetrate any imaginary surface, as described in [chapter 14](#) of the Code of Federal Regulations, Federal Aviation Regulation (FAR) Part 77, associated with existing or proposed runways at any publicly owned airport. All communications towers located within the first 12,000 feet of the approach surface of an existing or proposed runway at such facility, or within the horizontal surface associated with such runways as described in FAR Part 77, shall be lighted. Such towers shall be illuminated by strobe lights during daylight and twilight hours, and red lights during nighttime hours.

This provision is not applicable, as the proposed monopole-style wireless telecommunications facility is 20.5 miles away from the Oconee County Regional Airport, as shown on note # 1 on Sheet C1 of Exhibit "1" and consequently, the proposed 195 foot telecommunications facility is located more than 12,000 feet from the first 12,000 feet of the approach surface of an existing or proposed runway at such facility, or within the horizontal surface associated with such runways as described in FAR Part 77. Furthermore, the Federal Airways & Airspace Report is attached hereto as Exhibit "2".

(b) A copy of any plans whereby a communication tower will be located within such 12,000 feet area shall be provided by the applicant to the county airport manager and the director for comment. Any comments shall be made within ten days of delivery to

such manager with a copy to the director and the applicant. Prior to issuance of a building permit, the applicant shall provide documentation to the director that the proposed communication tower has been reviewed by the Federal Aviation Administration (FAA), if so required, and that a finding of no hazard to air navigation has been determined.

This provision is not applicable, as the proposed monopole-style wireless telecommunications facility is located more than 12,000 feet from the first 12,000 feet of the approach surface of an existing or proposed runway at such facility, or within the horizontal surface associated with such runways as described in FAR Part 77.

Sec. 32-136. - Maximum height of freestanding communication towers.

The maximum height of freestanding communication towers shall be as follows:

District	Maximum Height
Residential	Not exceeding 175 feet
Commercial	Not exceeding 200 feet
Industrial/agricultural	Not exceeding 250 feet

As the proposed monopole-style wireless telecommunications facility is located in the Agricultural district, this would require a maximum height of 250 feet. The proposed monopole-style wireless telecommunications facility is 195 feet in height, thus complying with this provision, as shown on Sheet C6 of Exhibit 1”.

Sec. 32-138. - Application requirements.

The following information shall be submitted for all applications for approval of a communication tower:

(a) Structural specifications. Two copies of the specifications for proposed structure, including description of design characteristics and material.

Please see the Site Plans and Drawings, attached hereto as Exhibit “1” and incorporated herein by reference.

(b) Technical specifications. For each antenna to be installed:

- (1) Manufacturer and model number.
- (2) Frequency band used for transmitting and receiving.
- (3) Effective radiating power.
- (4) Mounting position above ground.
- (5) A study demonstrating compliance with FCC RF exposure limits (all antennas).

Please see the AT&T memorandum and propagation maps, attached hereto as Exhibit “6” and incorporated herein by reference and the AT&T RFDS, attached hereto as Exhibit “13” and incorporated herein by reference.

(c) Site plan. Two copies of a site plan drawn to scale showing property boundaries, communication tower location, communication tower height, guy wires and anchors, security fencing, screening, existing structures, photographs or elevation drawings depicting typical design of proposed structures, parking, fences, landscape plan, and existing land uses on adjacent property. A site plan is not required if antenna is to be mounted on an approved existing structure. Prototypical drawings indicating various types of equipment to be located on the communication tower may be submitted at the time of the permit application. Identification of the owners of all antennae and equipment to be located on the site. Other equipment may be added to the communication tower without additional permits or inspections as long as electrical wiring is not required.

The Site Plans and Drawings are attached hereto as Exhibit “1”.

(d) Location map. Two copies of a current map, or update for an existing map on file, showing geographic coordinates of the communication tower, calculated coverage areas, facilities, location of existing nearby (within three miles) communication towers, and proposed communication towers, serving contiguous areas. An applicant may request that specific proprietary or confidential information be withheld from the public record.

Please see the AT&T memorandum and propagation maps, attached hereto as Exhibit “6” and the Alternative Candidate Analysis by Tom Waniewski of Diamond Communications, attached hereto as Exhibit “9”.

(e) Owner authorization. Written authorization from the site owner for the application.

Letters of authorization from William Lombard Jr., Lewis Monroe Lombard, and Kathryn Elizabeth Lombard Dunn (Property Owners), are attached hereto as Exhibit "7" and incorporated herein by reference.

(f) Visual impact analysis. A line of sight analysis showing the potential visual and aesthetic impact on adjacent residential districts.

The proposed monopole-style wireless telecommunications facility is being placed in a location that will minimize the visual impact on the surrounding area and allow the facility to function in accordance with minimum standards imposed by applicable communications regulations. This is supported by the photo simulations by Gould Digital Imaging, attached hereto as Exhibit "12" and incorporated herein by reference.

(g) Alternative to co-location or stealth design. Co-located or stealth designs shall be required unless satisfactory documented evidence can be provided indicating that:

(1) The proposed antenna and equipment cannot be accommodated and function as required;

(2) The applicant's technical design requirements are such that without unreasonable modifications they cannot function on any existing structure or communication tower under the control of applicant; and

(3) The applicant has considered all available publicly-owned sites, and available privately owned sites compatible use, including all applicable sites or locations or a combination of sites and locations as section 32-133(b) for priority of approval and the applicant has demonstrated that for the reasons 32-133(b) that these sites and/or locations are unsuitable for operation of the facility under applicable communications regulations, the applicant's technical design requirements and/or valid economic

There were no feasible alternate sites, as stated in the Alternative Candidate Analysis by Tom Waniewski of Diamond Communications, attached hereto as Exhibit "9".

(h) Indemnity. The applicant must show by certificate from a registered engineer that the proposed facility will contain only equipment meeting FCC rules, and must file with the

director a written indemnification agreement, on a form approved by the county. The applicant must also file with the county proof of liability insurance or financial ability to respond to claims up to \$1,000,000.00 in the aggregate which may arise from operation of the facility during its life, at no cost to the county, in a form approved by the county attorney.

The FCC Equipment Certification by South Carolina Professional Engineer David R. Cousins is attached hereto as Exhibit "11" and incorporated herein by reference. The Indemnification Letter by Tom Waniewski of Diamond Communications is attached hereto as Exhibit "10" and incorporated herein by reference. The Certificate of Insurance is attached hereto as Exhibit "8" and incorporated herein by reference.

(i) Application fees. All communication tower applications shall include a check made out to the county treasurer in an amount to be determined by the director, based upon a schedule of fees enacted by the county council. Additional fees may be imposed in order to offset the costs associated with processing applications for special exceptions, appeals, or variances.

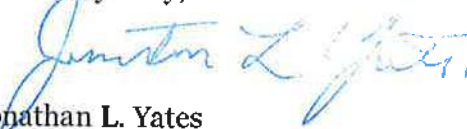
The applicant accepts and acknowledges this provision.

Once you have had a chance to review, please do not hesitate to contact me at (843) 414-9754 or (843) 813-0103. We would respectfully request that our application for variance and special exception be placed on the Oconee County Board of Zoning Appeals agenda for their March 22, 2021 regularly scheduled meeting.

Thank you so much for all your help with this.

With warmest regards, I am

Yours very truly,

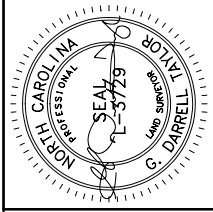


Jonathan L. Yates

JLY:jlc
Enclosures

Exhibit 1

LEGAL DESCRIPTION SHEET



NO.	DATE	REVISION
1.	06/24/2020	INVOICED LESSEE PREMISES - RW

POINT TO POINT LAND SURVEYORS
 Firm License Number: C-145
 100 Governors Trce, Ste. 103
 Peachtree City, GA 30269
 (p) 678.566.4440 (f) 678.565.4497
 (w) p2ps.com



Diamond Communications
 820 MORRIS TURNPIKE
 SUITE 104
 SHORT HILLS, NJ 07078

WINDING STAIRS

CHATTOOGA TOWNSHIP
 OCOOEE COUNTY
 SOUTH CAROLINA

DRAWN BY: J.R.
 CHECKED BY: M.L.
 APPROVED: D. MILLER
 DATE: 02/28/2020

SHEET: **3**
 OF 3

PPP JOB #: 2002365C

TITLE EXCEPTIONS

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT DATE OF 11/04/2019 AT 2:00 A.M. THE SURVEYOR HAS REVIEWED THE TITLE RECORDS FOR THE PARENT PARCEL, TO DETERMINE THE IMPACTS OF EXISTING TITLE EASEMENTS.

8. SUBJECT TO TERMS AND CONDITIONS OF EASEMENT IN FAVOR OF BLUE WINDS ELECTRIC COOPERATIVE, INC., RECORDED 02/04/2018, AS BEING ON PAGE 283 OF THE OCOOEE COUNTY RECORDS.

THIS ITEM HAS NOT BEEN SUPPLIED FOR REVIEW

16. SUBJECT TO EASEMENTS, EASEMENTS, EASEMENTS, EASEMENTS, AND RIGHTS OF WAY AND EASEMENTS SET FORTH AS SHOWN ON THE PLAN, AS RECORDED ON 04/15/2012 IN BOOK 462, PAGE 3 OF OCOOEE COUNTY RECORDS.

THIS ITEM IS APPLICABLE TO THE PARENT PARCEL, LESSEE PREMISES AND ACCESS EASEMENT AND CONTAINS NO ADDITIONAL ALLOTTABLE ITEMS

PARENT PARCEL

PER COMMITMENT NO. 01-19088661-0111 ALL THAT CERTAIN PIECE, PARCEL, OR LOT OF LAND LYING AND BEING SITUATE IN THE STATE OF SOUTH CAROLINA, COUNTY OF CHATTOOGA, BEING THE WEST AND WEST-NORTHWEST CORNERS OF TRACT 1, CONTAINING 22.63 ACRES, MORE OR LESS, ON A PLAT AND RESSURVEYED AS TRACT 1, CONTAINING 22.63 ACRES, MORE OR LESS, ON A PLAT PREPARED BY JAMES GLENN HART, AL386674, DATED APRIL 20, 2011, AND RECORDED IN PLAT BOOK 8402, AT PAGE 9, RECORDS OF OCOOEE COUNTY, SOUTH CAROLINA, REFERENCE TO WHICH IS INTENDED FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Tract #: 060-00-02-033

BEING PART OF THE SAME PROPERTY CONVEYED TO WILLIAM OLY LOWMEAD, JR., KATHRYN ELIZABETH LOWMEAD DUNN AND LEWIS MONROE LOWMEAD, GRANTEE, FROM ANN LOWMEAD GOODMAN, GRANTOR, BY TITLE TO REAL ESTATE DEED RECORDED 09/05/2017, AS BOOK 2296, PAGE 278 OF THE OCOOEE COUNTY RECORDS.

20' LESSEE NON-EXCLUSIVE ACCESS & UTILITY EASEMENT

TOGETHER WITH A 20FOOT WIDE LESSEE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT LYING AND BEING IN THE CHATTOOGA TOWNSHIP OF OCOOEE COUNTY, SOUTH CAROLINA, AND BEING A PORTION OF THE LANDS OF WILLIAM OLY LOWMEAD, JR., KATHRYN ELIZABETH LOWMEAD DUNN AND LEWIS MONROE LOWMEAD, AS RECORDED IN DEED BOOK 2296, PAGE 278, AND BEING DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A RAILROAD SPIKE FOUND AT THE CENTERLINE OF SOUTH CAROLINA HIGHWAY NO. 107 HAVING A 132FOOT PUBLIC RIGHT-OF-WAY. SAID RAILROAD SPIKE HAVING A SOUTH CAROLINA GRID NORTH, MD83 VALUE OF N=1123000.2361, E=1388033.3453, THENCE LEAVING THE CENTERLINE OF SAID RIGHT-OF-WAY AND RUNNING ALONG A TIE LINE, SOUTH 82°43'49" WEST, 65.72 FEET ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID RIGHT-OF-WAY, SAID POINT HAVING A SOUTH CAROLINA GRID NORTH, MD83 VALUE OF N=1573901.0280, E=1387981.0280, THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 40°14'22" EAST, 21.20 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING, SOUTH 30°22'56" WEST, 259.91 FEET TO A POINT; THENCE NORTH 58°37'02" WEST, 20.00 FEET TO A POINT AND THE TITLE POINT OF BEGINNING, THENCE RUNNING, NORTH 59°37'02" WEST, 80.00 FEET TO A POINT; THENCE, NORTH 30°22'56" EAST, 80.00 FEET TO A POINT; THENCE, SOUTH 59°37'02" EAST, 80.00 FEET TO A POINT; THENCE, SOUTH 30°22'56" WEST, 80.00 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS ARE BASED ON SOUTH CAROLINA GRID NORTH, MD83. SAID EASEMENT CONTAINS 0.1210 ACRES (5,269 SQUARE FEET), MORE OR LESS.

LESSEE PREMISES

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CHATTOOGA TOWNSHIP OF OCOOEE COUNTY, SOUTH CAROLINA, AND BEING A PORTION OF THE LANDS OF WILLIAM OLY LOWMEAD, JR., KATHRYN ELIZABETH LOWMEAD DUNN AND LEWIS MONROE LOWMEAD, AS RECORDED IN DEED BOOK 2296, PAGE 278, AND BEING DESCRIBED AS FOLLOWS:

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BEARINGS ARE BASED ON SOUTH CAROLINA GRID NORTH, MD83. SAID TRACT CONTAINS 0.1469 ACRES (6,400 SQUARE FEET), MORE OR LESS.

(SUBMIT NOT VALID WITHOUT SHEET 1 & 2 OF 3)

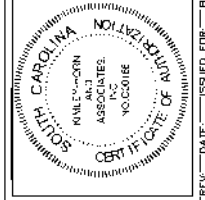
1.00 GENERAL NOTES

- 1.01 ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND FEDERAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.
- 1.02 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE PROJECT MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWINGS, THE SPECIFICATIONS, THE DIAMOND COMMUNICATIONS PROJECT ENGINEER SHOULD BE CONTACTED FOR CLARIFICATION.
- 1.03 ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE PROJECT MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE PROJECT MANAGER AND/OR ENGINEER.
- 1.04 CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.
- 1.05 WAVEGUIDE BRIDGE AND EQUIPMENT CABINETS ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE DRAWINGS FOR SPECIFIC INFORMATION.
- 1.06 ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.
- 1.07 THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. NO PROFESSIONAL ENGINEER OR ARCHITECT HAS REVIEWED THESE PLANS. THE CONTRACTOR SHALL OBTAIN A COPY OF TOWER DESIGN DRAWINGS, IF AVAILABLE, FROM DIAMOND COMMUNICATIONS PROJECT MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.
- 1.08 THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
- 1.09 UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.
- 1.10 THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED TO NOTIFY "SOUTH CAROLINA 811" 72 HOURS IN ADVANCE OF PERFORMING ANY WORK BY CALLING THE TOLL FREE NUMBER (888) 721-7877 (OR 811). ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.
- 1.11 CONTRACTOR TO PROVIDE CUMPFSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.
- 1.12 CONTRACTOR TO PROVIDE STYME LOCK OR EQUIVALENT AS APPROVED BY DIAMOND COMMUNICATIONS PROJECT MANAGER.
- 1.13 CONTRACTOR TO PROVIDE ANY NECESSARY SIGNAGE PER DIAMOND COMMUNICATIONS PROJECT MANAGER'S INSTRUCTIONS. SEE DETAIL ON SHEET C7.

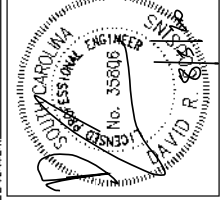


PROJECT INFORMATION:
 SITE NAME:
 WINDING STAIRS
 SITE # SC024
 SC HWY NO. 107
 WALLULA, SC 29691
 GOVNER COUNTY

PLANS PREPARED BY:
Kimley-Horn
 1170 HUBER BLVD, SUITE 400
 ALPHARETTA, GA 30009
 PHONE: 770-774-2000
 WWW.KIMLEY-HORN.COM
 SC LICENSE: 000106



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A	06/03/20	CONSTRUCTION DRC	



PROJECT NUMBER:
 013541000
 DRAWN BY: XKD
 CHECKED BY: DMF
 SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:
 N1



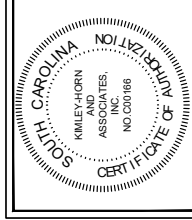
PROJECT INFORMATION:

SITE NAME:
WINDING STAIRS
SITE # SC024
SC HWY NO. 107
WALHALLA, SC 29691
DOONEE COUNTY

PLANS PREPARED BY:

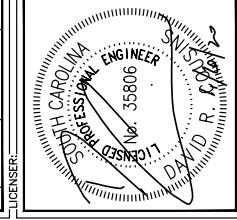
Kimley-Horn

11720 AMBER PARK DRIVE, SUITE 600
WALHALLA, SC 29691
PHONE: 770-813-4280
WWW.KIMLEY-HORN.COM
SC LICENSE 35806



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A	06/23/20 CONSTRUCTION DRC



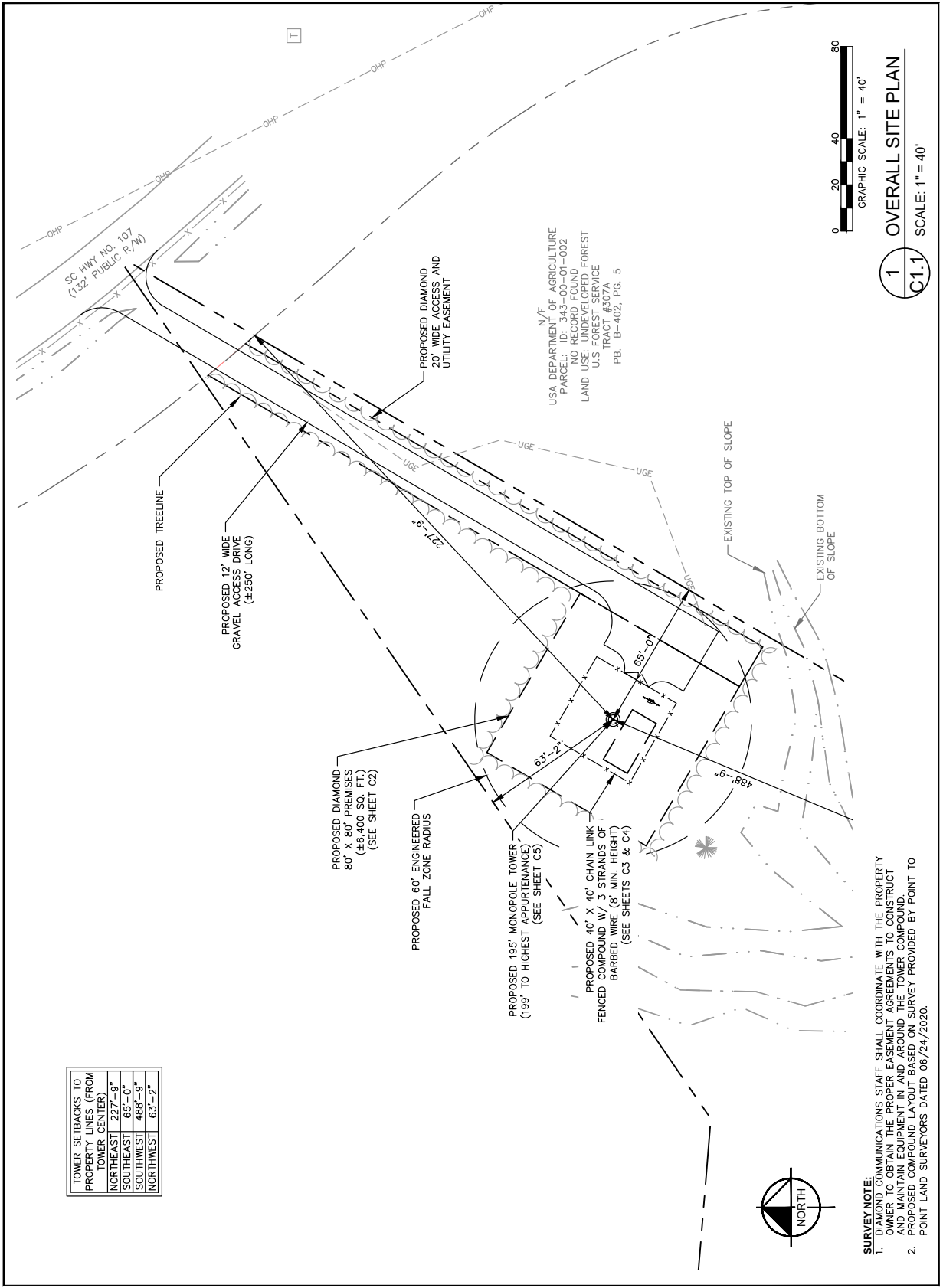
KHA PROJECT NUMBER: 013541000

DRAWN BY: XCD

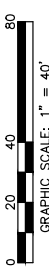
CHECKED BY: DNF

SHEET TITLE: OVERALL SITE PLAN

SHEET NUMBER: C1.1



TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)
NORTHEAST 227'-9"
SOUTHEAST 65'-0"
SOUTHWEST 488'-9"
NORTHWEST 63'-2"



1 OVERALL SITE PLAN

C1.1 SCALE: 1" = 40'

SURVEY NOTE:

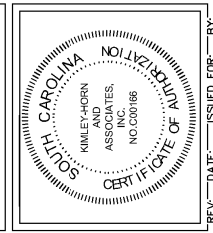
- DIAMOND COMMUNICATIONS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
- PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY POINT TO POINT LAND SURVEYORS DATED 06/24/2020.

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Review of and reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc. Copyright Kimley-Horn and Associates, Inc. 2018



PROJECT INFORMATION:
 SITE NAME:
 WINDING STAIRS
 SITE # SC024
 SC HWY NO. 107
 WALLULA, SC 29591
 GEORGE COUNTY

PLANS PREPARED BY:
Kimley-Horn
 11720 HABER PARK DRIVE, SUITE 600
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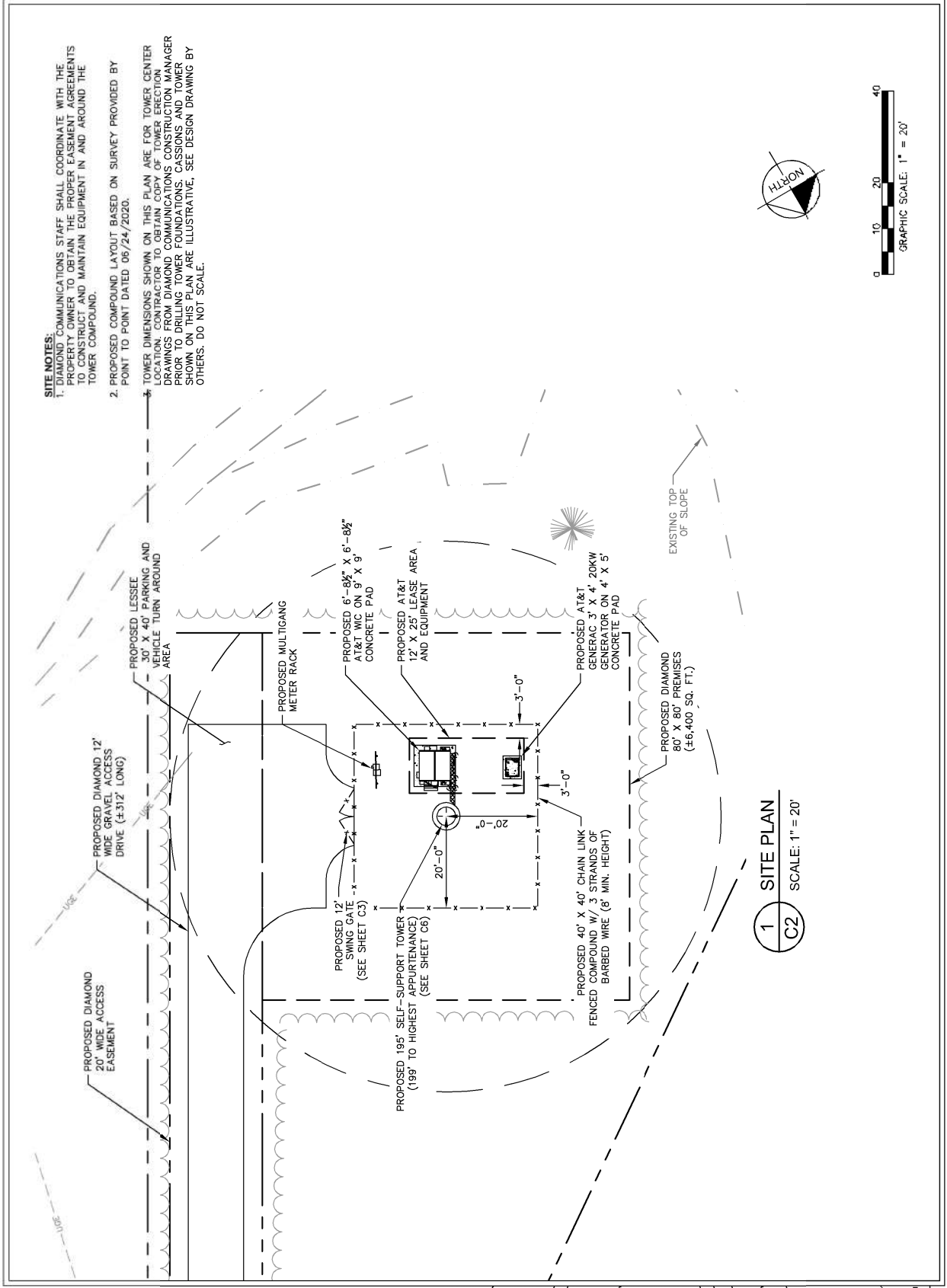
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LICENSER:

KHA PROJECT NUMBER: 013541000
 DRAWN BY: XGD
 CHECKED BY: DMF
 SHEET TITLE: SITE PLAN

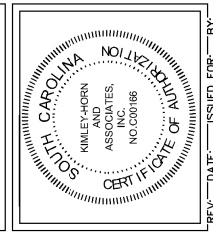
SHEET NUMBER: C2





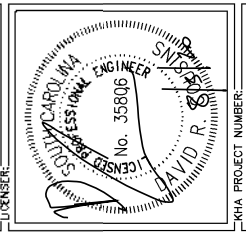
PROJECT INFORMATION:
 SITE NAME:
 WINDING STAIRS
 SITE # SC024
 SC HWY NO. 107
 WALLULA, SC 29591
 GORNER COUNTY

PLANS PREPARED BY:
Kimley-Horn
 11720 JUBER PARK DRIVE, SUITE 600
 ALPHARETTA, GA 30009
 WWW.KIMLEY-HORN.COM
 SC License 020169



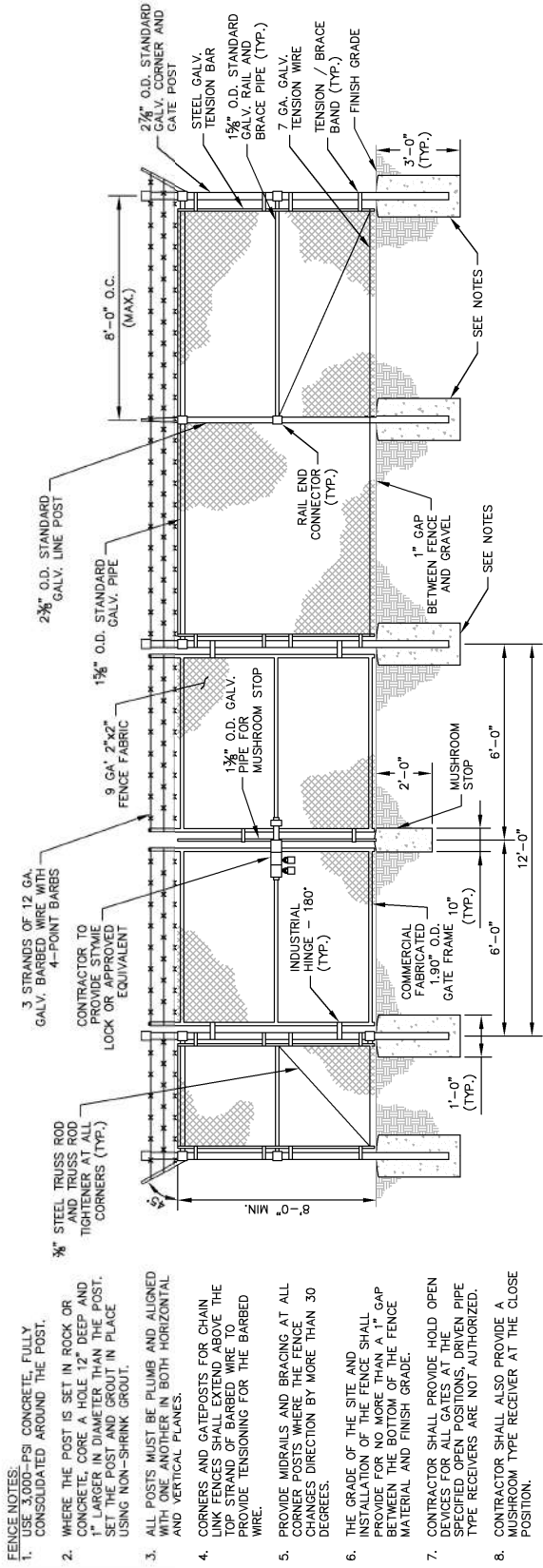
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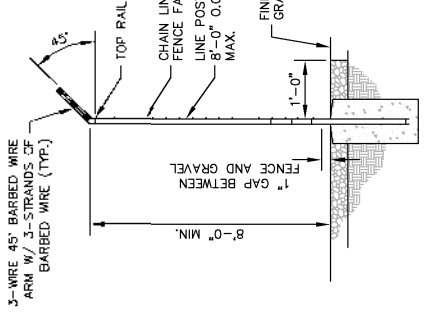
KHA PROJECT NUMBER:
 013541000
 DRAWN BY: XGD
 CHECKED BY: DMF
 SHEET TITLE:

FENCE, GATE, AND
 COMPOUND
 DETAILS
 SHEET NUMBER:
 C3

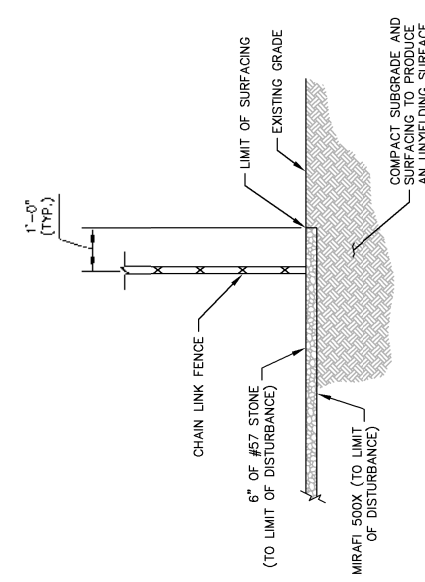


- FENCE NOTES:**
- USE 3,000-PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.
 - WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP OR LARGER IN DIAMETER THAN THE POST. USE A 3/4" DIA. GALV. ROD AND SET IT IN PLACE USING NON-SHRINK GROUT.
 - ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.
 - CORNERS AND GATESETS FOR CHAIN LINK FENCES SHALL EXTEND ABOVE THE TOP STRAND OF BARBED WIRE TO PROVIDE TENSIONING FOR THE BARBED WIRE.
 - PROVIDE MIDRAILS AND BRACING AT ALL CORNER POSTS WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.
 - THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 1" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISH GRADE.
 - CONTRACTOR SHALL PROVIDE HOLD OPEN SPECIFIED OPEN POSITIONS. DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.
 - CONTRACTOR SHALL ALSO PROVIDE A MUSHROOM TYPE RECEIVER AT THE CLOSE POSITION.

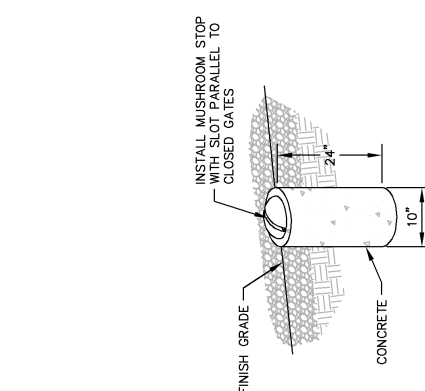
1 CHAIN LINK FENCE AND GATE ELEVATION
 C3 NOT TO SCALE



4 SECTION AT FENCE
 C3 NOT TO SCALE



3 SITE COMPOUND SURFACE DETAIL
 C3 NOT TO SCALE

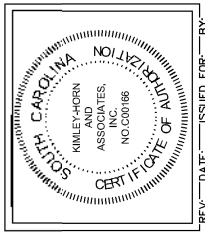


2 MUSHROOM STOP
 C3 NOT TO SCALE



PROJECT INFORMATION:
 SITE NAME: WINDING STAIRS
 SITE # SC024
 SC HWY NO. 107
 WALTHAM, SC 29691
 GOERGE COUNTY

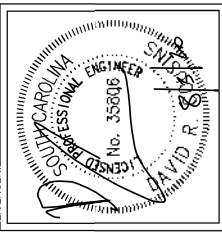
PLANS PREPARED BY:
Kimley-Horn
 1170 HUBER PARK DR., SUITE 400
 ALPHARETTA, GA 30009
 (770) 774-2200
 WWW.KIMLEY-HORN.COM
 SC LICENSE 000186



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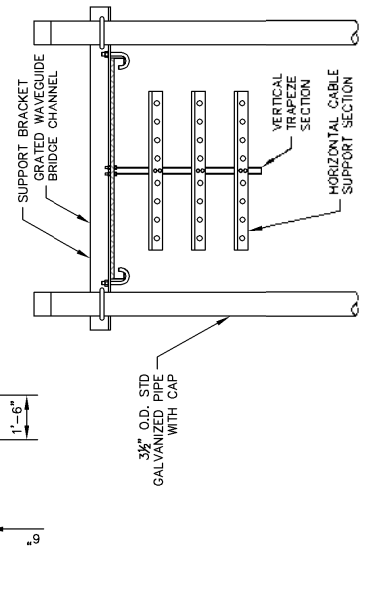
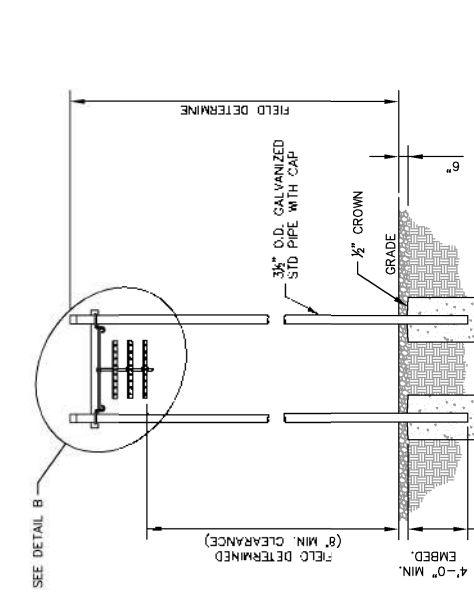
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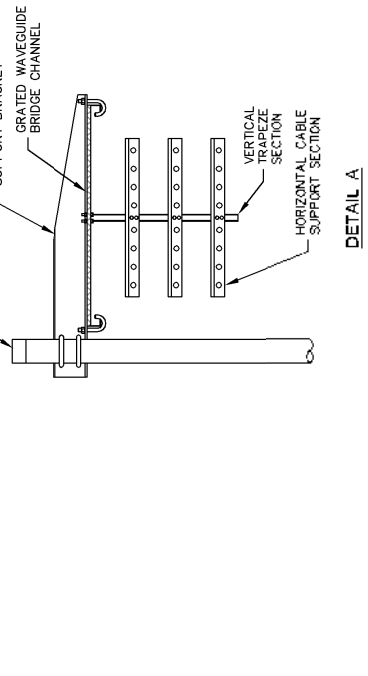
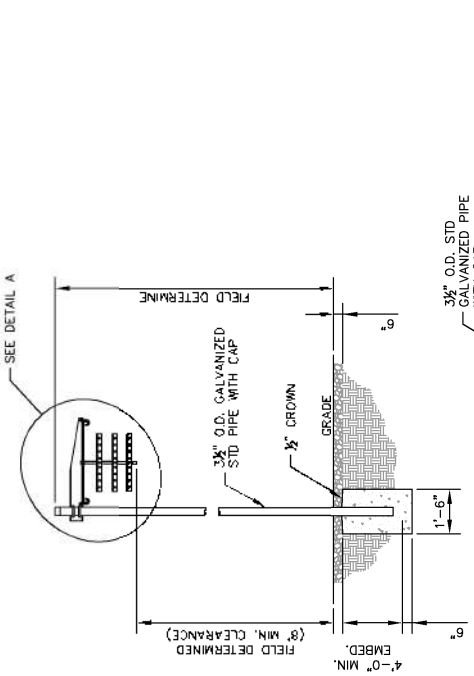
PROJECT NUMBER: 013541000
 DRAWN BY: XKD
 CHECKED BY: DMF
 SHEET TITLE:

ICE BRIDGE DETAILS
 SHEET NUMBER: C4



DETAIL A
 ANDREW: 1 POST WAVEGUIDE BRIDGE KIT (PART #WB-K210-B15, OR APPROVED EQUIVALENT)

NOTE:
 1. ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.



DETAIL B
 ANDREW: 2 POST WAVEGUIDE BRIDGE KIT (PART #WB-K410-B15, OR APPROVED EQUIVALENT)

NOTE:
 1. ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.

1 WAVEGUIDE BRIDGE DETAIL (ALT DESIGN - 2 PIPE COLUMNS)
 C4 NOT TO SCALE

2 WAVEGUIDE BRIDGE DETAIL (ALT DESIGN - 2 PIPE COLUMNS)
 C4 NOT TO SCALE

PROJECT INFORMATION:

SITE NAME:
WINDING STAIRS
SITE # SC024
SC HWY NO. 107
WALUHALLA, SC 29991
GROVER COUNTY

PLANS PREPARED BY:

11700 HUBER ROAD, DFC, SUITE 400
ALPHARETTA, GA 30009
WWW.KIMLEY-HORN.COM
SC LICENSE 000100

REV. DATE. ISSUED FOR. BY.

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A	06/03/20	CONSTRUCTION DRC

LICENSE:

KHA PROJECT NUMBER:
013541000

DRAWN BY: _____ CHECKED BY: _____
XDD DMF

SHEET TITLE:
**SITE SIGNAGE
DETAILS**

SHEET NUMBER:
C5

1 SIGN PLACEMENT PLAN VIEW
NOT TO SCALE

1 NO-TRESPASSING SIGN
18" HIGH X 24" WIDE
(OPERATIONS PROVIDED)

2 DIAMOND COMMUNICATIONS - SITE ID SIGN
15" HIGH X 23" WIDE
(OPERATIONS PROVIDED)

3 NOTICE-REF SIGN
12" WIDE X 18" HIGH
(OPERATIONS PROVIDED)

4 WARNING-REF SIGN (RED)
17" WIDE X 18" HIGH

5 CAUTION-REF SIGN (YELLOW)
17" WIDE X 18" HIGH

6 NOTICE-REF SIGN (BLUE)
17" WIDE X 18" HIGH

7 FCC REGISTRATION SIGN
20" WIDE X 4" HIGH

2 TYPICAL SIGNS AND SPECIFICATIONS
NOT TO SCALE

SIGNAGE NOTES:

- SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL, AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
- SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO ALUMINUM OR GALVANNEAL STEEL BRACKETS (AS UTILIZED IN FENCE INSTALLATION) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.

PROJECT INFORMATION:

SITE NAME:
WINDING STAIRS
SITE # SC024
SC HWY NO. 107
WALHALLA, SC 29591
GEORGE COUNTY

PLANS PREPARED BY:

Kimley-Horn
1770 HUBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
WWW.KIMLEY-HORN.COM
SC License 00169

REV. DATE: ISSUED FOR: BY:

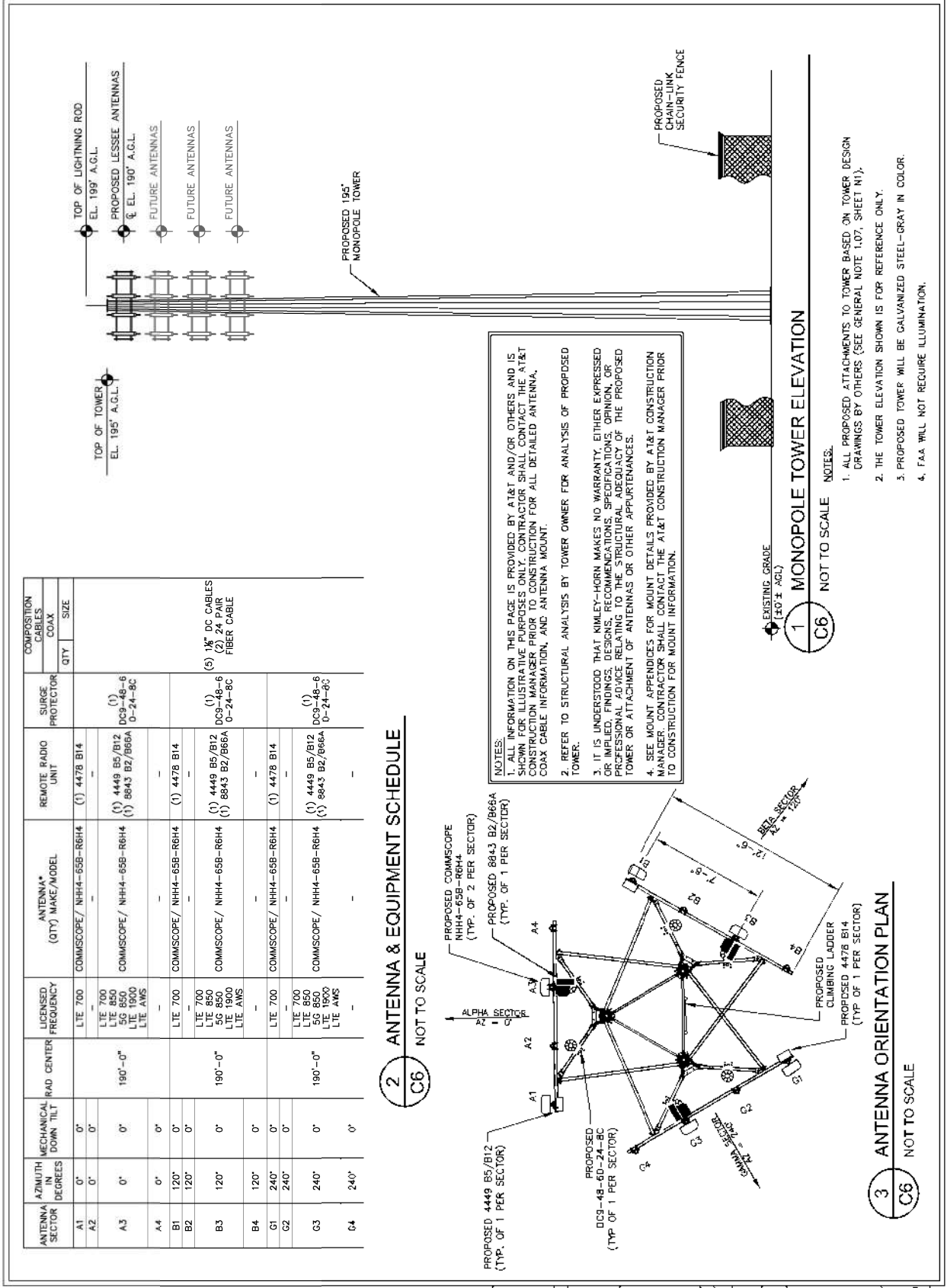
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FOR ILLUSTRATIVE PURPOSES ONLY - NO SIGNATURE REQUIRED

WHA PROJECT NUMBER: 01354100B

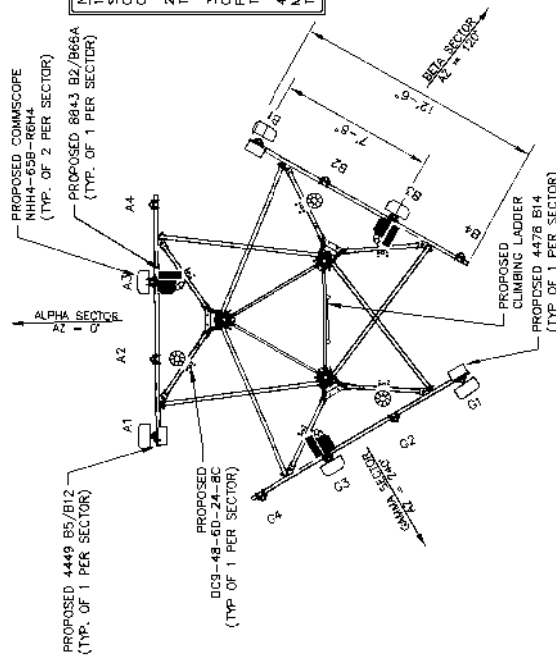
DRAWN BY: XKD
CHECKED BY: DMF
SHEET TITLE: ANTENNA AND TOWER ELEVATION DETAILS

SHEET NUMBER: C6



ANTENNA SECTOR	AZIMUTH DEGREES	MECHANICAL DOWN TILT	RAD CENTER	LICENSED FREQUENCY	ANTENNA* (QTY) MAKE/MODEL	REMOTE RADIO UNIT	SURGE PROTECTOR	COMPOSITION CABLES	
								QTY	SIZE
A1	0°	0°		LTE 700	COMMSCOPE/ NHH4-65B-R6H4	(1) 4478 B14			
A2	0°	0°		LTE 700	COMMSCOPE/ NHH4-65B-R6H4	(1) 4478 B14			
A3	0°	0°	190°-0°	LTE 850 5E 850 LITE 850 LITE AWS	COMMSCOPE/ NHH4-65B-R6H4	(1) 4449 B5/B12 (1) 8843 B2/B66A	DCS-48-6 0-24-8C	(1)	(5) 1/8" DC CABLES (2) 2 PAIR FIBER CABLE
A4	0°	0°		LTE 700	COMMSCOPE/ NHH4-65B-R6H4	(1) 4478 B14			
B1	120°	0°		LTE 700	COMMSCOPE/ NHH4-65B-R6H4	(1) 4478 B14			
B2	120°	0°		LTE 700	COMMSCOPE/ NHH4-65B-R6H4	(1) 4478 B14			
B3	120°	0°	190°-0°	LTE 850 5E 850 LITE 850 LITE AWS	COMMSCOPE/ NHH4-65B-R6H4	(1) 4449 B5/B12 (1) 8843 B2/B66A	DCS-48-6 0-24-8C	(1)	(5) 1/8" DC CABLES (2) 2 PAIR FIBER CABLE
B4	120°	0°		LTE 700	COMMSCOPE/ NHH4-65B-R6H4	(1) 4478 B14			
G1	240°	0°		LTE 700	COMMSCOPE/ NHH4-65B-R6H4	(1) 4478 B14			
G2	240°	0°		LTE 700	COMMSCOPE/ NHH4-65B-R6H4	(1) 4478 B14			
G3	240°	0°	190°-0°	LTE 850 5E 850 LITE 850 LITE AWS	COMMSCOPE/ NHH4-65B-R6H4	(1) 4449 B5/B12 (1) 8843 B2/B66A	DCS-48-6 0-24-8C	(1)	(5) 1/8" DC CABLES (2) 2 PAIR FIBER CABLE
G4	240°	0°		LTE 700	COMMSCOPE/ NHH4-65B-R6H4	(1) 4478 B14			

2 ANTENNA & EQUIPMENT SCHEDULE
NOT TO SCALE
C6



3 ANTENNA ORIENTATION PLAN
NOT TO SCALE
C6

NOTES:

- ALL INFORMATION ON THIS PAGE IS PROVIDED BY AT&T AND/OR OTHERS AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL CONTACT THE AT&T CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR ALL DETAILED ANTENNA, COAX CABLE INFORMATION, AND ANTENNA MOUNT.
- REFER TO STRUCTURAL ANALYSIS BY TOWER OWNER FOR ANALYSIS OF PROPOSED TOWER.
- IT IS UNDERSTOOD THAT KIMLEY-HORN MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, IN THESE DESIGNATIONS, RECOMMENDATIONS, SPECIFICATIONS, OR PROFESSIONAL ADVICE RELATING TO THE STRUCTURAL ADEQUACY OF THE PROPOSED TOWER OR ATTACHMENT OF ANTENNAS OR OTHER APPURTENANCES.
- SEE MOUNT APPENDICES FOR MOUNT DETAILS PROVIDED BY AT&T CONSTRUCTION MANAGER. CONTRACTOR SHALL CONTACT THE AT&T CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR MOUNT INFORMATION.

1 MONOPOLE TOWER ELEVATION
NOT TO SCALE
C6

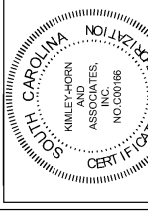
NOTES:

- ALL PROPOSED ATTACHMENTS TO TOWER BASED ON TOWER DESIGN DRAWINGS BY OTHERS (SEE GENERAL NOTE 1.07, SHEET N1).
- THE TOWER ELEVATION SHOWN IS FOR REFERENCE ONLY.
- PROPOSED TOWER WILL BE GALVANIZED STEEL-GRAY IN COLOR.
- FAA WILL NOT REQUIRE ILLUMINATION.



PROJECT INFORMATION:
 SITE NAME:
 WINDING STAIRS
 SITE # SC024
 SC HWY NO. 107
 WALLHALLA, SC 29591
 GEORGE COUNTY

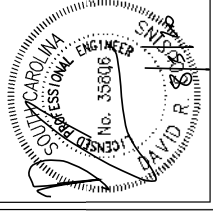
PLANS PREPARED BY:
Kimley-Horn
 11720 AMBER PARK DRIVE, SUITE 600
 ALPHARETTA, GA 30009
 PHONE: 770.774.2000
 WWW.KIMLEY-HORN.COM
 SC License C00166



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PROJECT NUMBER:
 013541000
 DRAWN BY: XCD
 CHECKED BY: DMF
 SHEET TITLE:

SCOPE OF WORK
 SHEET NUMBER:
 C6.1

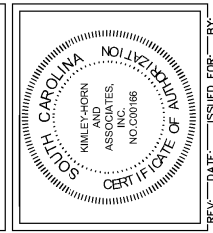
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EQUIPMENT	QUANTITY	DESCRIPTION
EXISTING EQUIPMENT		
ANTENNAS		
FEEDLINES		
OTHER EQUIPMENT		
EQUIPMENT TO BE REMOVED		
ANTENNAS		
FEEDLINES		
OTHER EQUIPMENT		
EQUIPMENT TO BE INSTALLED		
ANTENNAS	6	COMSCOPE/ NNH4-65B-R6H4
FEEDLINES	5	1/8" DC POWER CABLES
	2	24 PAIR FIBER CABLES
OTHER EQUIPMENT	3	4478 B14
	3	4449 B5/B12
	3	8843 B2/B66A
	3	RAYCAP DC9-48-60-24-8C
FINAL CONFIGURATION		
ANTENNAS	6	COMSCOPE/ NNH4-65B-R6H4
FEEDLINES	5	1/8" DC POWER CABLES
	2	24 PAIR FIBER CABLES
OTHER EQUIPMENT	3	4478 B14
	3	4449 B5/B12
	3	8843 B2/B66A
	3	RAYCAP DC9-48-60-24-8C

1 SCOPE OF WORK SUMMARY
 C6.1
 NOT TO SCALE



PROJECT INFORMATION:
 SITE NAME:
 WINDING STAIRS
 SITE # SC024
 SC HWY NO. 107
 WALLULA, SC 29591
 GEORGE COUNTY

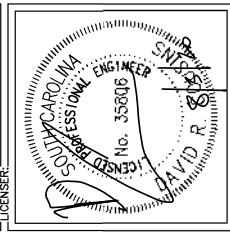
PLANS PREPARED BY:
Kimley-Horn
 11720 HUBER PARK DRIVE, SUITE 600
 ALPHARETTA, GA 30009
 WWW.KIMLEY-HORN.COM
 SC LICENSE #00169



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0	08/03/20	CONSTRUCTION DRC

LICENSER:

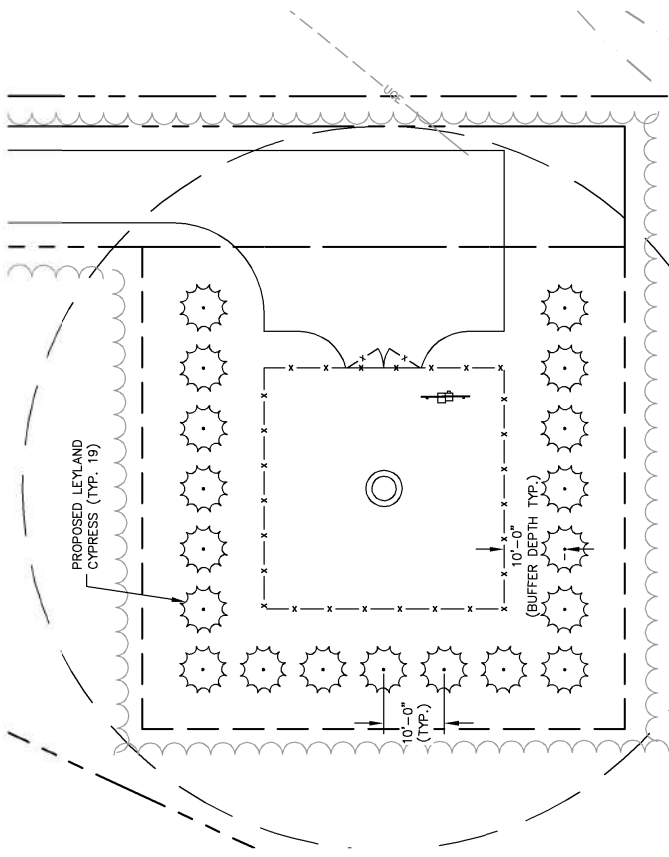


PROJECT NUMBER:
 013541000
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 XCD
 DMF
 SHEET TITLE:

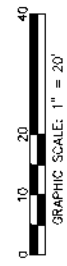
LANDSCAPING PLAN
 SHEET NUMBER:
 L1

GENERAL LANDSCAPE NOTES:

- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF HIS WORK WITH THAT OF ALL OTHER CONTRACTORS. THIS PLAN DOES NOT GUARANTEE THE EXISTENCE OR NON-EXISTENCE OF ANY UTILITIES. PRIOR TO CONSTRUCTION OF ANY WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE GROUND AND UNDERGROUND UTILITIES.
- THE QUALITY AND SIZE OF ALL PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT STANDARDS AS SET FORTH IN ANSI Z60.180 - AMERICAN STANDARD FOR NURSERY STOCK.
- ALL DISTURBED AREAS NOT COVERED BY HARDSCAPE OR PLANT MATERIALS SHALL BE COVERED WITH SEED AND STRAW. PLANT SUBSTITUTION MAY BE PERMITTED ONLY AFTER PROOF THAT SPECIFIED PLANTS ARE UNAVAILABLE AND THE REQUEST HAS BEEN SUBMITTED TO THE OWNER OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL PROVIDE THE NEAREST EQUIVALENT, OBTAINABLE SIZE AND VARIETY OF THE PLANT HAVING THE SAME ESSENTIAL CHARACTERISTICS AS THE PLANT SPECIFIED.
- MINOR PLANT LOCATION ADJUSTMENTS MAY BE MADE IN THE FIELD TO ENSURE ACCESS TO UTILITY JUNCTION BOXES, FREE SITE LIGHTING OF FUTURE TREE CANOPY INTERFERENCE AND ALLOW UNINHIBITED PEDESTRIAN / VEHICULAR CIRCULATION ON ALL PAVEMENTS OR FOUNDATIONS.
- ALL SHRUB MASSES OF TWO OR MORE SHALL BE EDGED INTO A PLANTING BED AND MULCHED PER DETAIL. ALL INDIVIDUAL TREES AND SHRUBS SHALL HAVE A 6" CIRCULAR EQUAL IN DIAMETER TO THE PLANTING PIT DIAMETER AND SHALL BE MULCHED AS SHOWN ON THE DETAILS. UNLESS OTHERWISE INDICATED, ALL BED EDGES SHALL BE A DEEP CUT CLEAN SPADE EDGE.
- THE CONTRACTOR SHALL VERIFY THAT EACH TREE OR SHRUB PIT WILL DRAIN BEFORE INSTALLING PLANT MATERIAL. HE SHALL FILL THE HOLE WITH SIX INCHES (6") OF WATER THAT SHOULD PERCOLATE OUT WITHIN TWENTY-FOUR HOURS. SHOULD ANY AREA NOT DRAIN PROPERLY, A PERFORATED DRAIN LINE SHALL BE INSTALLED, OR THE PLANTS RELOCATED.
- THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IF HE ENCOUNTERS ANY UNSUITABLE SURFACE OR SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, UTILITY LINES, OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS. SHOULD THE CONTRACTOR NOT NOTIFY THE OWNER OF A PROBLEM AREA, HE WARRANTS THAT THE AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF ALL PLANTS INSTALLED.
- THE CONTRACTOR SHOULD VERIFY LANDSCAPING/TREE PLANTING LOCATIONS WITH THE PUBLIC UTILITIES DEPARTMENT TO AVOID CONFLICTS WITH WATER, SEWER, AND GAS LINES.
- PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLE SUPERIOR IN FORM, COMPACTNESS AND SWAYMTRY. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECT ADULT EGGS, PUPAE OR LARVAE. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH.
- THERE SHALL BE NO CIRCLING OR GIRDLING ROOTS. CIRCLING ROOTS SHOULD BE CUT IN AT LEAST ONE PLACE.
- THERE SHOULD BE ONE DOMINANT LEADER TO THE TOP OF THE TREE WITH THE LARGEST BRANCHES SPACED AT LEAST 6 INCHES APART. THERE CAN BE TWO LEADERS IN THE TOP 10% OF THE TREE IF IT IS OTHERWISE OF GOOD QUALITY.
- THE TREE CANOPY SHOULD BE SYMMETRICAL AND FREE OF LARGE VOIDS. CLEAR TRUNK SHOULD BE NO MORE THAN 40% OF TREE HEIGHT UNLESS OTHERWISE SPECIFIED IN THE PLANTING SPECIFICATIONS. CLEAR TRUNK SHALL BE OF SUFFICIENT HEIGHT TO CLEAR SURROUNDING USES THAT MAY BE IMPACTED BY THE FUTURE GROWTH OF THE TREE.
- OPEN TRUNK AND BRANCH WOUNDS SHALL BE LESS THAN 10% OF THE CIRCUMFERENCE AT THE WOUND AND NO MORE THAN 2 INCHES TALL. PROPERLY MADE PRUNING CUTS ARE NOT CONSIDERED OPEN TRUNK WOUNDS. THERE SHOULD BE NO COMBS OR BLEEDING, AND THERE SHOULD BE NO SIGNS OF INSECTS OR DISEASE ON MORE THAN 3% OF THE TREE.
- IF ANY OF THE ABOVE CONDITIONS ARE NOT MET, TREES MAY BE REJECTED.
- TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING, OR GRADING OF THE SITE BY THE LOCAL AGENCIES.



1
L1
 LANDSCAPING PLAN
 SCALE: 1" = 20'



SYM KEY	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATION	
				ROOT HEIGHT	PLANTING SPACING
TO	19	CUPRESSUS LEYLANDII	LEYLAND CYPRESS	B&B 8'	10' O.C.

LEGEND	
	LEYLAND CYPRESS

Exhibit 2

* Federal Airways & Airspace *
* Summary Report: New Construction *
* Antenna Structure *

Airspace User: Sarah Schaaf

File: WINDING_STAIRS

Location: Salem, SC

Latitude: 34°-54'-13.03" Longitude: 83°-6'-30.05"

SITE ELEVATION AMSL.....1883 ft.

STRUCTURE HEIGHT.....200 ft.

OVERALL HEIGHT AMSL.....2083 ft.

NOTICE CRITERIA

FAR 77.9(a): NNR (DNE 200 ft AGL)

FAR 77.9(b): NNR (DNE Notice Slope)

FAR 77.9(c): NNR (Not a Traverse Way)

FAR 77.9: NNR (No Expected TERPS® impact with GE99)

FAR 77.9: NNR (No Expected TERPS® impact CEU)

FAR 77.9(d): NNR (Off Airport Construction)

NR = Notice Required

NNR = Notice Not Required

PNR = Possible Notice Required (depends upon actual IFR procedure)

For new construction review Air Navigation Facilities at bottom of this report.

Notice to the FAA is not required at the analyzed location and height for slope, height or Straight-In procedures. Please review the 'Air Navigation' section for notice requirements for offset IFR procedures and EMI.

OBSTRUCTION STANDARDS

FAR 77.17(a)(1): DNE 499 ft AGL

FAR 77.17(a)(2): DNE - Airport Surface

FAR 77.19(a): DNE - Horizontal Surface

FAR 77.19(b): DNE - Conical Surface

FAR 77.19(c): DNE - Primary Surface

FAR 77.19(d): DNE - Approach Surface

FAR 77.19(e): DNE - Approach Transitional Surface

FAR 77.19(e): DNE - Abeam Transitional Surface

VFR TRAFFIC PATTERN AIRSPACE FOR: GE99: HEAVEN'S LANDING

Type: A RD: 103789.9 RE: 2735

FAR 77.17(a)(1): DNE

FAR 77.17(a)(2): DNE - Greater Than 5.99 NM.

VFR Horizontal Surface: DNE

VFR Conical Surface: DNE

VFR Primary Surface: DNE
VFR Approach Surface: DNE
VFR Transitional Surface: DNE

VFR TRAFFIC PATTERN AIRSPACE FOR: CEU: OCONEE COUNTY RGNL

Type: A RD: 106823.2 RE: 888.1

FAR 77.17(a)(1): DNE
FAR 77.17(a)(2): DNE - Greater Than 5.99 NM.
VFR Horizontal Surface: DNE
VFR Conical Surface: DNE
VFR Primary Surface: DNE
VFR Approach Surface: DNE
VFR Transitional Surface: DNE

TERPS DEPARTURE PROCEDURE (FAA Order 8260.3, Volume 4)

FAR 77.17(a)(3) Departure Surface Criteria (40:1)
DNE Departure Surface

MINIMUM OBSTACLE CLEARANCE ALTITUDE (MOCA)

FAR 77.17(a)(4) MOCA Altitude Enroute Criteria
The Maximum Height Permitted is 3300 ft AMSL

PRIVATE LANDING FACILITIES

No Private Landing Facilities Are Within 6 NM

AIR NAVIGATION ELECTRONIC FACILITIES

FAC	ST	DIST	DELTA	GRND	APCH	ANGLE	BEAR	
IDNT	TYPE	AT	FREQ	VECTOR	(ft)	ELEVA	ST LOCATION	
ODF	VOR/DME	R	113.4	216.87	94591	+383	SC FOOTHILLS	.23
ELW	VORTAC	I	108.6	151.19	201401	+1347	SC ELECTRIC CITY	.38

CFR Title 47, §1.30000-§1.30004

AM STUDY NOT REQUIRED: Structure is not near a FCC licensed AM station.
Movement Method Proof as specified in §73.151(c) is not required.
Please review 'AM Station Report' for details.

No AM Stations were located within 3.0 km.

Airspace® Summary Version 20.5.564

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Copyright © 1989 - 2020

06-25-2020
10:48:34

Exhibit 3



November 3, 2020

Adam Chapman
Planning Director
Oconee County Planning & Zoning
415 S. Pine Street,
Walhalla, SC 29691
(864) 638-4218

Re: Diamond Communications; Site Name: Winding Stairs; Site Address: SC Highway No. 107., Walhalla, SC 29691- Telecommunications Facility Application- Tower Removal Letter

Dear Mr. Chapman,

Please accept the signed statement below as confirming Section 32-134(d) of the Oconee County, SC Zoning Ordinance:

Diamond Communications, its successors and assigns, provide this statement declaring itself, its successors and assigns of being financially responsible to assure the proposed communications tower, which is no longer used for communications purposes for a continuous period of one (1) year, will be dismantled and removed within one hundred-twenty (120) days of the date the tower is taken out of service. Additionally, Diamond Communications will notify the County within thirty (30) days if the communications tower ceases operations.

Please contact me should you have any questions at (610) 585-6853 or twaniewski@diamondcomm.com

Sincerely,

A handwritten signature in blue ink, appearing to read "Thomas Waniewski", with a long, sweeping underline.

Thomas Waniewski
SVP – Site Acquisition

Exhibit 4

November 4, 2020

Karey L. Vawter
Diamond Communications
820 Morris Turnpike
Suite 104
Short Hills, NJ 07078

RE: Proposed 195' Monopole for Winding Stairs, SC

Dear Ms. Vawter,

Upon receipt of order, we propose to design and supply the above referenced tower for a Basic Wind Speed of 107 mph with no ice and 30 mph + 1.5" ice, Risk Category II, Exposure Category C, and Topographic Category 3 with a Crest Height = 336 ft, in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna Supporting Structures and Antennas".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopole shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. *Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Towers & Poles.* This would effectively result in fall radius of 60' at ground level.

Sincerely,

Robert E. Beacom, P.E., S.E.
Engineering Supervisor



Exhibit 5

Cellular License - KNKN405 - AT&T Mobility Spectrum LLC

PA This license has pending applications: 0009141000

Call Sign	KNKN405	Radio Service	CL - Cellular
Status	Active	Auth Type	Regular

Market

Market	CMA625 - South Carolina 1 - Oconee	Channel Block	B
Submarket	0	Phase	2

Dates

Grant	10/26/2010	Expiration	10/01/2020
Effective	08/29/2018	Cancellation	

Five Year Buildout Date

07/19/1996

Control Points

- 1** 5600 GLENRIDGE DRIVE STE.600, ATLANTA, GA
- 2** DANIEL BUILDING-25TH FLOOR, BOX 17, 301 NORTH MAIN STREET, GREENVILLE, SC

Licensee

FRN	0014980726	Type	Limited Liability Company
-----	------------	------	---------------------------

Licensee

AT&T Mobility Spectrum LLC 208 S. Akard St., RM 1015 Dallas, TX 75202 ATTN Cecil J Mathew	P:(855)699-7073 F:(214)746-6410 E:FCCMW@att.com
--	---

Contact

AT&T Mobility LLC Cecil J Mathew 208 S Akard St., RM 1015 Dallas, TX 75202 ATTN Michael P. Goggin	P:(855)699-7073 F:(214)746-6410 E:FCCMW@att.com
---	---

Ownership and Qualifications

Radio Service Type	Mobile		
Regulatory Status	Common Carrier	Interconnected	Yes

Alien Ownership

The Applicant answered "No" to each of the Alien Ownership questions.

Basic Qualifications

The Applicant answered "No" to each of the Basic Qualification questions.

Demographics

Race

Ethnicity

Gender

Exhibit 6



AT&T Mobility
218 College Street
Greenville, SC 29601

Memo

To: Whom It May Concern
From: Lamine Diedhiou, AT&T Mobility RF Engineer
Date: 11/5/20
Re: Proposed Site 016-086 Winding Stairs SC024 D, FA 12683896

Please review the following information regarding the proposed AT&T site to be called (016-86), FA 12683896, Winding Stairs SC024 D

AT&T is requesting permission to construct a new wireless telecommunications tower to provide coverage on Hwy 107 and the surrounding areas near Mountain Rest, SC in Oconee County. Currently, the highways running through have very little to no AT&T coverage and there is no connection with our existing sites without this site. The new tower will provide a significant coverage improvement to the area.

AT&T has studied the area thoroughly and determined that an overall height of 200ft is appropriate at this location to fulfill the RF requirements. This will allow AT&T to mount its antennas at 190ft. The proposed tower will be designed to support AT&T's network growth and evolution with multiple frequency bands on its 4G-LTE network, upcoming 5G-NR, and the FirstNet network to support first responders.

AT&T certifies that all of its equipment will be installed and operated in keeping with applicable FAA and FCC rules and regulations and appropriate industry standards. The construction of this tower, including AT&T's installation of transmitter/receiver equipment, will not interfere with the usual and customary transmission or reception of radio, television, etc. service enjoyed by adjacent properties. AT&T certifies that the proposed tower will not interfere with Public Safety radio equipment in the vicinity.

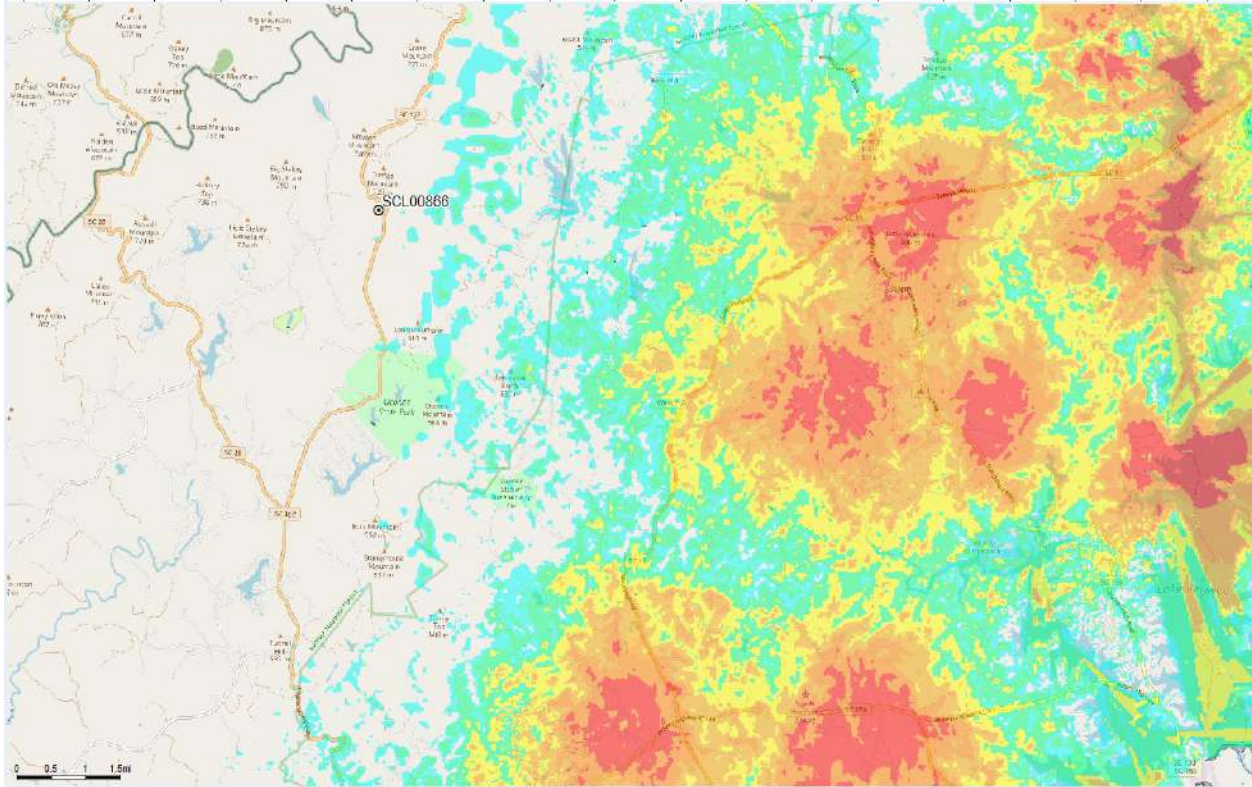
Should you need additional information, please contact me at the following number, (540) 353-9101.

Respectfully,
L Diedhiou

Lamine Diedhiou
RF Engineer
AT&T Mobility

Existing AT&T LTE Coverage without 016-087

(Red: Strongest coverage, Yellow/Green: Capable of supporting in-building coverage, Blue: Marginal coverage)



Proposed AT&T LTE Coverage with 016-087

(Red: Strongest coverage, Yellow/Green: Capable of supporting in-building coverage, Blue: Marginal coverage)

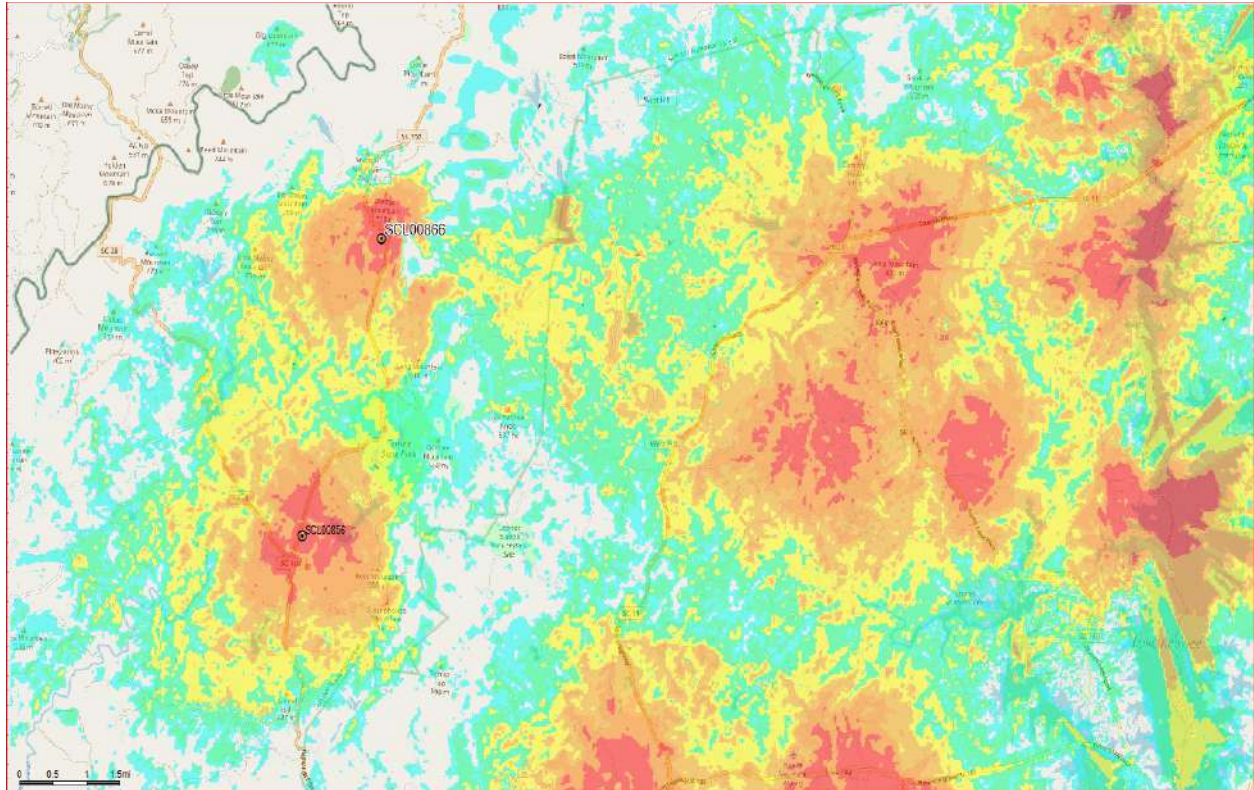


Exhibit 7

AGENT OF RECORD LETTER

I, Lewis Monroe Lombard, have the authority to execute this document. I am one of the owners of the property identified as parcel # 060-00-02-003 in ⁰³³⁴⁴¹ Oconee County, South Carolina, and hereby designate and appoint the below listed Agent(s) of Record to file any necessary zoning or permitting applications in association with the development of a communication facility on my property.

The Agent of Record is vested with the authority to make representations and agreements which are necessary or desirable in conjunction with any of the aforementioned processes. The Agent of Record is authorized to accept or reject conditions imposed by any reviewing board or entity. The Agent of Record has the authority to execute and file any and all necessary sets of plans, applications or other required paperwork necessary in the zoning or permitting process for the above mentioned site.

The authorized Agent(s) of Record is:

Jonathan L. Yates, Esq.
Hellman Yates & Tisdale
105 Broad Street, Third Floor
Charleston, South Carolina 29401
Phone: 843 266-9099
Email: jly@hellmanyates.com

Lewis Monroe Lombard
Signature
Date: December 17, ~~2020~~ 2021 02-17-21

ACKNOWLEDGMENT

State of NC

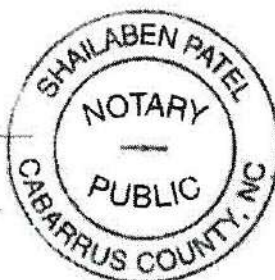
County of Cabarrus

BE IT REMEMBERED, that on this 17th day of February, 2021 before me, the subscriber, a person authorized to take oaths in the State of North Carolina, personally appeared Lewis Monroe Lombard who, being duly sworn on his/her oath, deposed and made proof to my satisfaction that he/she is the person named in the within instrument; and I, having first made known to him/her the contents thereof, she did acknowledge that he/she signed, sealed and delivered the same as his/her voluntary act and deed for the purposes therein contained.

WITNESS my hand and official seal

SPatel

My Commission Expires: 11/08/2025



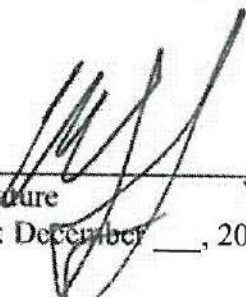
AGENT OF RECORD LETTER

I, William Oly Lombard, Jr., have the authority to execute this document. I am one of the owners of the property identified as parcel # 060-00-02-003 in Oconee County, South Carolina, and hereby designate and appoint the below listed Agent(s) of Record to file any necessary zoning or permitting applications in association with the development of a communication facility on my property.

The Agent of Record is vested with the authority to make representations and agreements which are necessary or desirable in conjunction with any of the aforementioned processes. The Agent of Record is authorized to accept or reject conditions imposed by any reviewing board or entity. The Agent of Record has the authority to execute and file any and all necessary sets of plans, applications or other required paperwork necessary in the zoning or permitting process for the above mentioned site.

The authorized Agent(s) of Record is:

Jonathan L. Yates, Esq.
Hellman Yates & Tisdale
105 Broad Street, Third Floor
Charleston, South Carolina 29401
Phone: 843 266-9099
Email: jly@hellmanyates.com



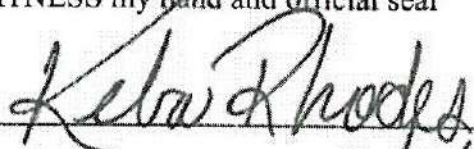
Signature
Date: December __, 2020

ACKNOWLEDGMENT

State of Georgia
County of Putnam

BE IT REMEMBERED, that on this 12 day of February, 2021 before me, the subscriber, a person authorized to take oaths in the State of Georgia, personally appeared William Lombard Jr. who, being duly sworn on his/her oath, deposed and made proof to my satisfaction that he/she is the person named in the within instrument; and I, having first made known to him/her the contents thereof, she did acknowledge that he/she signed, sealed and delivered the same as his/her voluntary act and deed for the purposes therein contained.

WITNESS my hand and official seal



My Commission Expires: Nov. 17, 2021



AGENT OF RECORD LETTER

I, Kathryn Elizabeth Lombard Dunn, have the authority to execute this document. I am one of the owners of the property identified as parcel # 060-00-02-003 in Oconee County, South Carolina, and hereby designate and appoint the below listed Agent(s) of Record to file any necessary zoning or permitting applications in association with the development of a communication facility on my property.

The Agent of Record is vested with the authority to make representations and agreements which are necessary or desirable in conjunction with any of the aforementioned processes. The Agent of Record is authorized to accept or reject conditions imposed by any reviewing board or entity. The Agent of Record has the authority to execute and file any and all necessary sets of plans, applications or other required paperwork necessary in the zoning or permitting process for the above mentioned site.

The authorized Agent(s) of Record is:

Jonathan L. Yates, Esq.
Hellman Yates & Tisdale
105 Broad Street, Third Floor
Charleston, South Carolina 29401
Phone: 843 266-9099
Email: jly@hellmanyates.com

Kathryn Elizabeth Lombard Dunn
Signature
Date: ~~December~~ 2-11-21, 2020

ACKNOWLEDGMENT

State of South Carolina

County of Horry

BE IT REMEMBERED, that on this 11 day of February, 2021 before me, the subscriber, a person authorized to take oaths in the State of South Carolina, personally appeared Elizabeth Lombard Dunn, who, being duly sworn on his/her oath, depose and made proof to my satisfaction that he/she is the person named in the within instrument; and I, having first made known to him/her the contents thereof, she did acknowledge that he/she signed, sealed and delivered the same as his/her voluntary act and deed for the purposes therein contained.

WITNESS my hand and official seal

Dawn Mediate

My Commission Expires: 6/27/2026



Exhibit 8

Exhibit 9

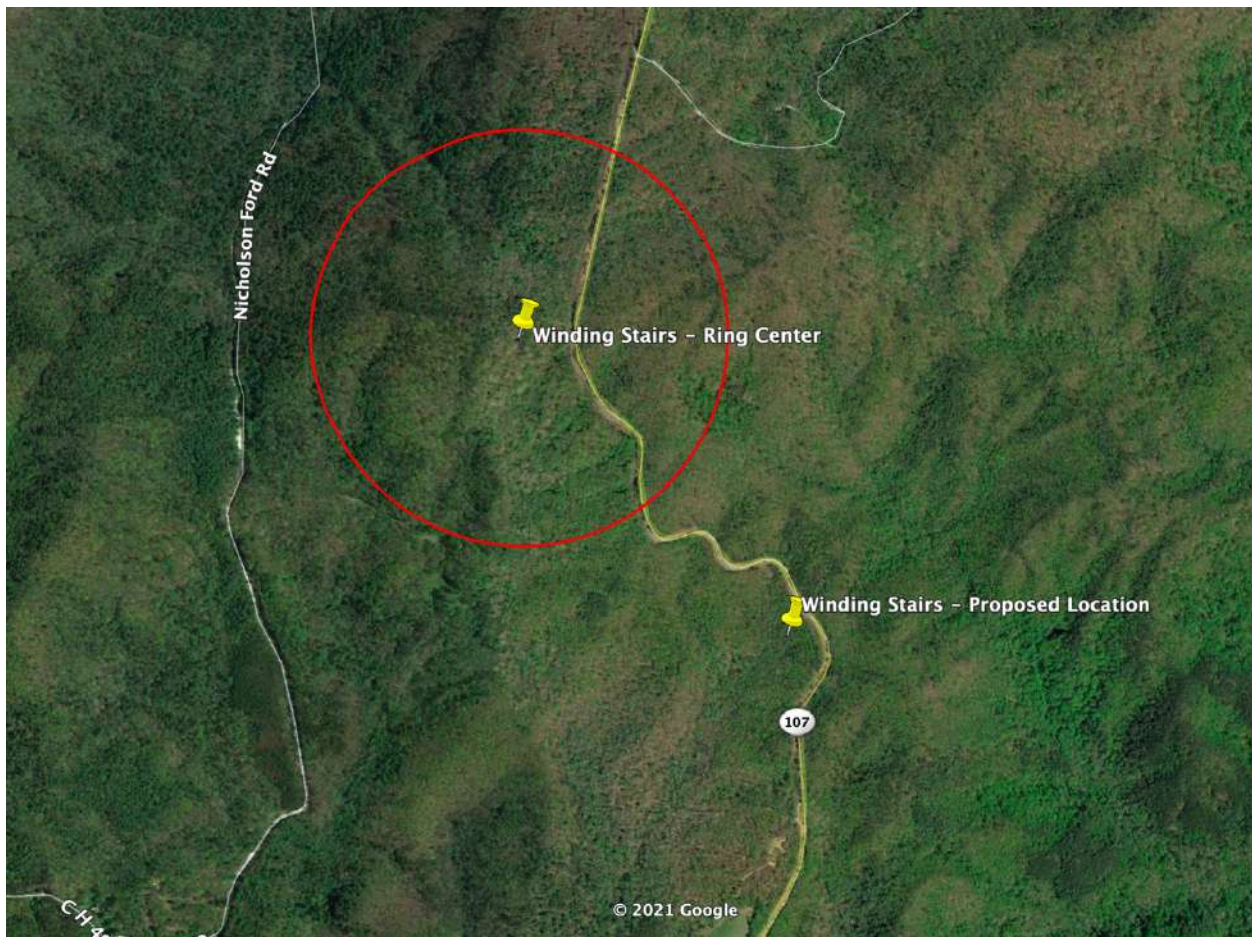
Diamond Towers Site: Winding Stairs

Alternative Candidate Analysis

Diamond Towers submits this document to address alternative candidates it considered during its site selection process on behalf of AT&T. Diamond Towers was issued a 0.30 mile search ring along Highway 107 with a requested antenna centerline between 280' to 300'.

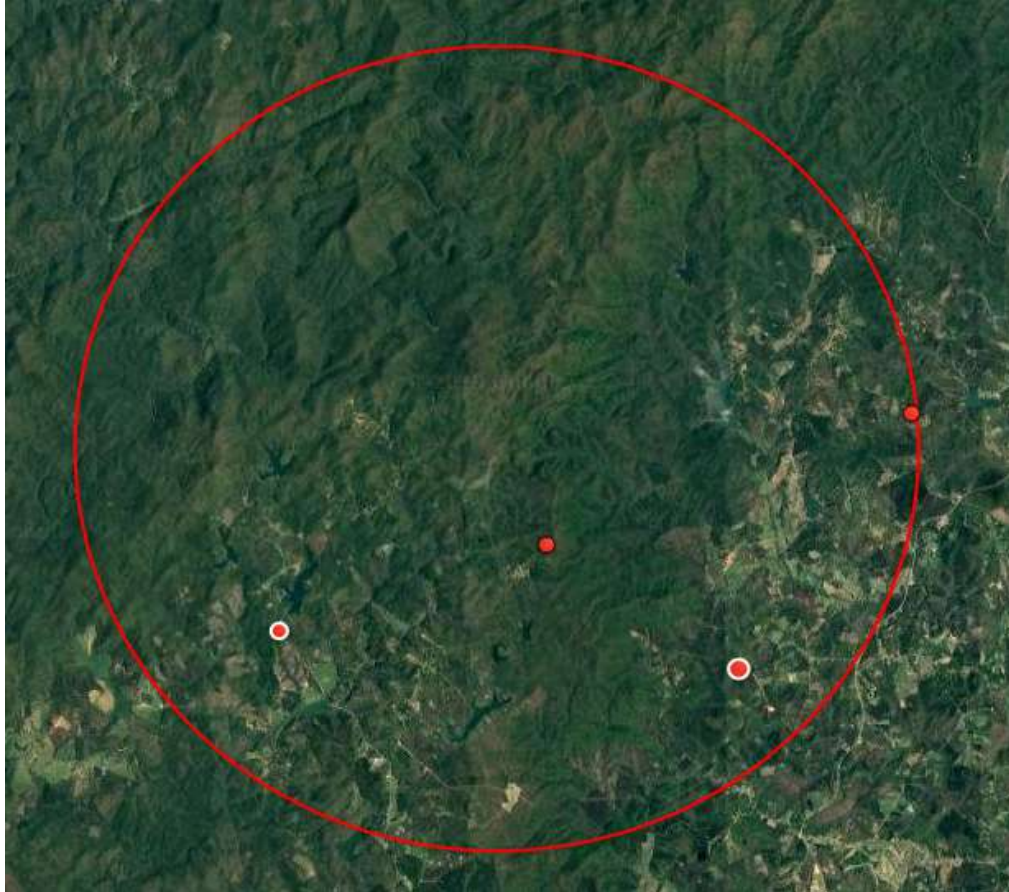
Existing Structures in the Search Ring

Diamond Towers was able to confirm that there were no existing towers, nor other objects of 280' in height within the specified search area, nor within a reasonable distance outside the search ring.



Existing Structures outside of the Search Ring

Diamond Towers then located the nearest existing tower locations as shown on the attached map in a five (5) mile radius from the original search ring location:



This map illustrates a five (5) mile radius from the proposed search ring center in red, and as shown on the map, there are two towers within that radius:

- American Tower - 250' SST – 3.43 mi SW
- SBA tower – 502' Guyed tower – 3.97 mi SE

AT&T is currently located on the SBA tower and it does not cover the gap along Highway 107. Further, the American Tower site also is too far from both the original search ring and the proposed site to fill the gap identified by AT&T.

Raw Land Properties Considered

The majority of the land in or near the search ring and proposed site location is Federal forest land, with some private parcels to the South. Diamond, on behalf of AT&T, attempted to find any available location to lease and worked with the Department of Agriculture as well as some neighboring property owners. Diamond eventually entered into a lease agreement with the owners of the subject property.

Conclusion

In conclusion, there are no existing towers or structures that can accommodate the applicant's proposed antenna. This document certifies that:

- No existing towers or structures are located within the geographic search ring area or within a reasonable distance outside of it.
- The nearest existing tower or structure is over 3.43 miles away and does not meet AT&T's coverage objectives
- In recognition of the requirements of Oconee County, AT&T has limited the height of the tower to 195' so that the site will not require lighting and is designed to be as least intrusive as possible.

Diamond Towers has leased property from a willing landlord whose property will be developed in accordance with County regulations.

I certify that the forgoing is true and correct:



Thomas Waniewski, on behalf of Diamond Towers V LLC



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/20/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Henderson Brothers Inc 920 Ft. Duquesne Blvd. Pittsburgh, PA 15222	CONTACT NAME: PHONE (A/C, No, Ext): (412) 261-1842		FAX (A/C, No): (412) 261-4149
	E-MAIL ADDRESS: info@hendersonbrothers.com		
INSURER(S) AFFORDING COVERAGE			NAIC #
INSURER A : Federal Insurance Company			20281
INSURER B :			
INSURER C :			
INSURER D :			
INSURER E :			
INSURER F :			

INSURED Diamond Communications; Diamond Towers V LLC 820 Morris Turnpike Suite 104 Short Hills, NJ 07078

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X		35868533	11/18/2020	11/18/2021	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000,000
							MED EXP (Any one person)	\$ 10,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE	OTH-ER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Site ID: SC024
Site Name: Winding Stairs
Site Address: Highway 107, Parcel No. 060-00-02-033, County of Oconee, South Carolina

Oconee County, South Carolina and lessors, William Oly Lombard, Jr., Kathryn Elizabeth Lombard Dunn, and Lewis Monroe Lombard are included as additional insured for the General Liability when required by written contract.

CERTIFICATE HOLDER

CANCELLATION

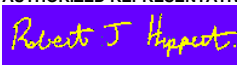
Oconee County, South Carolina 415 S. Pine St. Walhalla, SC 29691	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

Exhibit 10



Diamond

Communications

November 3, 2020

Adam Chapman
Planning Director
Oconee County Planning & Zoning
415 S. Pine Street,
Walhalla, SC 29691
(864) 638-4218

Re: Diamond Communications; Site Name: Winding Stairs; Site Address: SC Highway No. 107., Walhalla, SC 29691- Telecommunications Facility Application- Indemnification Letter

To Whom It May Concern:

Except for expenses or liabilities arising from the negligence of the County of Oconee, Diamond Communications hereby expressly agrees to indemnify and hold the County of Oconee harmless against expenses and liabilities arising out of the construction and operation of the proposed tower as follows: Diamond Communications expressly agrees to the extent that there is a causal relationship between its negligent, reckless, or intentionally wrongful action or inaction, or the negligent, reckless or intentionally wrongful action or inaction of any of its employees or any person, firm, or corporation directly or indirectly employed by Diamond Communications, and any damage, liability, injury loss or expense (whether in connection with bodily injury or death or property damage or loss) that is suffered by the County of Oconee and its employees or any member of the public, to indemnify and save the County of Oconee and its employees harmless against any and all liabilities, penalties, demands, claims, lawsuits, losses, damages, costs, and expenses arising out of the performance of the construction or operation of the proposed tower.

IN WITNESS WHEREOF, Diamond Communications has caused this Indemnification Letter to be duly executed as of the date set forth below.

DIAMOND COMMUNICATIONS

By: Thomas Waniewski

Signed: _____

Date: _____

11/3/20

Exhibit 11

November 2, 2020

Adam Chapman
Planning Director
Oconee County Planning & Zoning
415 S. Pine Street,
Walhalla, SC 29691
(864) 638-4218

Re: Diamond Communications; Site Name: Winding Stairs; Site Address: SC Highway
No. 107., Walhalla, SC 20691- Telecommunications Facility Application – FCC
Equipment Letter

Dear Mr. Chapman,

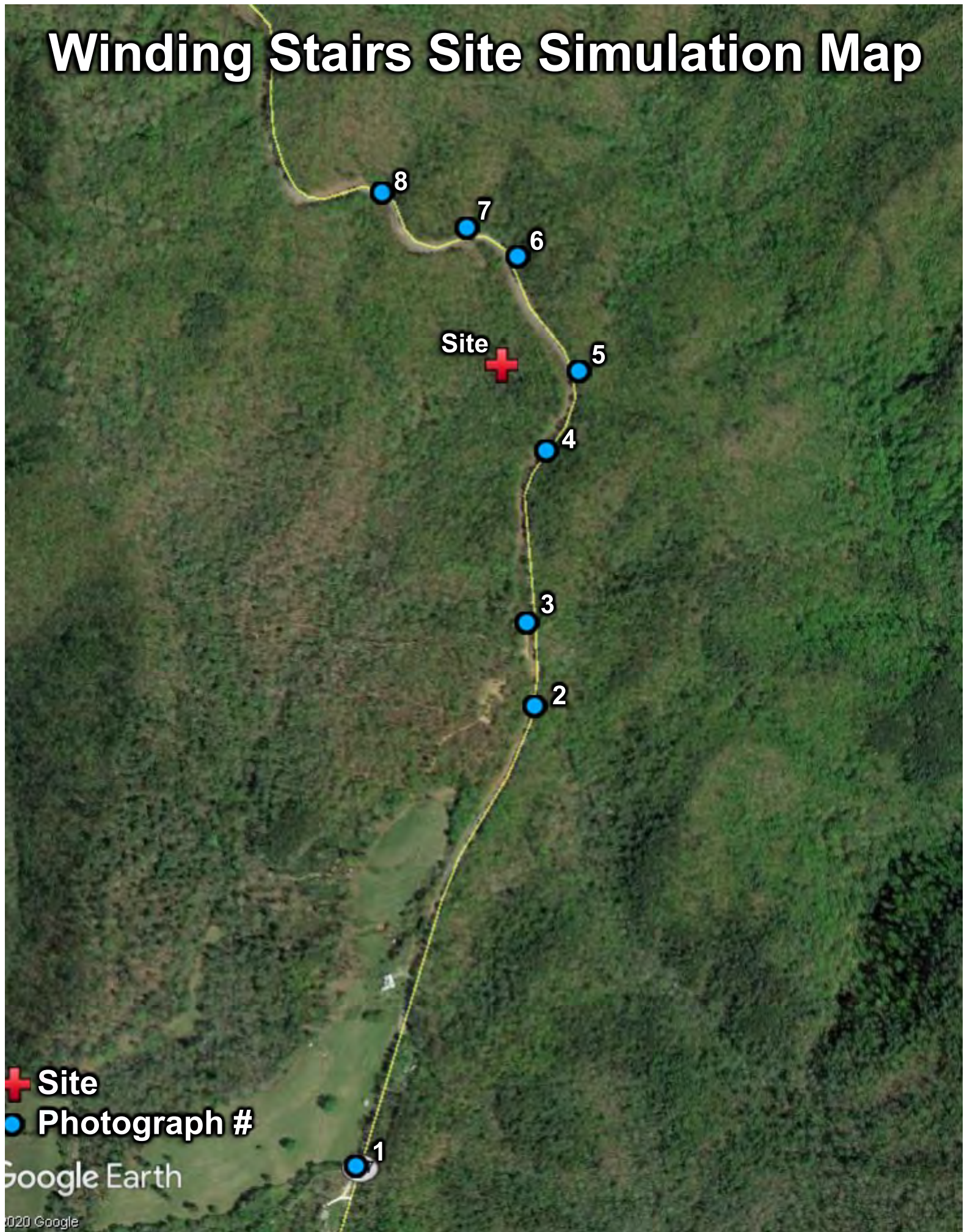
Please accept this letter to indicate that the proposed Diamond Communications facility shall contain only equipment meeting FCC rules and regulations, as set forth in section 32-138(h) of the Oconee County, SC Zoning Ordinance.

David Cousins, P.E.



Exhibit 12

Winding Stairs Site Simulation Map



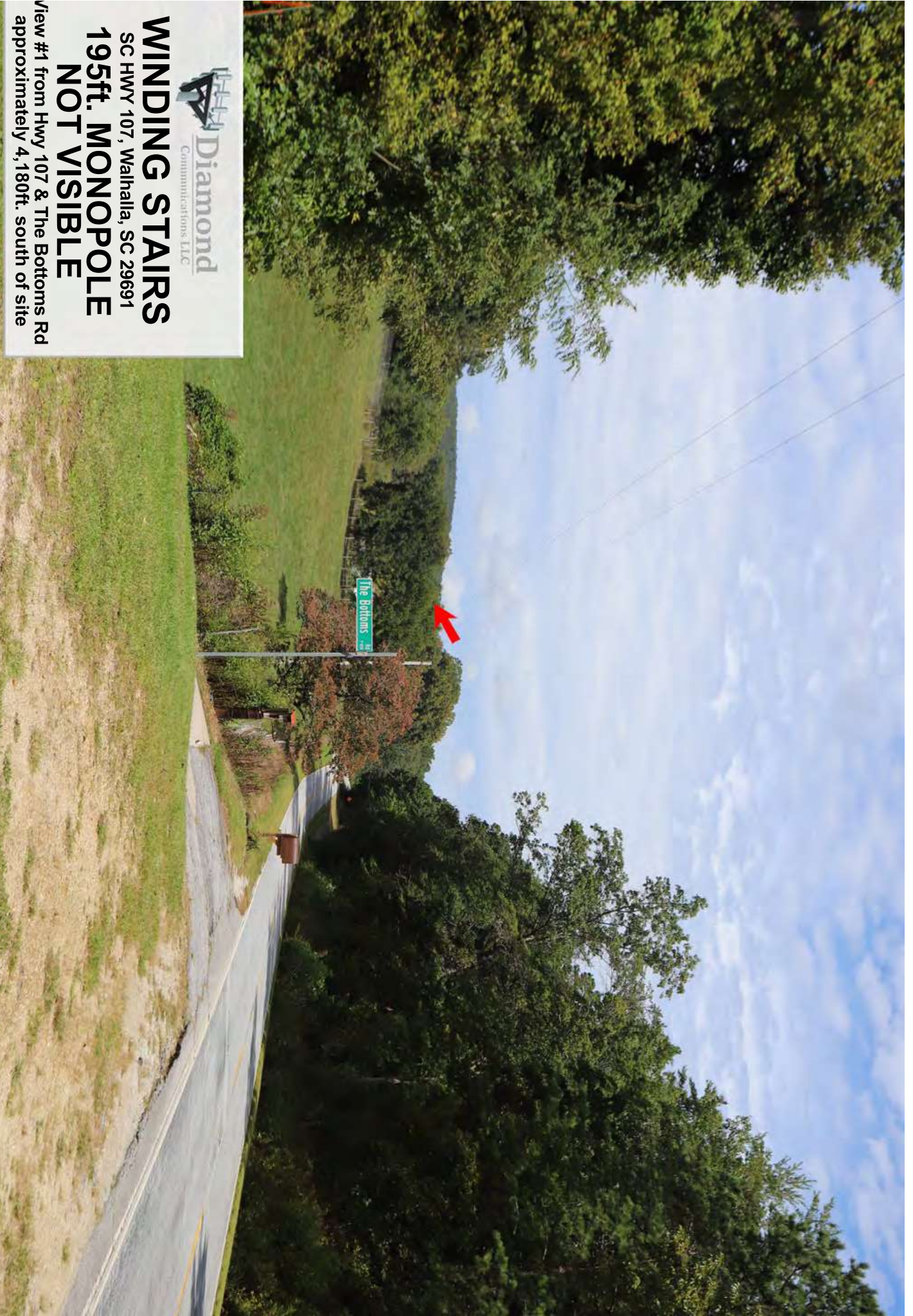
- + Site**
- Photograph #**

Google Earth



WINDING STAIRS
SC HWY 107, Walhalla, SC 29691
195ft. MONOPOLE
NOT VISIBLE

View #1 from Hwy 107 & The Bottoms Rd
approximately 4,180ft. south of site



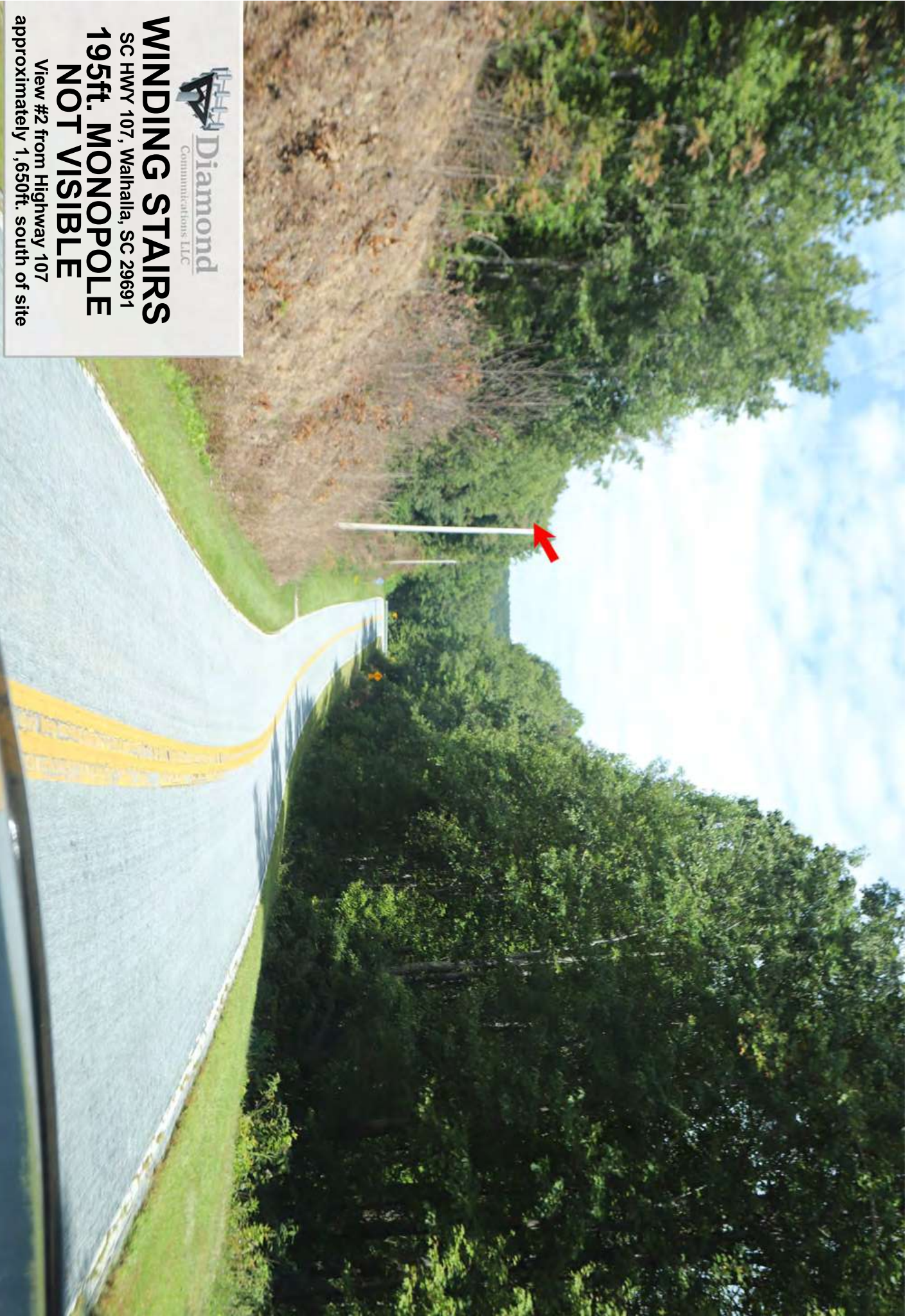


WINDING STAIRS

SC HWY 107, Walhalla, SC 29691

**195ft. MONOPOLE
NOT VISIBLE**

View #2 from Highway 107
approximately 1,650ft. south of site





Diamond
Communications, LLC

WINDING STAIRS
SC HWY 107, Walhalla, SC 29691

195ft. MONOPOLE
NOT VISIBLE

View #3 from Highway 107
approximately 1,290ft. south of site

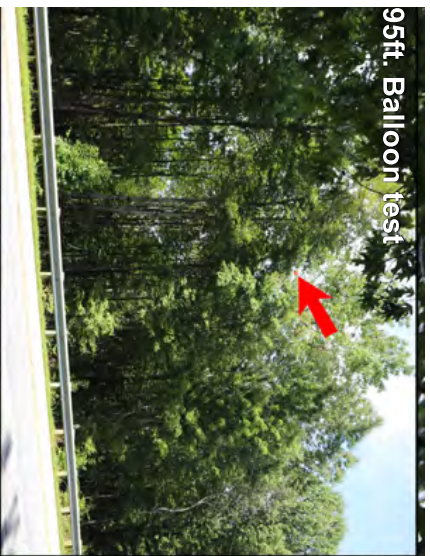


Diamond
Communications, LLC

WINDING STAIRS
SC HWY 107, Walhalla, SC 29691

195ft. MONOPOLE
NOT VISIBLE

View #4 from Highway 107
approximately 475ft. southeast of site



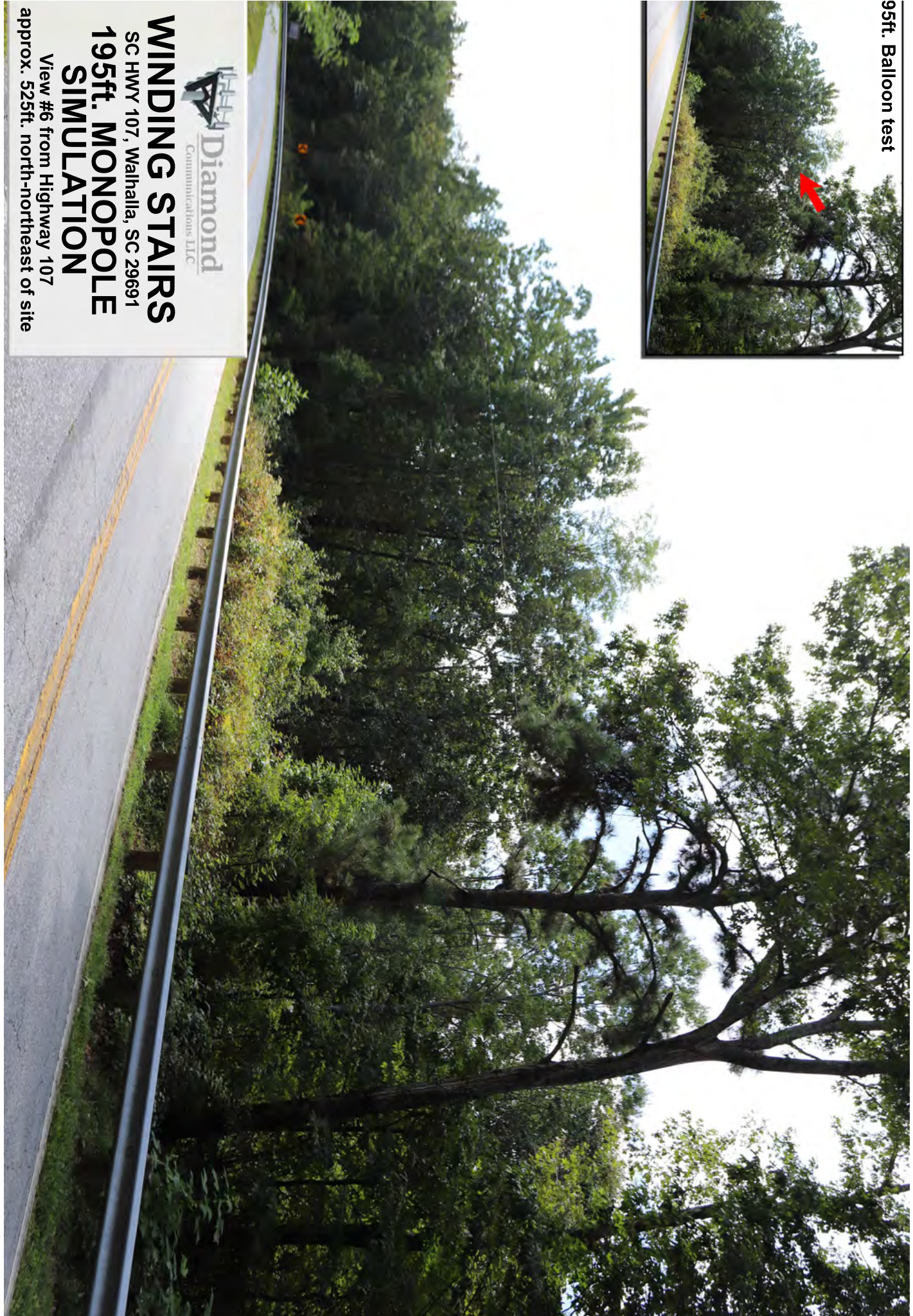
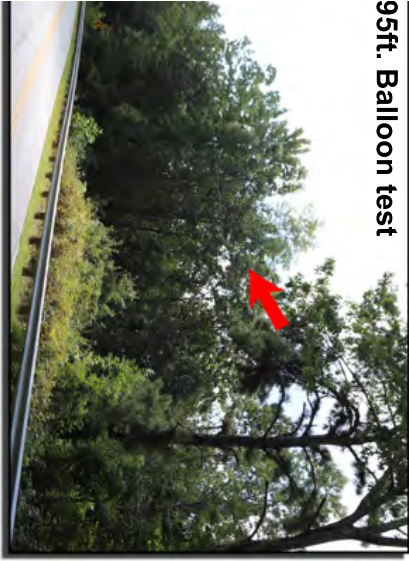
95ft. Balloon test



WINDING STAIRS
SC HWY 107, Walhalla, SC 29691
195ft. MONOPOLE
SIMULATION

View #5 from Highway 107
approximately 385ft. east of site

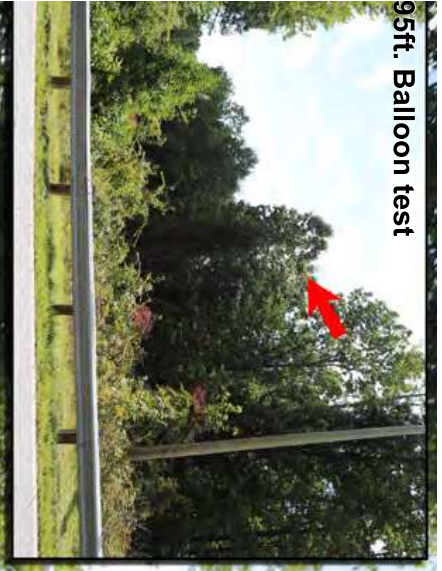
95ft. Balloon test



WINDING STAIRS
SC HWY 107, Walhalla, SC 29691
195ft. MONOPOLE
SIMULATION

View #6 from Highway 107
approx. 525ft. north-northeast of site

95ft. Balloon test



WINDING STAIRS
SC HWY 107, Walhalla, SC 29691
195ft. MONOPOLE
SIMULATION

View #7 from Highway 107
approx. 650ft. north-northwest of site

95ft. Balloon test



WINDING STAIRS
SC HWY 107, Walhalla, SC 29691
195ft. MONOPOLE
SIMULATION

View #8 from Highway 107
approximately 1,000ft. northwest of site

Exhibit 13

Section 1 - RFDS GENERAL INFORMATION

RFDS NAME: SCL00866	DATE: 11/11/2019	RF DESIGN ENG: Diehdou Lamine	RF PERFORMING: SCL00866	RFDS PROGRAM TYPE: 2021 New Site
ISSUE:	Approved? (Y/N): Yes	RF DESIGN PHONE:	RF PERFORMING PHONE:	RFDS TECHNOLOGY: New
REVISION:	RF MANAGER: Kostas Ayman	RF DESIGN EMAIL: L22086@ATT.COM	RF PERFORMING EMAIL:	STATE STATUS: Final/RF Approval
INITIATIVE /PROJECT:			ADDITIONAL WORKFLOW NOTIFICATIONS:	Created By: ms2758 Updated By: jdc268
			UMTS FREQUENCY:	Date Created: 11/11/2019 11:23:20 Date Updated: 11/23/2020 8:33:07 AM
			LTE FREQUENCY: 700, 1900, AWS	EXPIRATION DATE:
			5G FREQUENCY: 850	ESTIMATED SQM: 12,313
			I-PLAN JOB # 1: SER-RGSC-19-03589	I-PLAN PRD GRP # SUB GRP #1: New Site II LTE Only 1C
			I-PLAN JOB # 2: SER-RGSC-19-03578	I-PLAN PRD GRP # SUB GRP #2: LTE Next Carrier II LTE 2C
			I-PLAN JOB # 3: SER-RGSC-19-03588	I-PLAN PRD GRP # SUB GRP #3: LTE Next Carrier II LTE 4C
			I-PLAN JOB # 4: SER-RGSC-19-03582	I-PLAN PRD GRP # SUB GRP #4: LTE Software Carrier II LTE 3C
			I-PLAN JOB # 5: SER-RGSC-19-03597	I-PLAN PRD GRP # SUB GRP #5: LTE Software Carrier II LTE 5C
			I-PLAN JOB # 6:	I-PLAN PRD GRP # SUB GRP #6:
			I-PLAN JOB # 7:	I-PLAN PRD GRP # SUB GRP #7:
			I-PLAN JOB # 8:	I-PLAN PRD GRP # SUB GRP #8:

Section 2 - LOCATION INFORMATION

USID: 277172	FA LOCATION CODE: 12653896	LOCATION NAME: SCL00866	ORACLE PTN # 1: 2310A0J8F	PACE JOB # 1: MRCAR0502
REGION: SOUTHEAST	MARKET CLUSTER: NORTH CAROLINA/SOUTH CAROLINA	MARKET: GREENVILLE	ORACLE PTN # 2: 2310A0PNZM	PACE JOB # 2: MRCAR04269
ADDRESS: 839 HIGHWAY 107	CITY: MOUNTAIN REST	STATE: SC	ORACLE PTN # 3: 2310A0PZPZ	PACE JOB # 3: MRCAR04263
ZIP CODE: 29664	COUNTY: OCONEE	LONG (DEC DEG.): -83.1083472	ORACLE PTN # 4: 2310A0P7K7	PACE JOB # 4: MRCAR04260
LATITUDE (D-M-S): 34.515m13.028946	LONGITUDE (D-M-S): -83.4-6m-30.048928	LAT (DEC DEG.): 34.9036194	ORACLE PTN # 5: 2310A0P7AV	PACE JOB # 5: MRCAR04265
DIRECTIONS, ACCESS AND EQUIPMENT LOCATION:	TBD		ORACLE PTN # 6:	PACE JOB # 6:
			ORACLE PTN # 7:	PACE JOB # 7:
			ORACLE PTN # 8:	PACE JOB # 8:
			BORDER CELL WITH COORDINATE:	SEARCH RING NAME: SCL00866
			AM STUDY REQ (Y/N): No	SEARCH RING ID: SCL00866
			FREQ COORDS:	BTA: MSB / RBA
			RF DISTRICT: BTA-016	LAC(UMTS):
			RF ZONE: OCONEE	RNC(UMTS):
			PARENT NAME(UMTS):	MME POOL ID(TB): FFT0

Section 3 - LICENSE COVERAGE/FILING INFORMATION

CGSA - NO FILING TRIGGERED (Yes/No): No	CGSA LOSS:	PCS REDUCED - UPS ZIP:	CGSA CALL SIGNS:
CGSA - MINOR FILING NEEDED (Yes/No): No	CGSA EXT AGMT NEEDED:	PCS POPS REDUCED:	
CGSA - MAJOR FILING NEEDED (Yes/No): Yes	CGSA SCORECARD UPDATED:		

Section 4 - TOWER/REGULATORY INFORMATION

STRUCTURE ATRT OWNED?: No	GROUND ELEVATION (ft):	STRUCTURE TYPE: MONOPOLE	MARKET LOCATION 700 MHz Band:
ADDITIONAL REGULATORY?: Yes	HEIGHT OVERALL (ft):	FCC ALSR NUMBER: NA	MARKET LOCATION 850 MHz Band:
SUB-LEASE RIGHTS?: No	STRUCTURE HEIGHT (ft): 189.00		MARKET LOCATION 1900 MHz Band:
LIGHTING TYPE:			MARKET LOCATION AWS Band:
			MARKET LOCATION WCS Band:
			MARKET LOCATION Future Band:

SECTION 6/7 - BBU INFORMATION - final

BBU 1		BBU 2	
BBU RBS ID:	837801	BBU RBS ID:	837800
TECHNOLOGY:	LTE	TECHNOLOGY:	5G
BBU NAME:	SCLO0866	BBU NAME:	SCGN00866
CELL ID / BCF:	SCLO0866	CELL ID / BCF:	SCGN00866
BT/ATD:	016L	BT/ATD:	016L
4-9 DIGIT SITE ID:	800868	4-9 DIGIT SITE ID:	06400866
COW OR TOY?	No	COW OR TOY?	No
CELL SITE TYPE:	SECTORIZED	CELL SITE TYPE:	SECTORIZED
SITE TYPE:	MACRO-CONVENTIONAL	SITE TYPE:	MACRO-CONVENTIONAL
BTS LOCATION ID:	GROUND	BTS LOCATION ID:	GROUND
BASE STATION TYPE:	BASE	BASE STATION TYPE:	BASE
EQUIPMENT NAME:	SCLO0866	EQUIPMENT NAME:	SCGN00866
DISASTER PRIORITY:	0	DISASTER PRIORITY:	0
EQUIPMENT VENDOR:	ERICSSON	EQUIPMENT VENDOR:	ERICSSON
EQUIPMENT TYPE (Model):	BASEBAND 6630	EQUIPMENT TYPE (Model):	BASEBAND 6660
BASEBAND CONFIGURATION:	xxxxx / 1x6630 / xxxxx	BASEBAND CONFIGURATION:	xxxxx / 1x6630 / xxxxx + IDLx
MARKET STATE CODE:	SC	MARKET STATE CODE:	SCG
NODE B NUMBER:	866	NODE B NUMBER:	866
SIDEHAUL SWITCH VENDOR:		SIDEHAUL SWITCH VENDOR:	
SIDEHAUL SWITCH MODEL:		SIDEHAUL SWITCH MODEL:	
SIDEHAUL SWITCH NAME:		SIDEHAUL SWITCH NAME:	
CSS - CTS COMMON ID:	SCLO0866	CSS - CTS COMMON ID:	SCGN00866
CSS - SECONDARY FUNCTION ID:		CSS - SECONDARY FUNCTION ID:	

Section 16A - PLANNED/PROPOSED TOWER CONFIGURATION - SECTOR A (OR OMNI)

ANTENNA POSITION IS LEFT TO RIGHT FROM BACK OF ANTENNA (unless otherwise specified)	ANTENNA POSITION 1	ANTENNA POSITION 2	ANTENNA POSITION 3	ANTENNA POSITION 4	ANTENNA POSITION 5	ANTENNA POSITION 6	ANTENNA POSITION 7
Existing Antenna?	No		No				
ANTENNA MAKE /MODEL	NNH4-65B-RRH4		NNH4-65B-RRH4				
ANTENNA VENDOR	Commscope		Commscope				
ANTENNA SIZE (H x W x D)	72X19.6X7.8		72X19.6X7.8				
ANTENNA WEIGHT	82		82				
AZIMUTH	0		0				
MAGNETIC DECLINATION							
RADIATION CENTER (feet)	190		190				
ANTENNA TIP-HEIGHT							
MECHANICAL DOWNTILT							
FEDER AMOUNT							
VERTICAL SEPARATION from ANTENNA ABOVE (TIP to TIP)							
VERTICAL SEPARATION from ANTENNA BELOW (TIP to TIP)							
HORIZONTAL SEPARATION from CLOSEST ANTENNA to LEFT (CENTERLINE to CENTERLINE)							
HORIZONTAL SEPARATION from CLOSEST ANTENNA to RIGHT (CENTERLINE to CENTERLINE)							
HORIZONTAL SEPARATION from ANOTHER ANTENNA (within antenna 7/8 of inches)	36						
Antenna RET Model (QTY/MODEL)							
SURGE ARRESTOR (QTY/MODEL)	1		DC9-48-60-24-8C-EV/DC9-48-60-18-6C/DC2-48-60-0-9E				
DIPLEXER (QTY/MODEL)							
DUPLEXER (QTY/MODEL)							
Antenna RET CONTROL UNIT (QTY/MODEL)							
DC BLOCK (QTY/MODEL)							
TMA/MA (QTY/MODEL)							
CURRENT INJECTORS FOR TMA (QTY/MODEL)							
PDU FOR TMA5 (QTY/MODEL)							
FILTER (QTY/MODEL)							
SOLID (QTY/MODEL)							
FIBER TRUNK (QTY/MODEL)							
DC TRUNK (QTY/MODEL)							
REPEATER (QTY/MODEL)							
RRH - 860 band (QTY/MODEL)	1		4478 B14				
RRH - 700 band (QTY/MODEL)	1		RRH is shared with another band				
RRH - 1900 band (QTY/MODEL)	1		8643 B2/266A				
RRH - AWS band (QTY/MODEL)	1		RRH is shared with another band				
RRH - WCS band (QTY/MODEL)							
Additional RRH #1 - any band (QTY/MODEL)							
Additional RRH #2 - any band (QTY/MODEL)							
Additional Component 1 (QTY/MODEL)							
Additional Component 2 (QTY/MODEL)							
Additional Component 3 (QTY/MODEL)							
Local Market Note 1							
Local Market Note 2							
Local Market Note 3							

PORT SPECIFIC FIELDS	PORT NUMBER	USEID (CSSng)	USEID (AolI)	ATOLL TXID	ATOLL CELLID	TXRX TECHNOLOGY/FREQ	ANTENNA ATOLL	ANTENNA GAIN	ELECTRICAL AZIMUTH	ELECTRICAL TILT	RRH LOCATION (Top/Bottom/Integrated/None)	FEDERS TYPE	FEEDER LENGTH (feet)	RRH KIT MODULE?	TRIPLEXER or LLC (QTY)	TRIPLEXER or LLC (MODEL)	SCPA/MCPA MODULE?	HATCHPLATE POWER (Watts)	ERP (Watts)	Antenna RET Name	CABLE NUMBER	CABLE ID (CSSng)
ANTENNA POSITION 1	PORT 1	271712.A.700.4G.ump2	271712.A.700.4G.2	SCL00866_7A_2_F	SCL00866_7A_2_F	44	44	LTE 700	NNH4-65B-RRH4_725MHz_04DT_14	14	0	4	TOP	FIBER				160	2750			
ANTENNA POSITION 3	PORT 1	271712.A.700.4G.ump1	271712.A.700.4G.1	SCL00866_7A_1	SCL00866_7A_1	44	44	LTE 700	NNH4-65B-RRH4_725MHz_04DT_14	14	0	4	TOP	FIBER				160	2750			
	PORT 3	271712.A.850.4G.ump1	271712.A.850.4G.1	SCL00866_8A_1	SCL00866_8A_1	44	44	LTE 850	NNH4-65B-	14.8	0	4	TOP	FIBER				160	1000			

PORT 4 277172.A.850.5G.lmp1	277172.A.850.5G.1	SCCN00866_N05A _1	SCCN00866_N05A _1	5G 850	14.8	0	4	TOP	FIBER	160	1000
	PORT 5 277172.A.1900.4G.lmp1	277172.A.1900.4G.1	SCL00866 9A_1	LTE 1900	15.9	0	2	TOP	FIBER	160	6000
		277172.A.AWS.4G.1	SCL00866 2A_1	LTE AWS	16.2	0	2	TOP	FIBER	160	6550

Section 16B - PLANNED/PROPOSED TOWER CONFIGURATION - SECTOR B

ANTENNA POSITION 1	ANTENNA POSITION 2	ANTENNA POSITION 3	ANTENNA POSITION 4	ANTENNA POSITION 5	ANTENNA POSITION 6	ANTENNA POSITION 7
Existing Antenna? No		No				
ANTENNA MAKE /MODEL NNH4-65B-RRH4		NNH4-65B-RRH4				
ANTENNA VENDOR Commscope		Commscope				
ANTENNA SIZE (H x W x D) 72X19.6X7.8		72X19.6X7.8				
ANTENNA WEIGHT 82		82				
AZIMUTH 120		120				
MAGNETIC DECLINATION 190		190				
RADIATION CENTER (feet) ANTENNA TIP-HEIGHT						
MECHANICAL DOWNTILT FEEDER AMOUNT						
VERTICAL SEPARATION from ANTENNA ABOVE (TIP to TIP)						
VERTICAL SEPARATION from ANTENNA BELOW (TIP to TIP)						
HORIZONTAL SEPARATION from CLOSEST ANTENNA to LEFT (CENTERLINE to CENTERLINE)						
HORIZONTAL SEPARATION from CLOSEST ANTENNA to RIGHT (CENTERLINE to CENTERLINE)						
HORIZONTAL SEPARATION from ANOTHER ANTENNA (within antenna 1/4 of inches) 36						
Surge Arrestor (QTY/MODEL) 1		DC9-48-60-24-8C-EV/DC9-48-60-18-6C/DC9-48-60-9E				
DIPLEXER (QTY/MODEL)						
DUPLEXER (QTY/MODEL)						
Antenna RET CONTROL UNIT (QTY/MODEL)						
DC BLOCK (QTY/MODEL)						
TMA/MA (QTY/MODEL)						
CURRENT INJECTORS FOR TMA (QTY/MODEL)						
PDU FOR TMA5 (QTY/MODEL)						
FILTER (QTY/MODEL)						
SOLID (QTY/MODEL)						
FIBER TRUNK (QTY/MODEL)						
DC TRUNK (QTY/MODEL)						
REPEATER (QTY/MODEL)						
RRH - 800 band (QTY/MODEL) 1	4478 B14					
RRH - 700 band (QTY/MODEL)		4449 55/512				
RRH - 1900 band (QTY/MODEL)		RRH is shared with another band				
RRH - AWS band (QTY/MODEL)		8843 162/266A				
RRH - WCS band (QTY/MODEL)		RRH is shared with another band				
Additional RRH #1 - any band (QTY/MODEL)						
Additional RRH #2 - any band (QTY/MODEL)						
Additional Component 1 (QTY/MODEL)						
Additional Component 2 (QTY/MODEL)						
Additional Component 3 (QTY/MODEL)						
Local Market Note 1						
Local Market Note 2						
Local Market Note 3						

PORT SPECIFIC FIELDS	PORT NUMBER	USEID (CSSng)	USEID (AolI)	ATOLL TXID	ATOLL CELLID	TXRX TECHNOLOGY/FREQ UNECY	ANTENNA ATOLL	ANTENNA GAIN	ELECTRICAL AZIMUTH	ELECTRICAL TILT	RRH LOCATION (Top/Bottom/ Integrated/No one)	FEEDERS TYPE	FEEDER LENGTH (feet)	RRH KIT MODULE?	TRIPLEXER or LLC (QTY)	TRIPLEXER of LLC (MODEL)	SCPA/MCPA MODULE?	HATCHPLAT E POWER (Watts)	ERP (Watts)	Antenna RET Name	CABLE NUMBER	CABLE ID (CSSng)
ANTENNA POSITION 1	PORT 1	271712.B700.4G.ump2	271712.B700.4G.2	SCL00866_7B_2_F	SCL00866_7B_2_F	44 LTE 700	NNH4-65B-RRH4.725MHz_04DT	14	120	4	TOP	FIBER						160	2750			
ANTENNA POSITION 3	PORT 1	271712.B700.4G.ump1	271712.B700.4G.1	SCL00866_7B_1	SCL00866_7B_1	44 LTE 700	NNH4-65B-RRH4.725MHz_04DT	14	120	4	TOP	FIBER						160	2750			
	PORT 3	271712.B850.4G.ump1	271712.B850.4G.1	SCL00866_8B_1	SCL00866_8B_1	44 LTE 850	NNH4-65B-	14.8	120	4	TOP	FIBER						160	1000			

Section 16C - PLANNED/PROPOSED TOWER CONFIGURATION - SECTOR C

ANTENNA POSITION IS LEFT TO RIGHT FROM BACK OF ANTENNA (unless otherwise specified)	ANTENNA POSITION 1	ANTENNA POSITION 2	ANTENNA POSITION 3	ANTENNA POSITION 4	ANTENNA POSITION 5	ANTENNA POSITION 6	ANTENNA POSITION 7
Existing Antenna?	No		No				
ANTENNA MAKE /MODEL	NNH4-65B-RRH4		NNH4-65B-RRH4				
ANTENNA VENDOR	Commscope		Commscope				
ANTENNA SIZE (H x W x D)	72X19.6X7.8		72X19.6X7.8				
ANTENNA WEIGHT	82		82				
AZIMUTH	240		240				
MAGNETIC DECLINATION							
RADIATION CENTER (feet)	190		190				
ANTENNA TIP-HEIGHT							
MECHANICAL DOWRTILT							
FEDER AMOUNT							
VERTICAL SEPARATION FROM ANTENNA ABOVE (TIP to TIP)							
VERTICAL SEPARATION FROM ANTENNA BELOW (TIP to TIP)							
HORIZONTAL SEPARATION FROM CLOSEST ANTENNA TO LEFT (CENTERLINE to CENTERLINE)							
HORIZONTAL SEPARATION FROM CLOSEST ANTENNA TO RIGHT (CENTERLINE to CENTERLINE)							
HORIZONTAL SEPARATION FROM ANOTHER ANTENNA (within antenna 1/2 of inches)	36						
Antenna RET Model (QTY/MODEL)							
SURGE ARRESTOR (QTY/MODEL)	1		DC9-48-60-24-8C-EV/DC9-48-60-18-8C-DC2-48-60-0-9E				
DIPLEXER (QTY/MODEL)							
DUPLEXER (QTY/MODEL)							
Antenna RET CONTROL UNIT (QTY/MODEL)							
DC BLOCK (QTY/MODEL)							
TMA/MA (QTY/MODEL)							
CURRENT INJECTORS FOR TMA (QTY/MODEL)							
PDU FOR TMA5 (QTY/MODEL)							
FILTER (QTY/MODEL)							
SOLID (QTY/MODEL)							
FIBER TRUNK (QTY/MODEL)							
DC TRUNK (QTY/MODEL)							
REPEATER (QTY/MODEL)							
RRH - 800 band (QTY/MODEL)	1		4478 B14				
RRH - 700 band (QTY/MODEL)	1		RRH is shared with another band				
RRH - 1900 band (QTY/MODEL)	1		8843 82/266A				
RRH - AWS band (QTY/MODEL)	1		RRH is shared with another band				
RRH - WCS band (QTY/MODEL)	1		RRH is shared with another band				
Additional RRH #1 - any band (QTY/MODEL)							
Additional RRH #2 - any band (QTY/MODEL)							
Additional Component 1 (QTY/MODEL)							
Additional Component 2 (QTY/MODEL)							
Additional Component 3 (QTY/MODEL)							
Local Market Note 1							
Local Market Note 2							
Local Market Note 3							

PORT SPECIFIC FIELDS	PORT NUMBER	USED (CSSng)	USEID (AolI)	ATOLL TXID	ATOLL CELLID	TXRX TECHNOLOGY/FREQ	ANTENNA ATOLL	ANTENNA GAIN	ELECTRICAL AZIMUTH	ELECTRICAL TILT	RRH LOCATION (Top/Bottom/Integrated/None)	FEDERS TYPE	FEEDER LENGTH (feet)	RRH KIT MODULE?	TRIPLEXER or LLC (QTY)	TRIPLEXER of LLC (MODEL)	SCPA/MCPA MODULE?	HATCHPLATE POWER (Watts)	ERP (Watts)	Antenna RET Name	CABLE NUMBER	CABLE ID (CSSng)
ANTENNA POSITION 1	PORT 1	27172.C.700.4G.imp2	27172.C.700.4G.2	SCL00866_7C_2_F	SCL00866_7C_2_F	44	NNH4-65B-RRH4.725MHz_04DT	14	240	4	TOP	FIBER						160	2750			
ANTENNA POSITION 3	PORT 1	27172.C.700.4G.imp1	27172.C.700.4G.1	SCL00866_7C_1	SCL00866_7C_1	44	NNH4-65B-RRH4.725MHz_04DT	14	240	4	TOP	FIBER						160	2750			
	PORT 3	27172.C.800.4G.imp1	27172.C.800.4G.1	SCL00866_8C_1	SCL00866_8C_1	44	NNH4-65B-	14.8	240	4	TOP	FIBER						160	1000			

Section 17A - FINAL TOWER CONFIGURATION - SECTOR A (OR OMNI)

ANTENNA POSITION IS LEFT TO RIGHT FROM BACK OF ANTENNA (unless otherwise specified)	ANTENNA POSITION 1	ANTENNA POSITION 2	ANTENNA POSITION 3	ANTENNA POSITION 4	ANTENNA POSITION 5	ANTENNA POSITION 6	ANTENNA POSITION 7
ANTENNA MAKE - MODEL	NNH4-65B-R6H4	NNH4-65B-R6H4	NNH4-65B-R6H4				
ANTENNA VENDOR	Commscope	Commscope	Commscope				
ANTENNA SIZE (H x W x D)	72X19.0X7.8	72X19.0X7.8	72X19.0X7.8				
ANTENNA WEIGHT	82	82	82				
AZIMUTH	0	0	0				
MAGNETIC DECLINATION							
RADIATION CENTER (feet)	190	190	190				
ANTENNA TIP HEIGHT							
MECHANICAL DOWNTILT							
FEEDER AMOUNT							
VERTICAL SEPARATION FROM ANTENNA ABOVE (TIP to TIP)							
VERTICAL SEPARATION FROM ANTENNA BELOW (TIP to TIP)							
HORIZONTAL SEPARATION from CLOSEST ANTENNA to LEFT (CENTERLINE to CENTERLINE)							
HORIZONTAL SEPARATION from CLOSEST ANTENNA to RIGHT (CENTERLINE to CENTERLINE)							
HORIZONTAL SEPARATION from ANOTHER ANTENNA (which antenna # / # of inches)	36						
Antenna RET (feet) (QTY/MODEL)							
SURGE ARRESTOR (QTY/MODEL)	1		DC9-48-60-24-8C-EV/D06-48-60-18-8C/DC2-48-60-0-9E				
DIPLEXER (QTY/MODEL)							
DUPLEXER (QTY/MODEL)							
Antenna RET CONTROL UNIT (QTY/MODEL)							
DC BLOCK (QTY/MODEL)							
TWALUM (QTY/MODEL)							
CURRENT INJECTORS FOR TMA (QTY/MODEL)							
PDU FOR TMA5 (QTY/MODEL)							
FILTER (QTY/MODEL)							
SQUID (QTY/MODEL)							
FIBER TRUNK (QTY/MODEL)							
DC TRUNK (QTY/MODEL)							
REPEATER (QTY/MODEL)							
RRH - 700 band (QTY/MODEL)	1	4478 B14					
RRH - 850 band (QTY/MODEL)							
RRH - 1900 band (QTY/MODEL)							
RRH - AWS band (QTY/MODEL)							
RRH - WCS band (QTY/MODEL)							
Additional RRH #1 - any band (QTY/MODEL)							
Additional RRH #2 - any band (QTY/MODEL)							
Additional Component 1 (QTY/MODEL)							
Additional Component 2 (QTY/MODEL)							
Additional Component 3 (QTY/MODEL)							
Local Market Note 1							
Local Market Note 2							
Local Market Note 3							

PORT SPECIFIC FIELDS	PORT NUMBER	USED (CSSG)	USED (AOL)	ATOLL TMD	ATOLL CELLID	TX/RX TECHNOLOGY/FREQ ?	ANTENNA ATOLL	ANTENNA GAIN	ELECTRICAL AZIMUTH	ELECTRICAL TILT	RRH LOCATION (Top/Bottom/Integrated/No. db)	FEEDERS TYPE	FEEDER LENGTH (feet)	RX KIT MODULE?	TRIPLEXER of LLC (QTY)	TRIPLEXER of LLC (MODEL)	SCPA/MCPA MODULE?	HATCHPLATE POWER (Watts)	ERP (Watts)	Antenna RET Name	CABLE NUMBER	CABLE ID (SSNG)
ANTENNA POSITION 1	PORT 1	27172.A.700.4G.1mp2	27172.A.700.4G.2	SCL00866.7A_2.F	SCL00866.7A_2.F	444	NNH4-65B-R6H4.720MHz_04DT	14	0	4	TOP	FIBER						160	2750			
ANTENNA POSITION 3	PORT 1	27172.A.700.4G.1mp1	27172.A.700.4G.1	SCL00866.7A_1	SCL00866.7A_1	444	NNH4-65B-R6H4.720MHz_04DT	14	0	4	TOP	FIBER						160	2750			
	PORT 3	27172.A.850.4G.1mp1	27172.A.850.4G.1	SCL00866.8A_1	SCL00866.8A_1	444	NNH4-65B-R6H4.850MHz_04DT	14.8	0	4	TOP	FIBER						160	1000			

PORT 4 277172.A.850.5G.lmp1	277172.A.850.5G.1	SCCN00866_N005A_1	SCGN00866_N005A_1	5G.850	NNH4-65B-RRH_850MHz_04D7_14.8	0	4	TOP	FIBER						160	1000	
PORT 5 277172.A.1900.4G.lmp1	277172.A.1900.4G.1	SCL00866_3A_1	SCL00866_3A_1	LTE.1900	NNH4-65B-RRH_1900MHz_02D_15.9	0	2	TOP	FIBER						160	6000	
PORT 9 277172.A.AWS.4G.lmp1	277172.A.AWS.4G.1	SCL00866_2A_1	SCL00866_2A_1	LTE.AWS	NNH4-65B-RRH_2130MHz_02D_16.2	0	2	TOP	FIBER						160	6550	

Section 17B - FINAL TOWER CONFIGURATION - SECTOR B

ANTENNA POSITION IS LEFT TO RIGHT FROM BACK OF ANTENNA (unless otherwise specified)	ANTENNA POSITION 1	ANTENNA POSITION 2	ANTENNA POSITION 3	ANTENNA POSITION 4	ANTENNA POSITION 5	ANTENNA POSITION 6	ANTENNA POSITION 7
ANTENNA MAKE - MODEL	NNH4-65B-R6H4		NNH4-65B-R6H4				
ANTENNA VENDOR	Commscope		Commscope				
ANTENNA SIZE (H x W x D)	72X19.6X7.8						
ANTENNA WEIGHT	82						
AZIMUTH	120						
MAGNETIC DECLINATION							
RADIATION CENTER (feet)	190						
ANTENNA TIP HEIGHT							
MECHANICAL DOWNTILT							
FEEDER AMOUNT							
VERTICAL SEPARATION FROM ANTENNA ABOVE (TIP to TIP)							
VERTICAL SEPARATION FROM ANTENNA BELOW (TIP to TIP)							
HORIZONTAL SEPARATION from CLOSEST ANTENNA to LEFT (CENTERLINE to CENTERLINE)							
HORIZONTAL SEPARATION from CLOSEST ANTENNA to RIGHT (CENTERLINE to CENTERLINE)							
HORIZONTAL SEPARATION from ANOTHER ANTENNA (which antenna # / # of inches)	36						
Antenna RET (feet) (QTY/MODEL)							
SURGE ARRESTOR (QTY/MODEL)	1		DC9-48-60-24-8C-EV/D06-48-60-18-8C/DC2-48-60-0-9E				
DIPLEXER (QTY/MODEL)							
DUPLEXER (QTY/MODEL)							
Antenna RET CONTROL UNIT (QTY/MODEL)							
DC BLOCK (QTY/MODEL)							
TMALM (QTY/MODEL)							
CURRENT INJECTORS FOR TMA (QTY/MODEL)							
PDU FOR TMA (QTY/MODEL)							
FILTER (QTY/MODEL)							
SQUID (QTY/MODEL)							
FIBER TRUNK (QTY/MODEL)							
DC TRUNK (QTY/MODEL)							
REPEATER (QTY/MODEL)							
RRH - 700 band (QTY/MODEL)	1	4478 B14					
RRH - 850 band (QTY/MODEL)							
RRH - 1900 band (QTY/MODEL)							
RRH - AWS band (QTY/MODEL)							
RRH - WCS band (QTY/MODEL)							
Additional RRH #1 - any band (QTY/MODEL)							
Additional RRH #2 - any band (QTY/MODEL)							
Additional Component 1 (QTY/MODEL)							
Additional Component 2 (QTY/MODEL)							
Additional Component 3 (QTY/MODEL)							
Local Market Note 1							
Local Market Note 2							
Local Market Note 3							

PORT SPECIFIC FIELDS	PORT NUMBER	USED (CSSG)	USED (AOL)	ATOLL TMD	ATOLL CELLID	TX/RX TECHNOLOGY/FREQ ?	ANTENNA ATOLL	ANTENNA GAIN	ELECTRICAL AZIMUTH	ELECTRICAL TILT	RRH LOCATION (Top/Bottom/Integrated/No. m)	FEEDERS TYPE	FEEDER LENGTH (feet)	RX KIT MODULE?	TRIPLEXER or LLC (QTY)	TRIPLEXER of LLC (MODEL)	SCPA/MCPA MODULE?	HATCHPLATE POWER (Watts)	ERP (Watts)	Antenna RET Name	CABLE NUMBER	CABLE ID (SSNG)
ANTENNA POSITION 1	PORT 1	27172.B.700.4G.1mp2	27172.B.700.4G.2	SCL00866.7B_2_F	SCL00866.7B_2_F	444	NNH4-65B-R6H4.72MHz_0ADT	14	120	4	TOP	FIBER						160	2750			
ANTENNA POSITION 3	PORT 1	27172.B.700.4G.1mp1	27172.B.700.4G.1	SCL00866.7B_1	SCL00866.7B_1	444	NNH4-65B-R6H4.72MHz_0ADT	14	120	4	TOP	FIBER						160	2750			
	PORT 3	27172.B.850.4G.1mp1	27172.B.850.4G.1	SCL00866.8B_1	SCL00866.8B_1	444	NNH4-65B-R6H4.850MHz_0ADT	14.8	120	4	TOP	FIBER						160	1000			

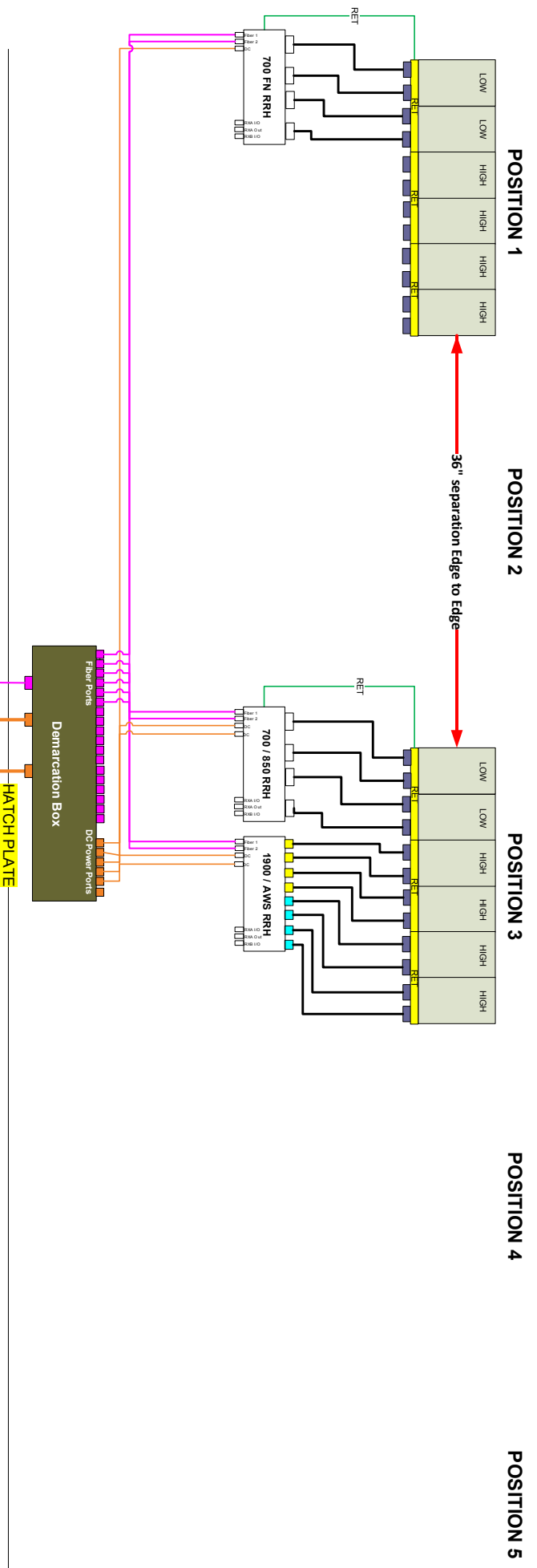
PORT 4 277172.B.850.5G.lmp1	277172.B.850.5G.1	SCCN00866_N005B_1	SCCN00866_N005B_1	5G.850	NNH4-65B- RRH_850MHz_04D7	14.8	120	4	TOP	FIBER					160	1000	
PORT 5 277172.B.1900.4G.lmp1	277172.B.1900.4G.1	SCL00866_3B_1	SCL00866_3B_1	LTE.1900	NNH4-65B- RRH_1900MHz_02D	15.9	120	2	TOP	FIBER					160	6000	
PORT 9 277172.B.AWS.4G.lmp1	277172.B.AWS.4G.1	SCL00866_2B_1	SCL00866_2B_1	LTE.AWS	NNH4-65B- RRH_2130MHz_02D	16.2	120	2	TOP	FIBER					160	6550	

Section 17c - FINAL TOWER CONFIGURATION - SECTOR C

ANTENNA POSITION IS LEFT TO RIGHT FROM BACK OF ANTENNA (unless otherwise specified)	ANTENNA POSITION 1	ANTENNA POSITION 2	ANTENNA POSITION 3	ANTENNA POSITION 4	ANTENNA POSITION 5	ANTENNA POSITION 6	ANTENNA POSITION 7
ANTENNA MAKE - MODEL	NNH4-65B-R6H4		NNH4-65B-R6H4				
ANTENNA VENDOR	Commscope		Commscope				
ANTENNA SIZE (H x W x D)	72X19.6X7.8						
ANTENNA WEIGHT	82						
AZIMUTH	240						
MAGNETIC DECLINATION							
RADIATION CENTER (feet)	190						
ANTENNA TIP HEIGHT							
MECHANICAL DOWNTILT							
FEEDER AMOUNT							
VERTICAL SEPARATION FROM ANTENNA ABOVE (TIP to TIP)							
VERTICAL SEPARATION FROM ANTENNA BELOW (TIP to TIP)							
HORIZONTAL SEPARATION FROM CLOSEST ANTENNA TO LEFT (CENTERLINE to CENTERLINE)							
HORIZONTAL SEPARATION FROM CLOSEST ANTENNA TO RIGHT (CENTERLINE to CENTERLINE)							
HORIZONTAL SEPARATION FROM ANOTHER ANTENNA (which antenna # / # of inches)	36						
Antenna RET (feet) (QTY/MODEL)							
SURGE ARRESTOR (QTY/MODEL)	1		DC9-48-60-24-8C-EV/D06-48-60-18-8C/DC2-48-60-0-9E				
DIPLEXER (QTY/MODEL)							
DUPLEXER (QTY/MODEL)							
Antenna RET CONTROL UNIT (QTY/MODEL)							
DC BLOCK (QTY/MODEL)							
TMALM (QTY/MODEL)							
CURRENT INJECTORS FOR TMA (QTY/MODEL)							
PDU FOR TMA (QTY/MODEL)							
FILTER (QTY/MODEL)							
SQUID (QTY/MODEL)							
FIBER TRUNK (QTY/MODEL)							
DC TRUNK (QTY/MODEL)							
REPEATER (QTY/MODEL)							
RRH - 700 band (QTY/MODEL)	1	4478 B14					
RRH - 850 band (QTY/MODEL)							
RRH - 1900 band (QTY/MODEL)							
RRH - AWS band (QTY/MODEL)							
RRH - WCS band (QTY/MODEL)							
Additional RRH #1 - any band (QTY/MODEL)							
Additional RRH #2 - any band (QTY/MODEL)							
Additional Component 1 (QTY/MODEL)							
Additional Component 2 (QTY/MODEL)							
Additional Component 3 (QTY/MODEL)							
Local Market Note 1							
Local Market Note 2							
Local Market Note 3							

PORT SPECIFIC FIELDS	PORT NUMBER	USED (CSSng)	USED (AolI)	ATOLL TMD	ATOLL CELLID	TX/RX TECHNOLOGY/FREQ ?	ANTENNA ATOLL	ANTENNA GAIN	ELECTRICAL AZIMUTH	ELECTRICAL TILT	RRH LOCATION (Top/Bottom/Integrated/No. m)	FEEDERS TYPE	FEEDER LENGTH (feet)	RX KIT MODULE?	TRIPLEXER of LLC (QTY)	TRIPLEXER of LLC (MODEL)	SCPA/MCPA MODULE?	HATCHPLAT E POWER (Watts)	ERP (Watts)	Antenna RET Name	CABLE NUMBER	CABLE ID (SSNG)
ANTENNA POSITION 1	PORT 1	27172.C.700.4G.1mp2	27172.C.700.4G.2	SCL00866_7C_2_F	SCL00866_7C_2_F	444	NNH4-65B-R6H4_729MHz_0ADT	14	240	4	TOP	FIBER						160	2750			
ANTENNA POSITION 3	PORT 1	27172.C.700.4G.1mp1	27172.C.700.4G.1	SCL00866_7C_1	SCL00866_7C_1	444	NNH4-65B-R6H4_729MHz_0ADT	14	240	4	TOP	FIBER						160	2750			
	PORT 3	27172.C.850.4G.1mp1	27172.C.850.4G.1	SCL00866_8C_1	SCL00866_8C_1	444	NNH4-65B-R6H4_850MHz_0ADT	14.8	240	4	TOP	FIBER						160	1000			

PORT 4 277172.C:850.5G:mp1	277172.C:850.5G.1	SCCN00866_N095C_1	SCCN00866_N095C_1	5G 850	NNH465B- RRH_850MHz_04D7	14.8	240	4	TOP	FIBER					160	1000	
PORT 5 277172.C:1900.4G:mp1	277172.C:1900.4G.1	SCL00866_3C_1	SCL00866_3C_1	LTE 1900	NNH465B- RRH_1900MHz_02D	15.9	240	2	TOP	FIBER					160	6000	
PORT 9 277172.C:AWS.4G:mp1	277172.C:AWS.4G.1	SCL00866_2C_1	SCL00866_2C_1	LTE AWS	NNH465B- RRH_2130MHz_02D	16.2	240	2	TOP	FIBER					160	6550	

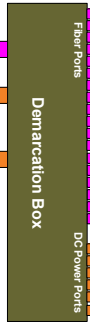
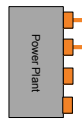
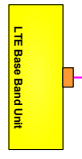


FN antenna should have 36" edge to edge separation to other antenna

RET should be connected to the first radio installed/ connected to the antenna (either the LTE Low or Mid/High band RRH)

PLEASE REFER TO RFDS SECTION 7 FOR BASEBAND EOPT CONFIGURATION
PLEASE REFER TO RFDS SECTION 15/16/17 for the RRH/ ANTENNA CONFIGURATION

Antenna Positions depend on Antenna Mount Dimension to be used
 GA: Positions 1 thru 5
 SC: Positions 1 thru 4 (Equipment in Poss will be for Pos4)
 Redline RFDS if necessary



HATCH PLATE

DC Cable

3 Ericsson Market

3.1 5G Baseband Configuration (gNB)

Autoform:Section 7 – RBS Specific Information shall be used for 5G Baseband Configuration-gNB

Equipment Type: **6630**

Baseband Configuration: **xxxxx / 6630 / xxxxx**

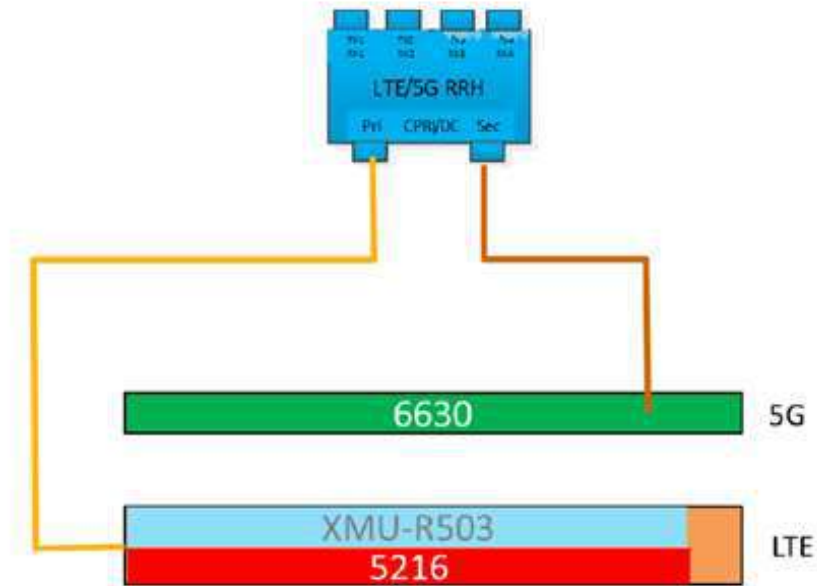


Figure 3. BBU drawing exemplary for Ericsson 6630 gNB

**** DETAILED 5G CSS NAMING CONVENTION AND PLUMBING WILL BE AVAILABLE ON FUTURE 5G RFDS TO BE CREATED**

RET CONNECTION:

- AT&T has a limit to 6 RET control per RRH (Refer to ATT-002-290-125)
- For RET Type 1, construction need to make sure to daisy chain the RET of all bands within the antenna as only 1 connection goes to the RRH. Refer to below illustration.
- For RET Type 17, connect the RET directly to the RRH. Refer to below illustration- If RET connection is existing, DO NOT TOUCH connection from the LTE RRH.
- RET should be connected to the first radio installed/connected to the antenna, either the LTE Low or Mid/High band RRH

- For FN 4T4R, a possibility that RRH is shared and connected in two different antenna. Assuming FN RRH is installed with the antenna, meaning first RRH connected to the antenna, it will only control that antenna. The other antenna will be connected to the other radio attached to it.
 FN RET will be labelled alike the '1900 BWE as "_2". Example is GNLU0001_7A_2

RET: TYPE 1

For all Type 1 dual broadband antennas, the daisy chain connection should be made and both RET motors should be configured in the OSS, even if the high band RET motor is not to be utilized until future AWS launches.

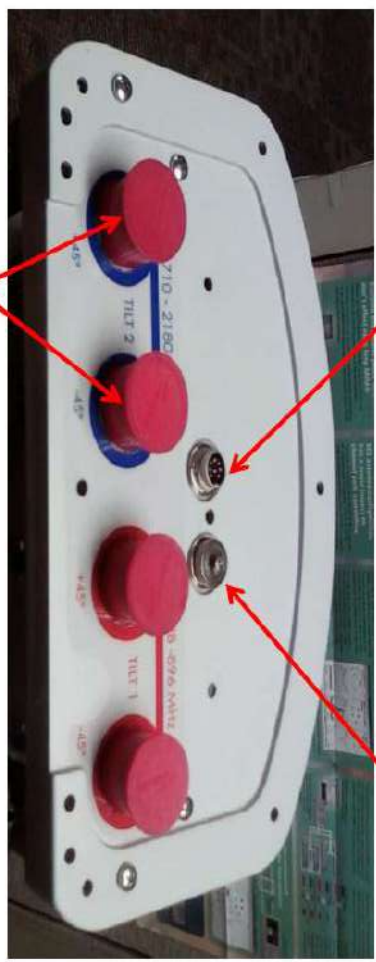


Daisy Chain Required from one motor to the next motor. Leave cap on Female connector since there will be no daisy chain to another antenna

From AISG Control Female connector on Cable to Male Connector on 700MHz side of

RET: TYPE 17

Ensure that any unused RF Ports not utilized (in the case of single band deployments) are capped and properly waterproofed.



From AISG Control Female connector on Cable to Male Connector on 700MHz side of Antenna

Leave cap on Female connector since there will be no daisy chain to another antenna

Figure 9- Type 17 RET Dual Broadband Antenna (Andrew Shown)

**** ALWAYS refer and follow latest National 4T4R Guidelines available for download on VMT ****

- 4T4R Antenna Port and Radio Connections: Field Notice Doc: RF-HW-2016-234

- 4T4R Antenna Radio Connection Drawings Playbook: Field Notice Doc: RF-HW-2016-265

>> Most common antennas used in GA Market attached and excerpt of FN for quick reference <<

Spectrum Bands

B2/B25	↔	PCS
B4	↔	AWS-1
B66A	↔	AWS-1 & AWS-3
B30	↔	WCS
B14	↔	FirstNet
B5	↔	850

Excerpt of Field Notice Doc: RF-HW-2016-234

Radios

- ❖ **To maximize LTE MIMO beamforming benefits, all 4T4R RF paths should be connected to the same physical antenna such as hex-port, octo-port, deca-port or 12-port antennas [2] if possible.**
 - All 4T4R paths should utilize the similar length of factory-made RF jumper cables [3]. The maximum length difference of jumpers should be less than 9".
 - Factory made RF jumpers offer different length, type (rigid or flex) in different connector configuration such as 7/16 to 7/16; 7/16 to 4-3-10; 4-3-10 to 4-3-10 including right angle connector [4].
 - **DO NOT USE adapters** from DIN to 4-3-10, order the correct cable type on both ends (radio and antenna).
 - **All 4T4R paths should have the same electrical/mechanical tilting.**
 - Some antennas offer same electrical tilting for all 4t band groups, others may offer independent tilting per array or power/low arrays. Refer to Approved Antenna List [2] and multi-port antenna summary [5] for more details.

TRF RAN

- RF ports 1 (A or TXA/RXA or TX1/RX1 or Antenna A) and ports 3 (C or TXC/RXC or TX3/RX3 or Antenna C) are connected to the same polarization as shown in Figures 3, 4 and 5
- RF ports 2 (B or TXB/RXB or TX2/RX2 or Antenna B) and ports 4 (D or TXD/RXD or TX4/RX4 or Antenna D) are connected to the other polarization as shown in Figures 3, 4 and 5
- Please refer to Tables 1 and 2 for 4T4R MIMO port assignment of 10 and 12-port antennas

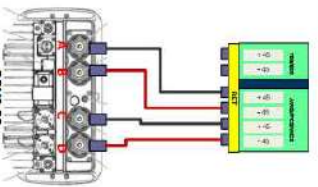


Figure 3 RRU5-32 4T4R connection (+ - - or - + - +).

- ❖ **E/// 2-port radio (RRUS-11 or RRUS-12)**
 - Both RF ports (A and B or TXA/RXA and TXB/RXB or Antenna A and Antenna B) of the 1st RRUS-11/12 radio are connected to the same polarization as shown in Figures 1 and 2
 - Both RF ports (A and B or TXA/RXA and TXB/RXB or Antenna A and Antenna B) of the 2nd RRUS-11/12 radio are connected to the other polarization as shown in Figures 1 and 2
- Please refer to Tables 1 and 2 for 4T4R MIMO port assignment of 10 and 12-port antennas

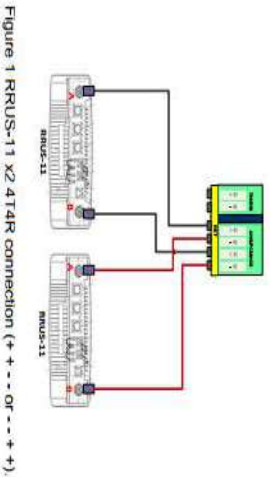


Figure 1 RRUS-11 x2 4T4R connection (+ - - or - + - +).

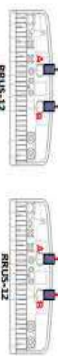


Figure 2 RRUS-12 x2 4T4R connection (+ - - or - + - +).

Table 1 10-port antenna 4T4R MIMO port assignment

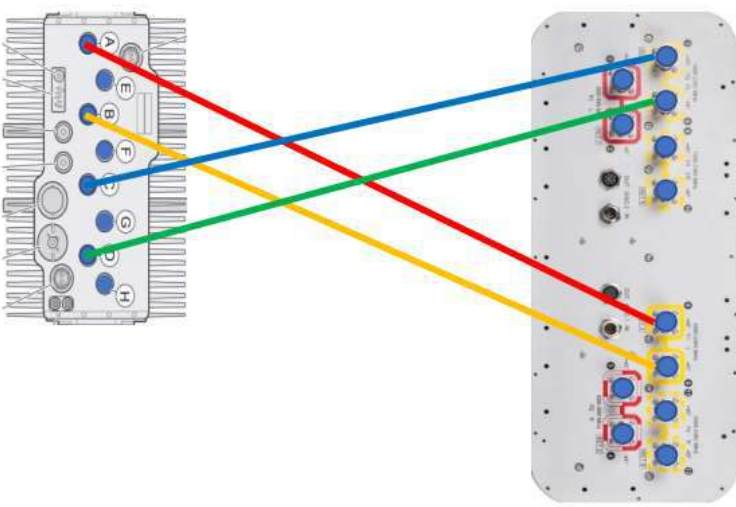
Vendor	Model	Frequency	Antenna Port	Correlate on table
CCI	DPA-658-80UUN-188-K	1-2:698-896MHz 3-10:1695-2380 MHz		MIMO-A: 3-4&7-8 (Yellow) MIMO-B: 5-6&8-9 (Blue)
Commscope	RVMPY3108-V2	1-2:698-896MHz 3-10:1695-2380 MHz		MIMO-A: 3-6 (Yellow) MIMO-B: 7-10 (Blue)
Kathrein	800-10891 K	1-2:698-896MHz 3-10:1695-2380 MHz		MIMO-A: 5-6-9-10 (Yellow) MIMO-B: 3-4-7-8 (Blue)
KMW	EP90-652181H	1-2:698-896MHz 3-10:1695-2380 MHz		MIMO-A: 2&81Y1 & 2&82Y2 (Yellow) MIMO-B: 2&81 & 2&82 (Blue)
Quintel	Q566510-6 Q566510-1	1-2:698-896MHz 3-10:1695-2380 MHz		MIMO-A: 3-5 (Yellow) MIMO-B: 7-10 (Blue)

Table 2 12-port antenna 4T4R MIMO port assignment

Vendor	Model	Frequency	Antenna Port	Correlate on table
CCI	TPA-658-LC0UUP-16-K	3-4:894-954 MHz 5-12:1595-2360 MHz		MIMO-A: 5-6&8-9-10 (Yellow) MIMO-B: 7-8-11-12 (Black)
Commscope	SBMH-10358 SBMH-10355	IN 120-787MHz 12.824-324 MHz 17.961595-2360 MHz		MIMO-A: 2&Y1 & 2&Y3 (Yellow) MIMO-B: 2&Y2 & 2&Y4 (Black)
Kathrein	80010798 80010799	IN 120-787MHz 12.824-324 MHz 17.961595-2360 MHz		MIMO-A: 5-6-9-10 (Yellow) MIMO-B: 7-8-11-12 (Black)
KMW	EP90-65481H EP90-65481H-B	FR 120-787 MHz 11.12024 MHz 11.12024 MHz 11.12024 MHz 11.12024 MHz		MIMO-A: 2&81Y1 & 2&82Y2 (Yellow) MIMO-B: 2&81 & 2&82 (Black)
KMW	EP90-65481H-B	FR 120-787 MHz 11.12024 MHz 11.12024 MHz 11.12024 MHz 11.12024 MHz		MIMO-A: 2&Y1 & 2&Y2 (Yellow) MIMO-B: 2&Y3 & 2&Y4 (Black)
Quintel	Q566512-2 Q566512-2	FR 120-787 MHz 11.12024 MHz 11.12024 MHz 11.12024 MHz 11.12024 MHz		MIMO-A: 5-8 (Yellow) MIMO-B: 9-12 (Black)

4T SET B (Mid/HighBand)

Commscope_12-port_NNH4-65(A/B)-R6H4

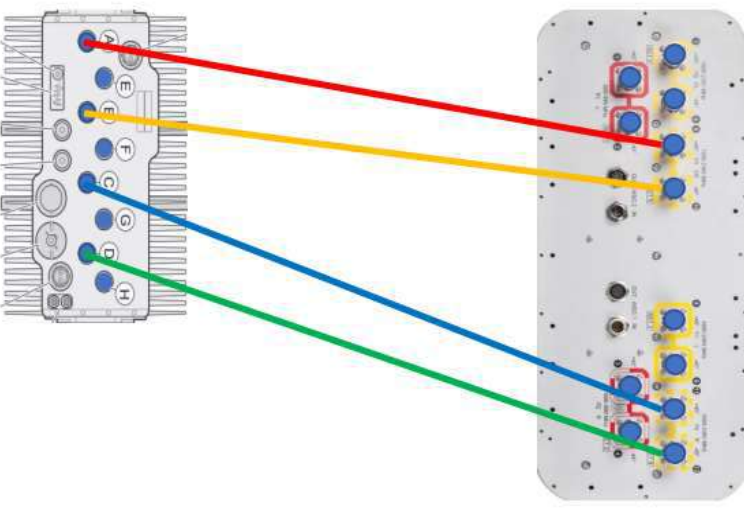


RRH	ANT
RRHA	Port5
RRHB	Port6
RRHC	Port7
RRHD	Port8

8843 B2 (Ports A,B,C,D)

4T SET C (Mid/HighBand)

Commscope_12-port_NNH4-65(A/B)-R6H4

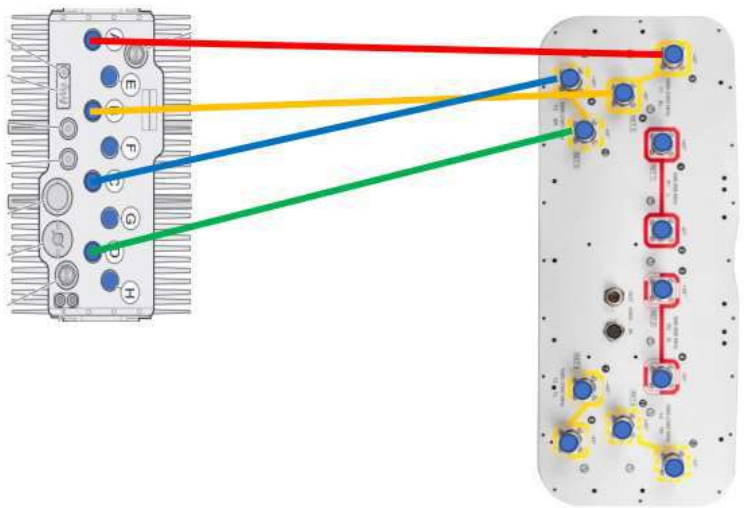


RRH	ANT
RRHA	Port9
RRHB	Port10
RRHC	Port11
RRHD	Port12

8843 B2 (Ports A,B,C,D)

4T SET B (Mid/HighBand)

Commscope_12-port_NNH4-65(A/B/C/D)-R6

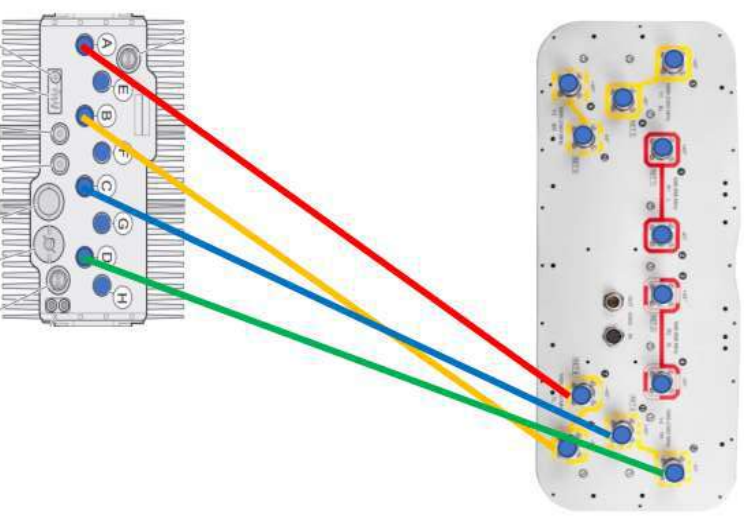


RRH	ANT
RRHA	Port5
RRHB	Port6
RRHC	Port9
RRHD	Port10

8843 B2 (Ports A,B,C,D)

4T SET C (Mid/HighBand)

Commscope_12-port_NNH4-65(A/B/C/D)-R6

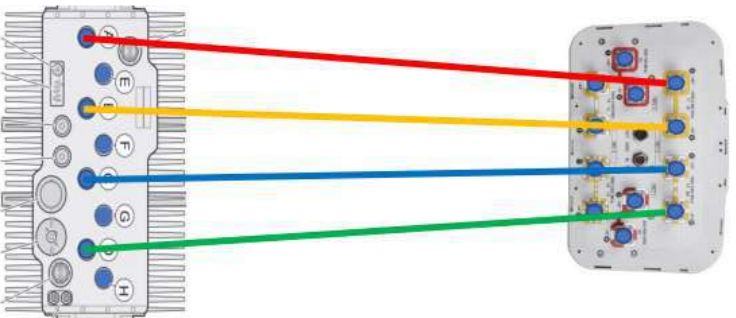


RRH	ANT
RRHA	Port7
RRHB	Port8
RRHC	Port11
RRHD	Port12

8843 B2 (Ports A,B,C,D)

4T SET B (Mid/HighBand)

Commscope_12-port_SBJAH4-1D65(B/C)-DL

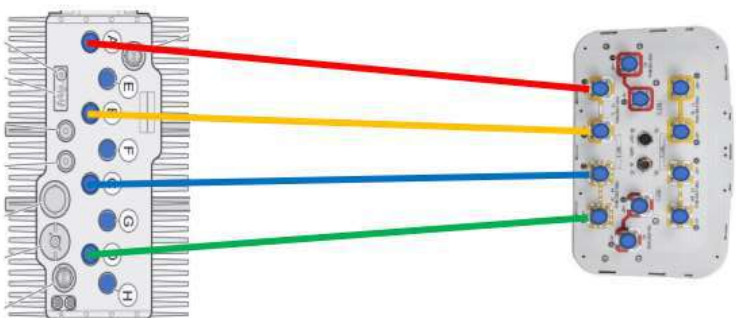


RRH	ANT
RRHA	Port5
RRHB	Port6
RRHC	Port9
RRHD	Port10

8843 B2 (Ports A,B,C,D)

4T SET C (Mid/HighBand)

Commscope_12-port_SBJAH4-1D65(B/C)-DL



RRH	ANT
RRHA	Port7
RRHB	Port8
RRHC	Port11
RRHD	Port12

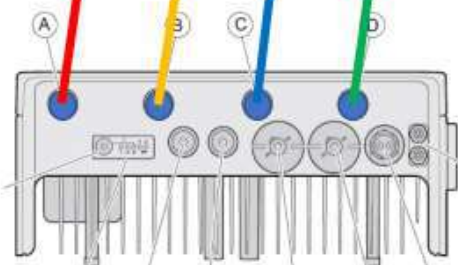
8843 B2 (Ports A,B,C,D)

4T SET A (Low Band)

Commscope_12-port_NNH4-65(B/C/D)-R6



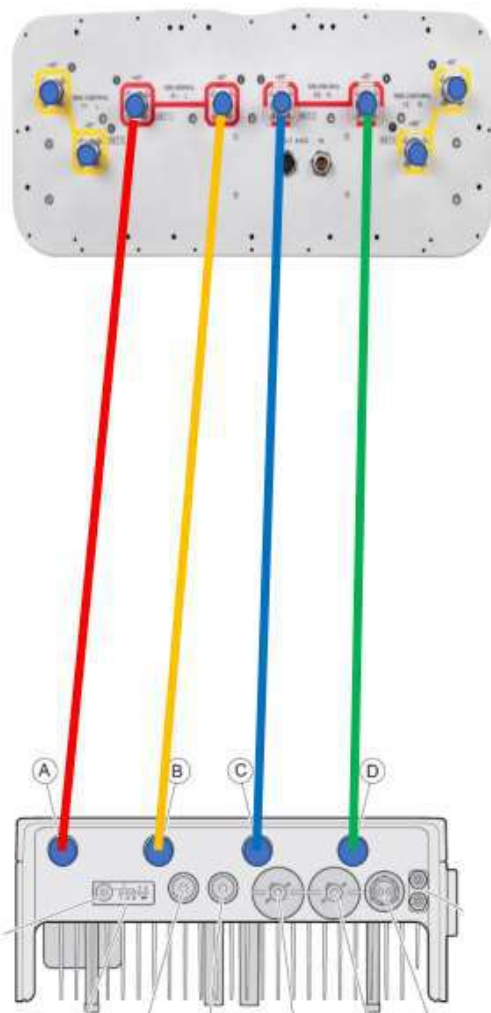
RRH	ANT
RRHA	Port1
RRHB	Port2
RRHC	Port3
RRHD	Port4



4478 (B14/B5)



4T SET A (Low Band) Commscope_8-port_NNHH-65(A/B/C)-R4



RRH	ANT
RRHA	Port1
RRHB	Port2
RRHC	Port3
RRHD	Port4

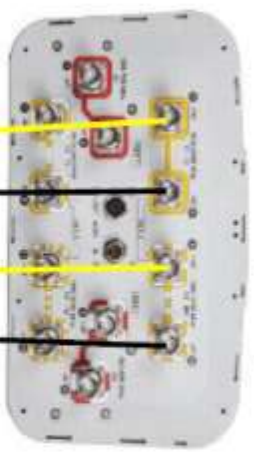
4478 (B14/B5)



Commscope_12port_RRUS32

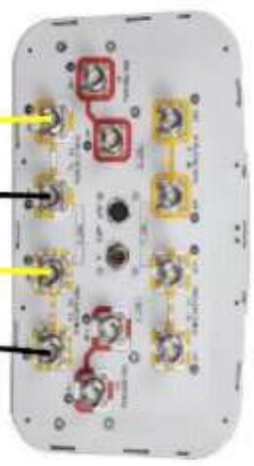
[Back to the lists](#)

SBJAH4-1D65(B or C)-DL



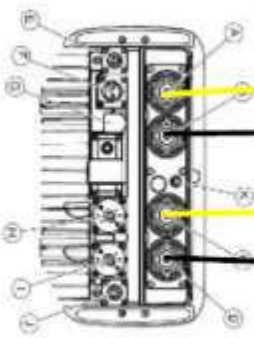
OR

SBJAH4-1D65(B or C)-DL



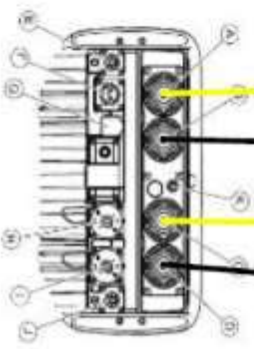
RRU	Antenna
A	Y1 +45°
B	Y1 -45°
C	Y3 +45°
D	Y3 -45°

RRUS32 (B2/B66A/B30)



RRU	Antenna
A	Y2 +45°
B	Y2 -45°
C	Y4 +45°
D	Y4 -45°

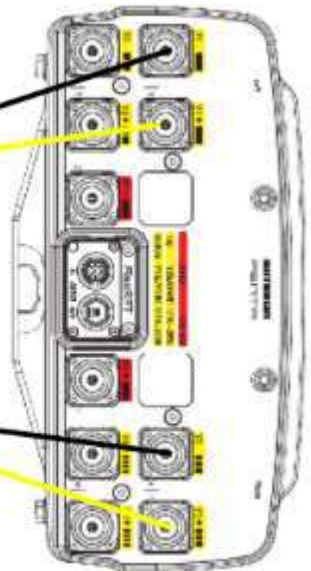
RRUS32 (B2/B66A/B30)



Kathrein_10port_RRUS32

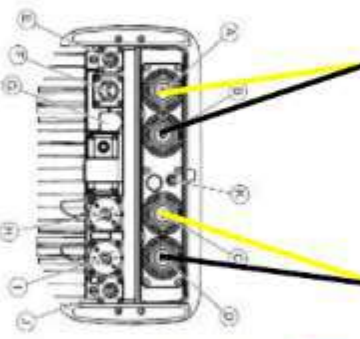
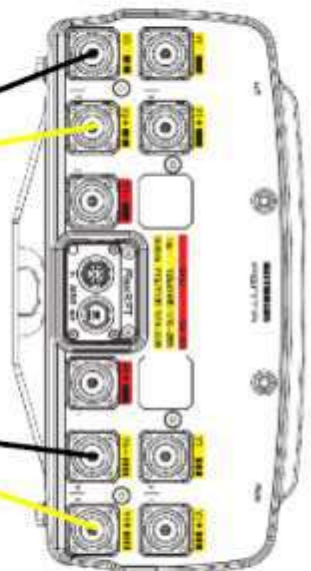
[Back to the lists](#)

8001089(1 or 2V01)



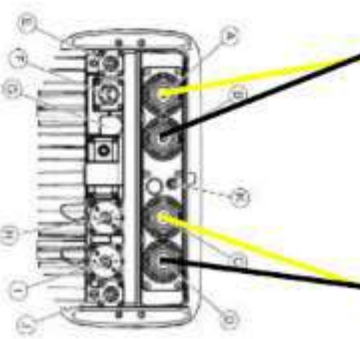
OR

8001089(1 or 2V01)



RRU	Antenna
A	Y1 +
B	Y1 -
C	Y3 +
D	Y3 -

RRUS32 (B2/B66A/B30)



RRU	Antenna
A	Y2 +
B	Y2 -
C	Y4 +
D	Y4 -

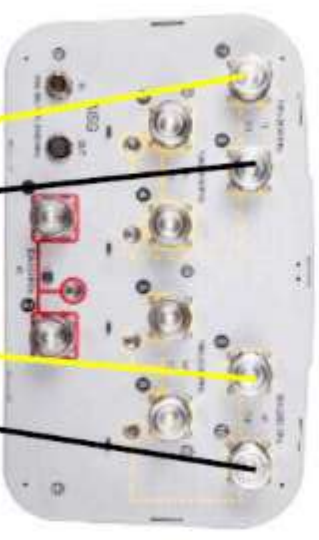
RRUS32 (B2/B66A/B30)



Commscope_10port_RRUS32

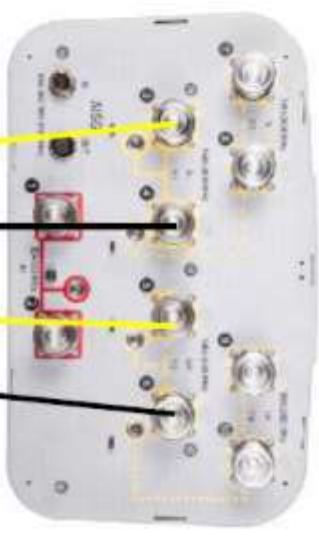
[Back to the lists](#)

RV4PX310R-V2

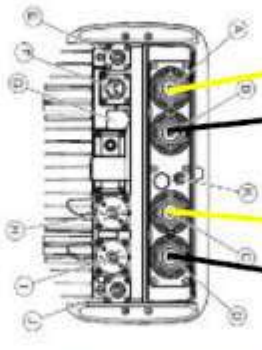


OR

RV4PX310R-V2

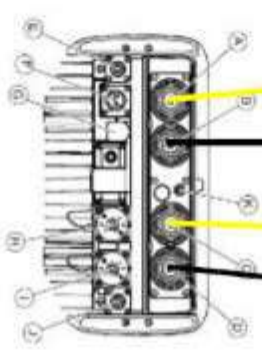


RRUS32 (B2/B66A/B30)



RRU	Antenna
A	Y3 +45°
B	Y3 -45°
C	Y4 +45°
D	Y4 -45°

RRUS32 (B2/B66A/B30)



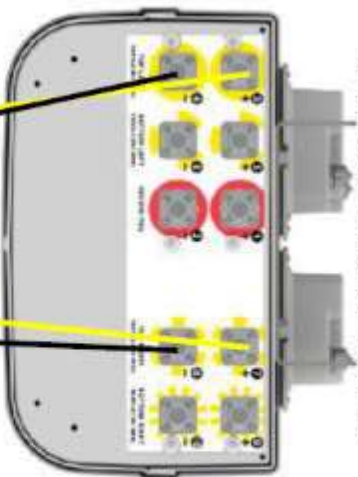
RRU	Antenna
A	Y1 +45°
B	Y1 -45°
C	Y2 +45°
D	Y2 -45°



CCI_10port_RRUS32

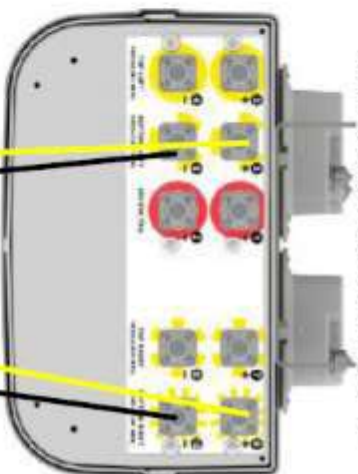
[Back to the lists](#)

DPA-65R-BUUUU-H8-K or
 DPA-65R-BUUUU-H8B-K

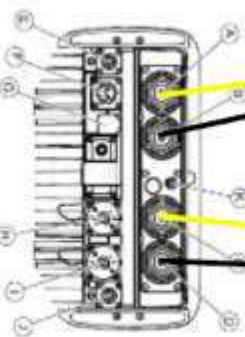


OR

DPA-65R-BUUUU-H8-K or
 DPA-65R-BUUUU-H8B-K

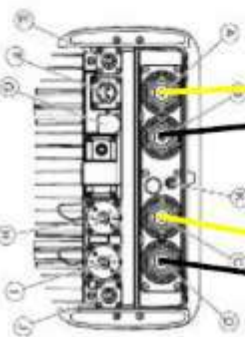


RRUS32 (B2/B66A/B30)



RRU	Antenna
A	3
B	4
C	7
D	8

RRUS32 (B2/B66A/B30)

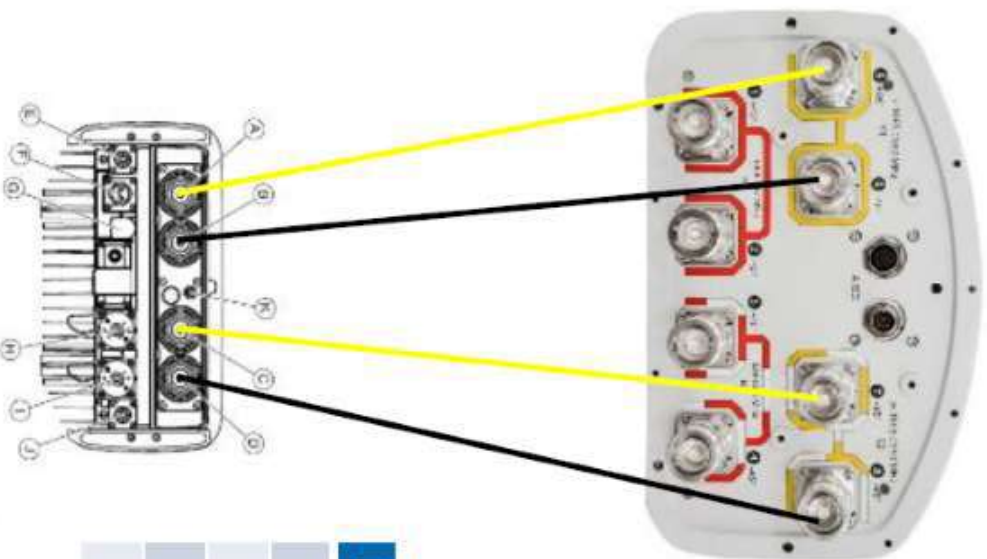


RRU	Antenna
A	5
B	6
C	9
D	10

Commscope_8port_RRUS32

SBJAHH_1D65(A or B or C)

[Back to the lists](#)

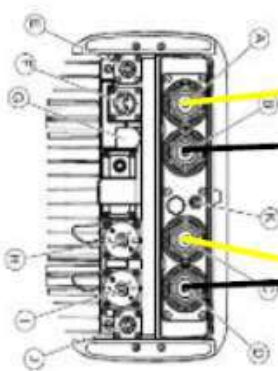
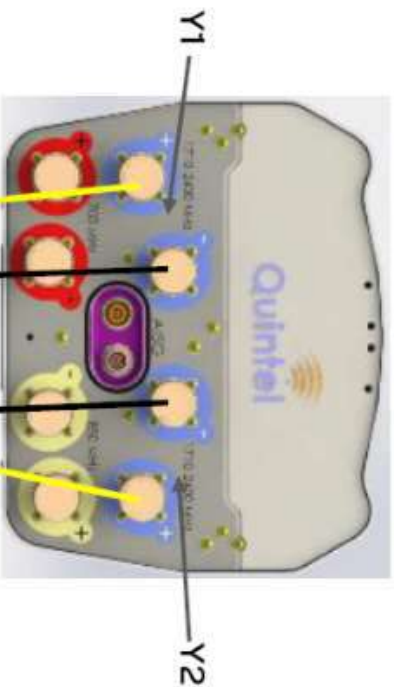


RRU	Antenna
A	Y1 +45
B	Y1 -45
C	Y2 +45
D	Y2 -45

RRUS32 (B2/B66A/B30)

Quintel_8port_RRUS32

QS4658-3, QS6658-3, QS8658-3



RRU	Antenna
A	Y1 +
B	Y1 -
C	Y2 +
D	Y2 -

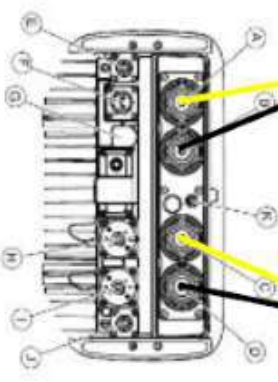
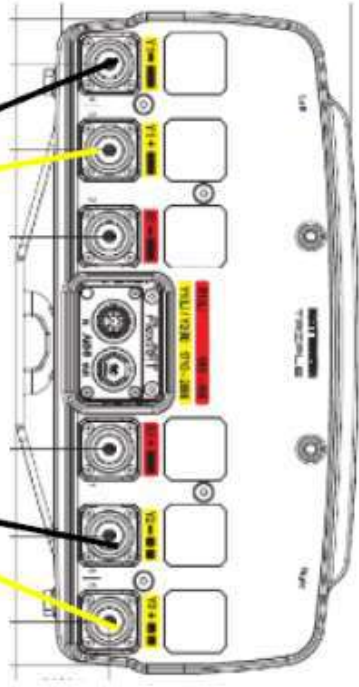
RRUS32 (B2/B66A/B30)

[Back to the lists](#)

Kathrein_6port_65deg_RRUS32

8001086(4 or 5 or 6)

[Back to the lists](#)



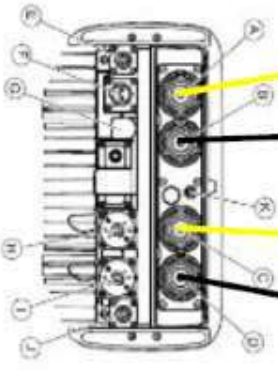
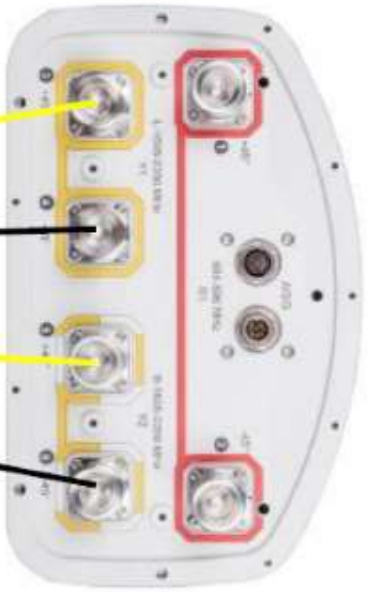
RRU	Antenna
A	Y1+
B	Y1-
C	Y2+
D	Y2-

RRUS32 (B2/B66A/B30)

Commscope_6port_65deg_RRUS32

SBNHH_1D65(A or B or C)

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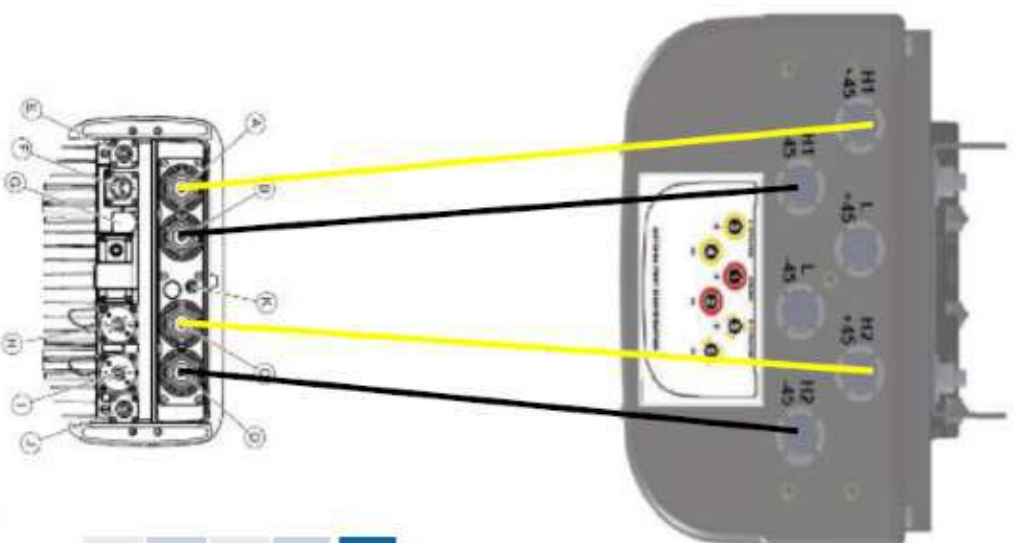
RRUS32 (B2/B66A/B30)

RRU	Antenna
A	Y1 +
B	Y1 -
C	Y2 +
D	Y2 -

[Back to the lists](#)

CCI_6port_65deg_RRUS32

HPA-65F-BUU-H2 or HPA-65R-BUU-H(4 or 6 or 8) or HPA65R-BU6A

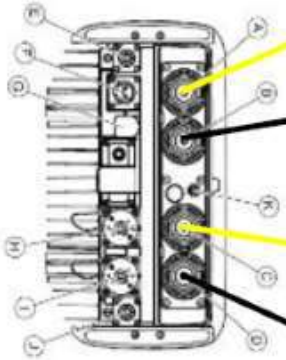
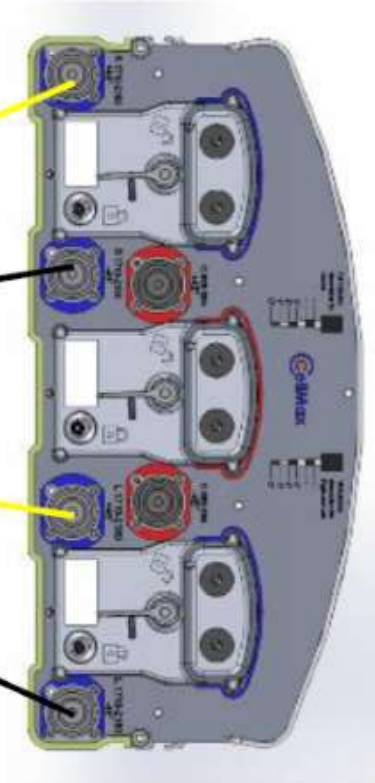


RRU	Antenna
A	3 + (H1+)
B	4 - (H1-)
C	5 + (H2+)
D	6 - (H2-)

RRUS32 (B2/B66A/B30)

Cellmax_6port_65deg_RRUS32

CMA_BTLBHH_(6516 or 6518)_20_20_A15



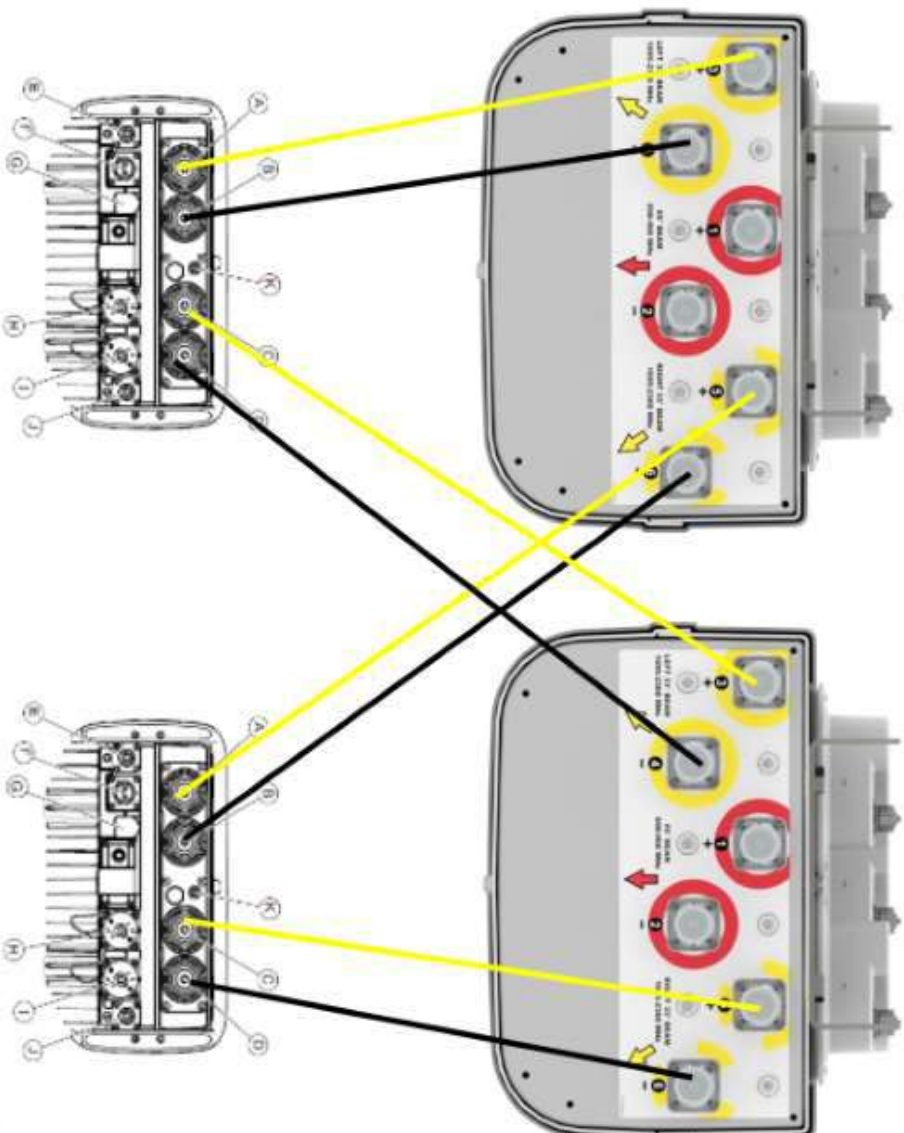
RRUS32 (B2/B66A/B30)

RRU	Antenna
A	R +
B	R -
C	L +
D	L -

[Back to the lists](#)

CCI_bi-beam_RRUS32

HBSA-M65R-KU-H4-K or HBSA-M65R-KU-H6-K or HBSA-M65R-KU-H8-K



RRUS32 (B2/B66A/B30)

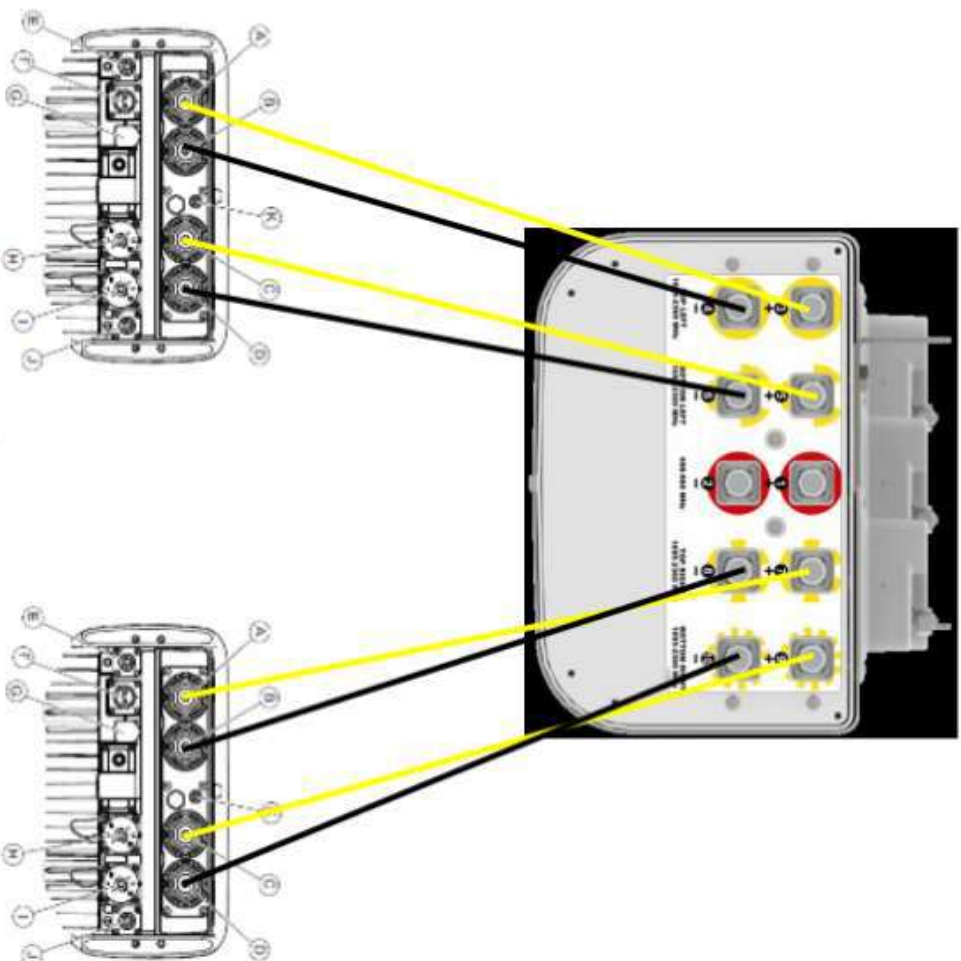
RRUS32 (B2/B66A/B30)

RRU	Antenna
A	3+
B	4-
C	3+
D	4-

RRU	Antenna
A	5+
B	6-
C	5+
D	6-

CCL_bi-beam_RRUS32

HBSA33R-KU8AA-K



RRUS32 (B2/B66A/B30)

RRUS32 (B2/B66A/B30)

RRU	Antenna
A	3+
B	4-
C	5+
D	6-

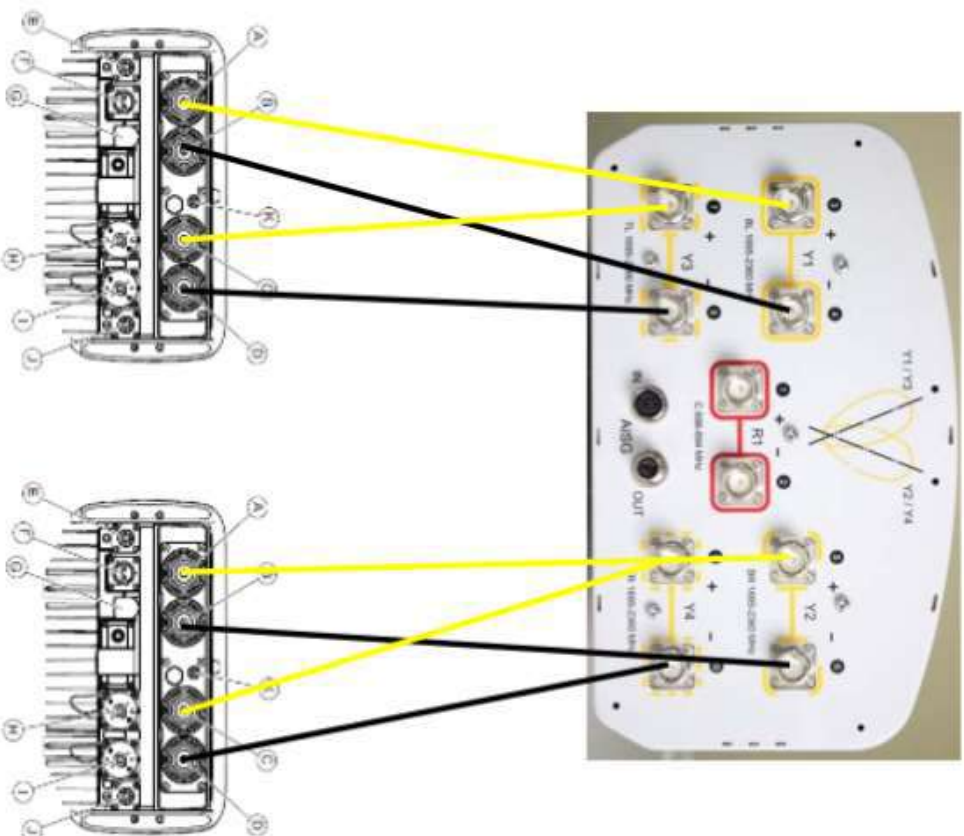
A	7+
B	8-
C	9+
D	10-

RRU	Antenna
A	7+
B	8-
C	9+
D	10-

A	7+
B	8-
C	9+
D	10-

Rosenberger_bi-beam_RRUS32

MB-A6409X65V-01



RRUS32 (B2/B66A/B30)

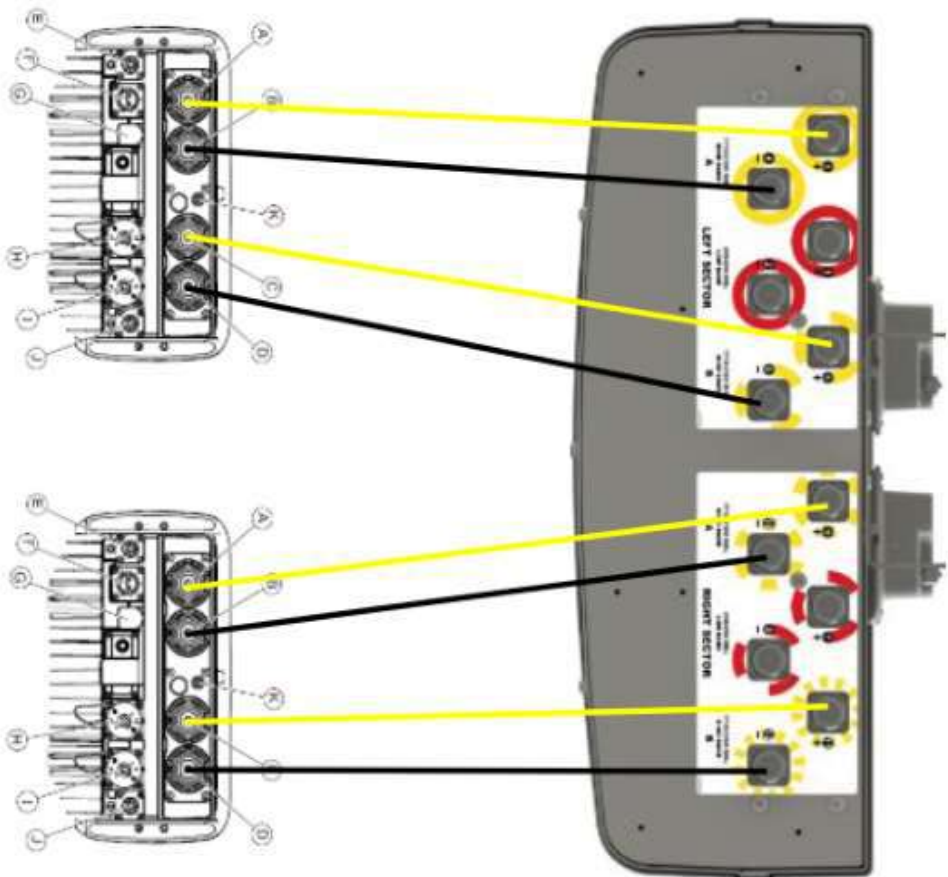
RRUS32 (B2/B66A/B30)

RRU	Antenna
A	Y1 +
B	Y1 -
C	Y3 +
D	Y3 -

RRU	Antenna
A	Y2 +
B	Y2 -
C	Y4 +
D	Y4 -

CCI_bi-beam_RRUS32

BSA-M65R-BUU-H6-K or BSA-M65R-BUU-H4-K



RRUS32 (B2/B66A/B30)

RRUS32 (B2/B66A/B30)

RRU	Antenna
A	3+
B	4-
C	5+
D	6-

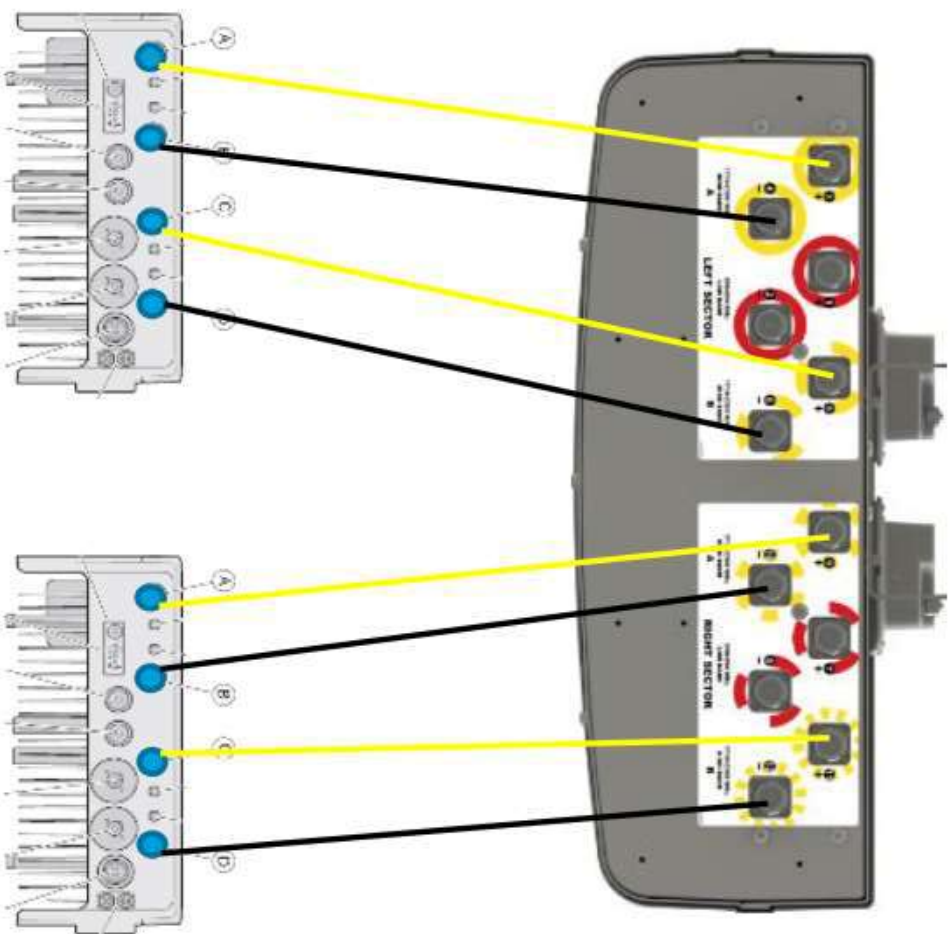
RRU	Antenna
A	9+
B	10-
C	11+
D	12-

RRU	Antenna
A	9+
B	10-
C	11+
D	12-



CCI_bi-beam_4415

BSA-M65R-BUU-H6-K or BSA-M65R-BUU-H4-K



4415 B25

4415 B25

RRU	Antenna
A	3+
B	4-
C	5+
D	6-

RRU	Antenna
A	9+
B	10-
C	11+
D	12-

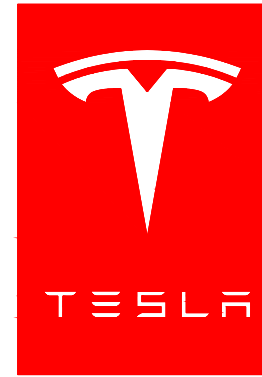
RRU	Antenna
A	9+
B	10-
C	11+
D	12-



WORKFLOW SUMMARY

Date	FROM State / Status	FROM ATTUID	TO State / Status	TO ATTUID	Operation	Comments	PAGE Status
11/14/2019	Preliminary In Progress	mc9758	Preliminary Submitted for Approval	DS892M	Promote		SER-RGSC-18-06369 FAIL URE 11/14/2019 10:15:26 AM SER-RGSC-19-03576 FAIL URE 11/14/2019 10:15:26 AM SER-RGSC-19-03588 FAIL URE 11/14/2019 10:15:26 AM SER-RGSC-19-03582 FAIL URE 11/14/2019 10:15:26 AM SER-RGSC-19-03597 FAIL URE 11/14/2019 10:15:26 AM
11/14/2019	Preliminary Submitted for Approval	DS892M	Preliminary In Progress	mc9758	Pull Back		SER-RGSC-18-06369 FAIL URE 11/14/2019 11:25:25 AM SER-RGSC-19-03576 FAIL URE 11/14/2019 11:25:25 AM SER-RGSC-19-03588 FAIL URE 11/14/2019 11:25:25 AM SER-RGSC-19-03582 FAIL URE 11/14/2019 11:25:25 AM SER-RGSC-19-03597 FAIL URE 11/14/2019 11:25:25 AM
11/14/2019	Preliminary Submitted for Approval	DS892M	Preliminary Approved	JS993Q	Promote	Final Mastec approved RFDS to be promoted to Diamond (LA050V)	
12/04/2019	Preliminary Approved	JS993Q	Preliminary Modification Recommended	MC9758	Demote	Existing Equipment Configurations1, Page 1, Sec 2: Location Info: RF District, RF Zone: 2. Add Plumbing diagram	
12/05/2019	Preliminary Modification Recommended	MC9758	Preliminary Submitted for Approval	DS892M	Promote		
12/11/2019	Preliminary Submitted for Approval	DS892M	Preliminary Approved	LA050V	Promote		
06/10/2020	Preliminary Approved	LA050V	Preliminary Modification Recommended	Id2088	Demote	Please change the RAD to 190" Thx	
06/10/2020	Preliminary Modification Recommended	Id2088	Preliminary In Progress	Id2088	Accept		SER-RGSC-18-06369 FAIL URE 06/10/2020 10:42:33 AM SER-RGSC-19-03576 FAIL URE 06/10/2020 10:42:33 AM SER-RGSC-19-03588 FAIL URE 06/10/2020 10:42:33 AM SER-RGSC-19-03582 FAIL URE 06/10/2020 10:42:33 AM SER-RGSC-19-03597 FAIL URE 06/10/2020 10:42:33 AM
06/10/2020	Preliminary In Progress	Id2088	Preliminary Submitted for Approval	DS892M	Promote		
06/11/2020	Preliminary Submitted for Approval	DS892M	Preliminary Approved	LA050V	Promote		
11/25/2020	Preliminary Approved	LA050V	Final RF Approval	Id2088	Promote	Approved, promote to next level (final)	

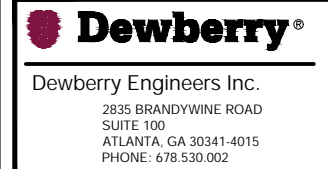
TESLA



FAIR PLAY, SC

TRT ID: 16340
 SITE ADDRESS:
 272 HERRING ROAD
 FAIR PLAY, SC 29643

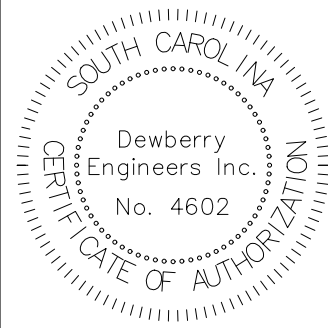
VARIANCE REQUESTED
 FRONT YARD SETBACK VARIANCE REQUESTED FOR
 CODE SECTION 38- 10.2



CD50
 NOT FOR
 CONSTRUCTION

DRAWN BY: SRF
 CHECKED BY: DER
 APPROVED BY: MCS

PROJECT #: 50123704
 JOB #: 50129663



SUBMITTALS		
REV.	DATE	DESCRIPTION
B	02/24/21	ISSUED FOR VARIANCE
A	02/11/21	ISSUED FOR 50% REVIEW

SITE NAME:
 FAIR PLAY, SC
 (TRT ID: 16341)
 SITE ADDRESS:
 272 HERRING ROAD
 FAIR PLAY, SC 29643
 (OCONEE COUNTY)

SHEET TITLE
 TITLE SHEET

SHEET NUMBER
 T-1

SITE INFORMATION

PROPOSED TESLA EV SITE ADDRESS:
 272 HERRING ROAD
 FAIR PLAY, SC 29643

PROPERTY OWNER:
 HOLY INFANT MANAGEMENT LLC
 3224 S. US HWY 1
 FORT PIERCE, FL 34982

PARCEL ID:
 PARCEL ID: 341-00-05-004

POWER COMPANY:
 BLUE RIDGE ELECTRIC CO OP
 WORK ORDER: #TBD

COUNTY:
 OCONEE COUNTY

LATITUDE*:
 34° 30' 16.41" N

LONGITUDE*:
 82° 57' 56.03" W
 *BASED ON GOOGLE EARTH

CONTACT ENGINEER:
 MATTHEW SELKIRK, P.E.
 DEWBERRY ENGINEERS INC.
 (804) 205-3361
 mselkirk@dewberry.com

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:
 SOUTH CAROLINA STATE UNIFORM BUILDING & ENERGY CODES, CONSISTENT WITH THE FOLLOWING CODES:
 INTERNATIONAL BUILDING CODE 2015
 ENERGY CONSERVATION CODE 2015
 NATIONAL ELECTRIC CODE 2014
 IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

PROJECT DESCRIPTION

INSTALL (3) TESLA V3 SUPERCHARGER CABINETS
 INSTALL (12) TESLA CHARGING POSTS
 INSTALL (1) 1600A, 277/480V SWITCHGEAR 'EV2'
 INSTALL (1) PAD MOUNTED UTILITY TRANSFORMER (SIZED BY UTILITY)

ZONING INFORMATION

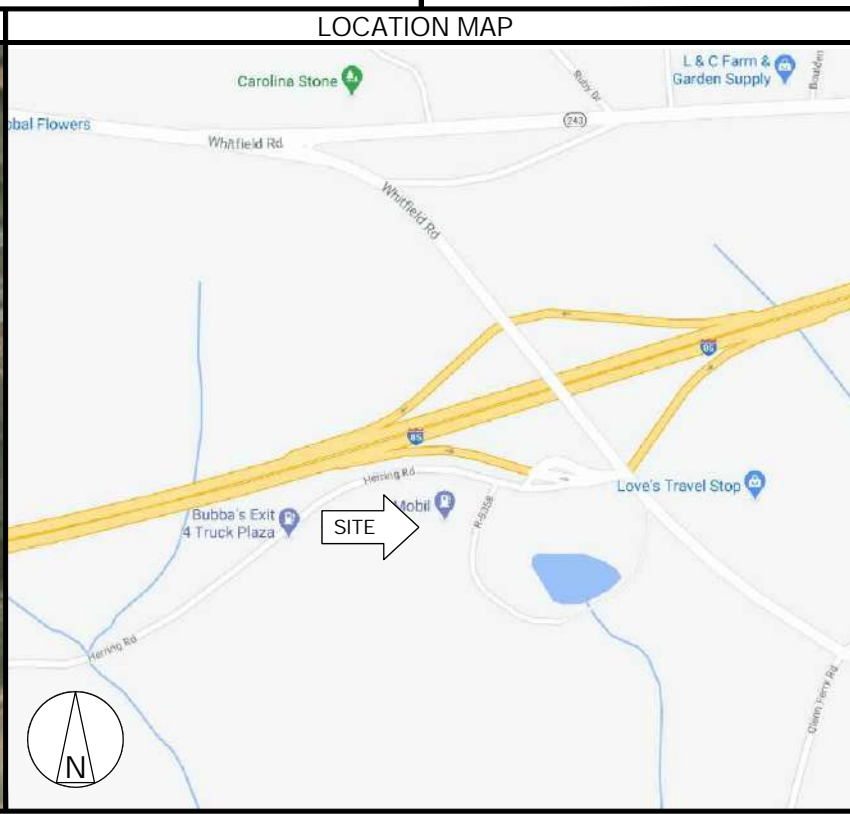
PERMITTING JURISDICTION: OCONEE COUNTY
 APN: 341-00-05-004

DRAWING INDEX

SHT. NO.	SHEET TITLE
T-1	TITLE SHEET
C-1	DETAILED SITE PLAN
C-2	EXISTING CONDITIONS PLAN
C-3	EQUIPMENT/PARKING PLAN
C-4	EQUIPMENT/PARKING ELEVATION

CONTRACTOR NOTE

CONTRACTOR SHALL COMPLETE INSTALL PER THE SIGNED AND SEALED SET OF DRAWINGS. ANY NECESSARY DEVIATIONS FROM THE DRAWINGS MUST BE SUBMITTED THROUGH AN RFI REQUEST PROCESS WITH ENGINEERING FOR AN APPROVAL PRIOR TO CONTRACTOR PROCEEDING WITH A DEVIATION OF THE SIGNED AND SEALED SET OF DRAWINGS.



BEFORE SCALING

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE TESLA REPRESENTATIVE IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

CALL BEFORE YOU DIG

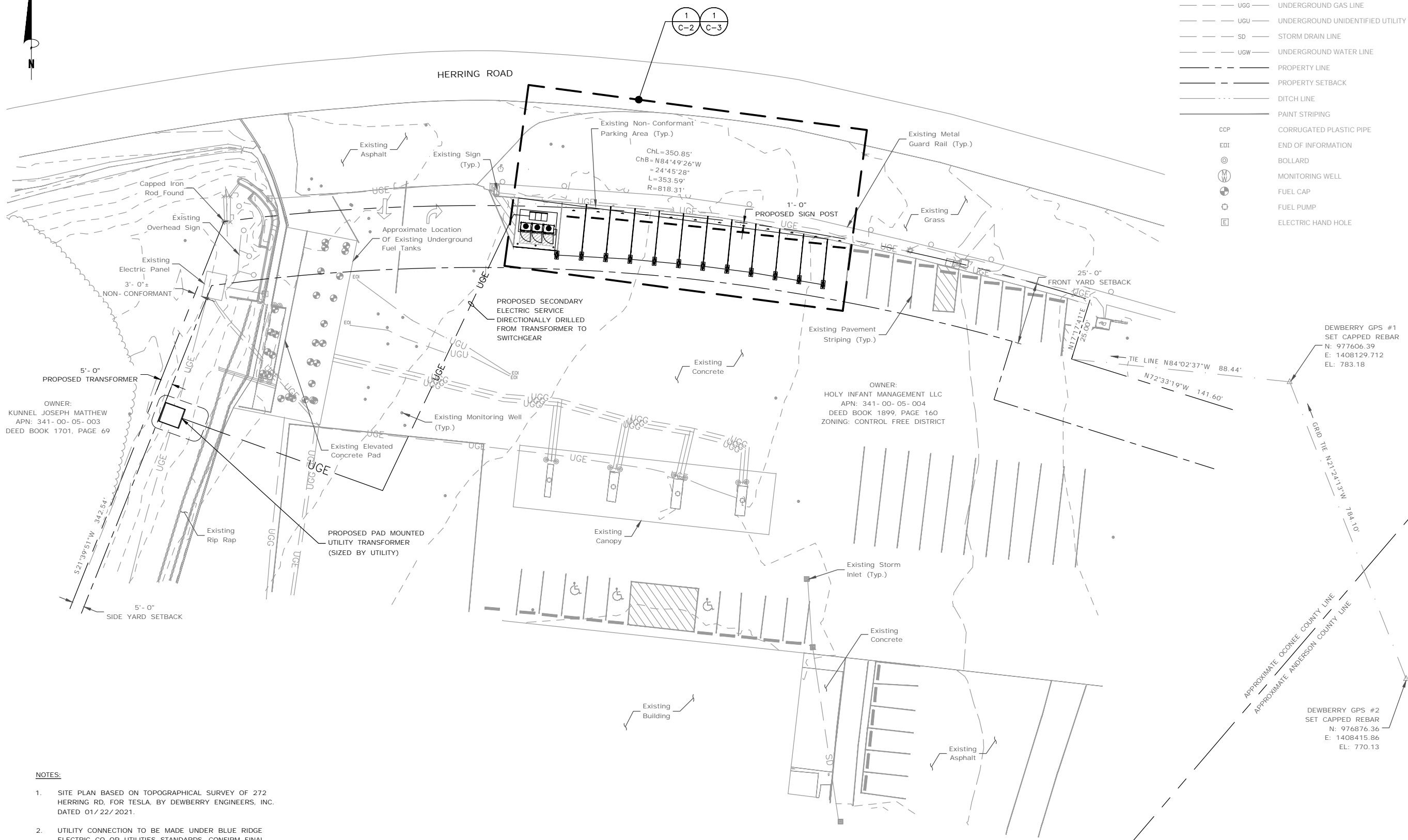
SOUTH CAROLINA 811
 811 OR 1-888-721-7877





LEGEND

- UGG — UNDERGROUND GAS LINE
- UGU — UNDERGROUND UNIDENTIFIED UTILITY
- SD — STORM DRAIN LINE
- UGW — UNDERGROUND WATER LINE
- — — — — PROPERTY LINE
- — — — — PROPERTY SETBACK
- — — — — DITCH LINE
- — — — — PAINT STRIPING
- CCP — CORRUGATED PLASTIC PIPE
- EDI — END OF INFORMATION
- ⊙ — BOLLARD
- ⊕ — MONITORING WELL
- ⊕ — FUEL CAP
- ⊕ — FUEL PUMP
- ⊕ — ELECTRIC HAND HOLE



OWNER:
KUNNEL JOSEPH MATTHEW
APN: 341-00-05-003
DEED BOOK 1701, PAGE 69

OWNER:
HOLY INFANT MANAGEMENT LLC
APN: 341-00-05-004
DEED BOOK 1899, PAGE 160
ZONING: CONTROL FREE DISTRICT

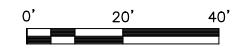
DEWBERRY GPS #1
SET CAPPED REBAR
N: 977606.39
E: 1408129.712
EL: 783.18

DEWBERRY GPS #2
SET CAPPED REBAR
N: 976876.36
E: 1408415.86
EL: 770.13

- NOTES:**
- SITE PLAN BASED ON TOPOGRAPHICAL SURVEY OF 272 HERRING RD. FOR TESLA, BY DEWBERRY ENGINEERS, INC. DATED 01/22/2021.
 - UTILITY CONNECTION TO BE MADE UNDER BLUE RIDGE ELECTRIC CO OP UTILITIES STANDARDS. CONFIRM FINAL DESIGN PRIOR TO CONSTRUCTION, BLUE RIDGE ELECTRIC CO OP WORK ORDER TBD.
 - EXISTING UNDERGROUND UTILITIES LOCATED WITHIN AREA OF PROPOSED UTILITY INSTALLATION & EQUIPMENT SITE AREA. HAND DIG AND RELOCATE AS REQUIRED.
 - EXISTING STORM DRAIN INLETS TO BE COVERED WITH SILT BAG DURING CONSTRUCTION.
 - ALL NEW CONDUIT TO BE 12" MIN FROM EXISTING UST AND SHALL BE RIGID GALVANIZED CONDUIT IF WITHIN 20' OF UST

DETAILED SITE PLAN

SCALE: 1"=40' FOR 11"x17"
1"=20' FOR 22"x34"

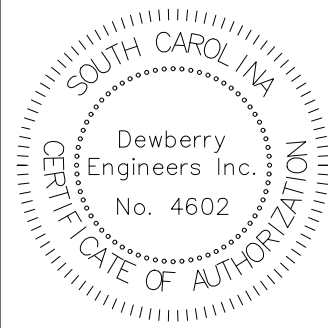


1



CD50
NOT FOR
CONSTRUCTION

DRAWN BY:	SRF
CHECKED BY:	DER
APPROVED BY:	MCS
PROJECT #:	50123704
JOB #:	50129663



SUBMITTALS		
REV.	DATE	DESCRIPTION
B	02/24/21	ISSUED FOR VARIANCE
A	02/11/21	ISSUED FOR 50% REVIEW

SITE NAME:
FAIR PLAY, SC
(TRT ID: 16341)

SITE ADDRESS:
272 HERRING ROAD
FAIR PLAY, SC 29643
(OCONEE COUNTY)

SHEET TITLE
DETAILED SITE PLAN

SHEET NUMBER
C-1



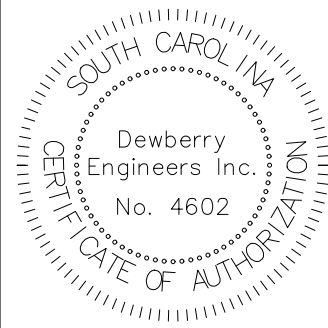
CD50
NOT FOR
CONSTRUCTION

DRAWN BY: SRF

CHECKED BY: DER

APPROVED BY: MCS

PROJECT #: 50123704
JOB #: 50129663

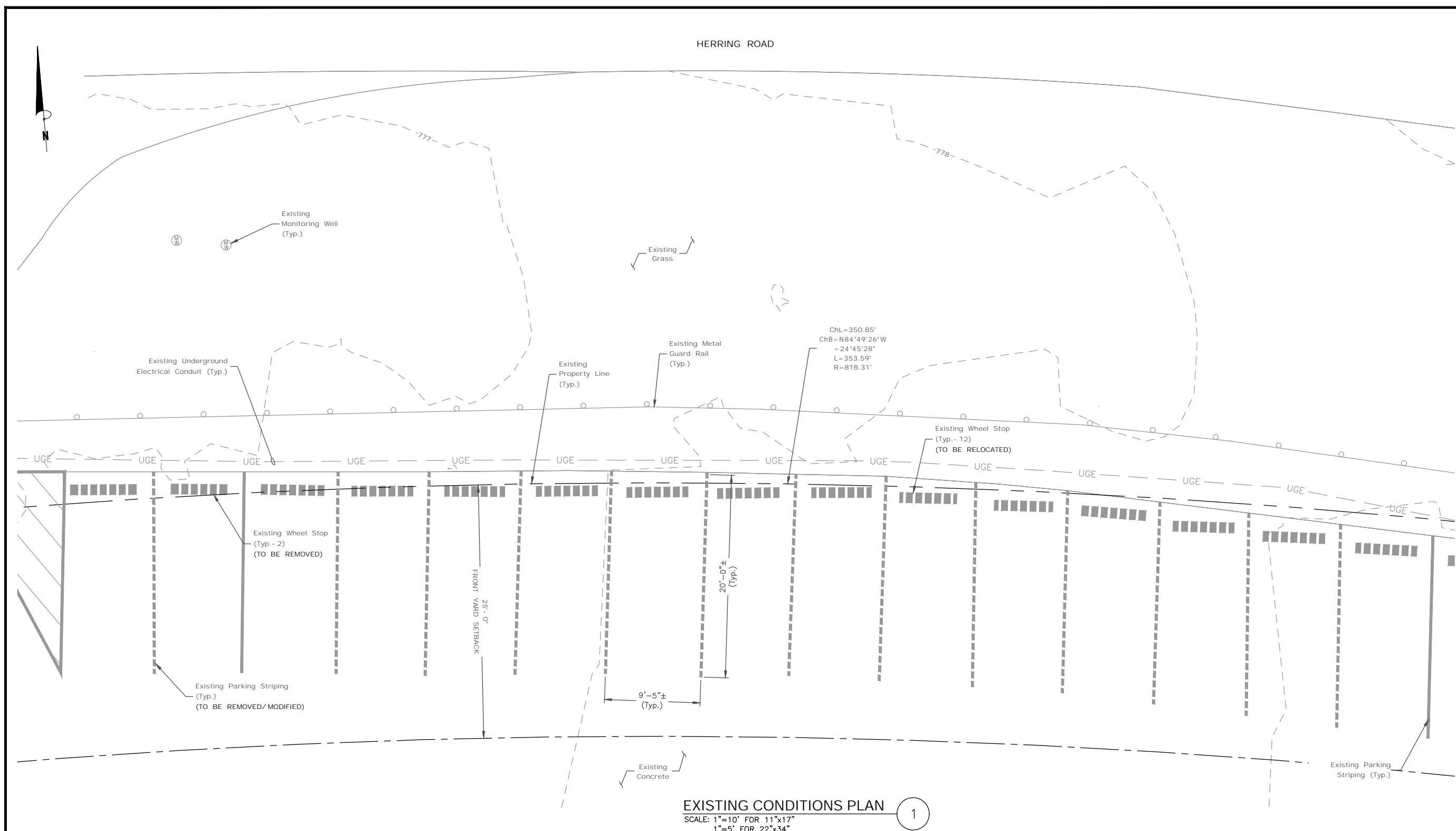


SUBMITTALS		
REV.	DATE	DESCRIPTION
B	02/24/21	ISSUED FOR VARIANCE
A	02/11/21	ISSUED FOR 50% REVIEW

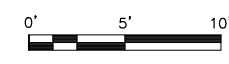
SITE NAME:
FAIR PLAY, SC
(TRT ID: 16341)
SITE ADDRESS:
272 HERRING ROAD
FAIR PLAY, SC 29643
(OCONEE COUNTY)

SHEET TITLE
EXISTING
CONDITIONS PLAN

SHEET NUMBER
C-2



EXISTING CONDITIONS PLAN 1
SCALE: 1"=10' FOR 11"x17"
1"=5' FOR 22"x34"

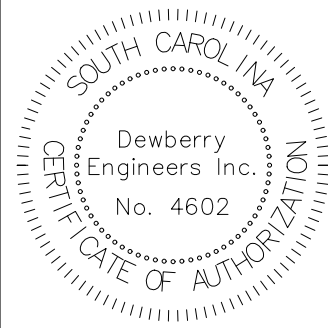


- NOTES:
1. SITE PLAN BASED ON TOPOGRAPHICAL SURVEY OF 272 HERRING RD. FOR TESLA, BY DEWBERRY ENGINEERS, INC. DATED 01/22/2021.
 2. UTILITY CONNECTION TO BE MADE UNDER BLUE RIDGE ELECTRIC CO OP UTILITIES STANDARDS. CONFIRM FINAL DESIGN PRIOR TO CONSTRUCTION, BLUE RIDGE ELECTRIC CO OP WORK ORDER TBD.
 3. EXISTING UNDERGROUND UTILITIES LOCATED WITHIN AREA OF PROPOSED UTILITY INSTALLATION & EQUIPMENT SITE AREA. HAND DIG AND RELOCATE AS REQUIRED.
 4. EXISTING STORM DRAIN INLETS TO BE COVERED WITH SILT BAG DURING CONSTRUCTION.
 5. ALL NEW CONDUIT TO BE 12" MIN FROM EXISTING UST AND SHALL BE RIGID GALVANIZED CONDUIT IF WITHIN 20' OF UST



CD50
NOT FOR
CONSTRUCTION

DRAWN BY: SRF
CHECKED BY: DER
APPROVED BY: MCS
PROJECT #: 50123704
JOB #: 50129663

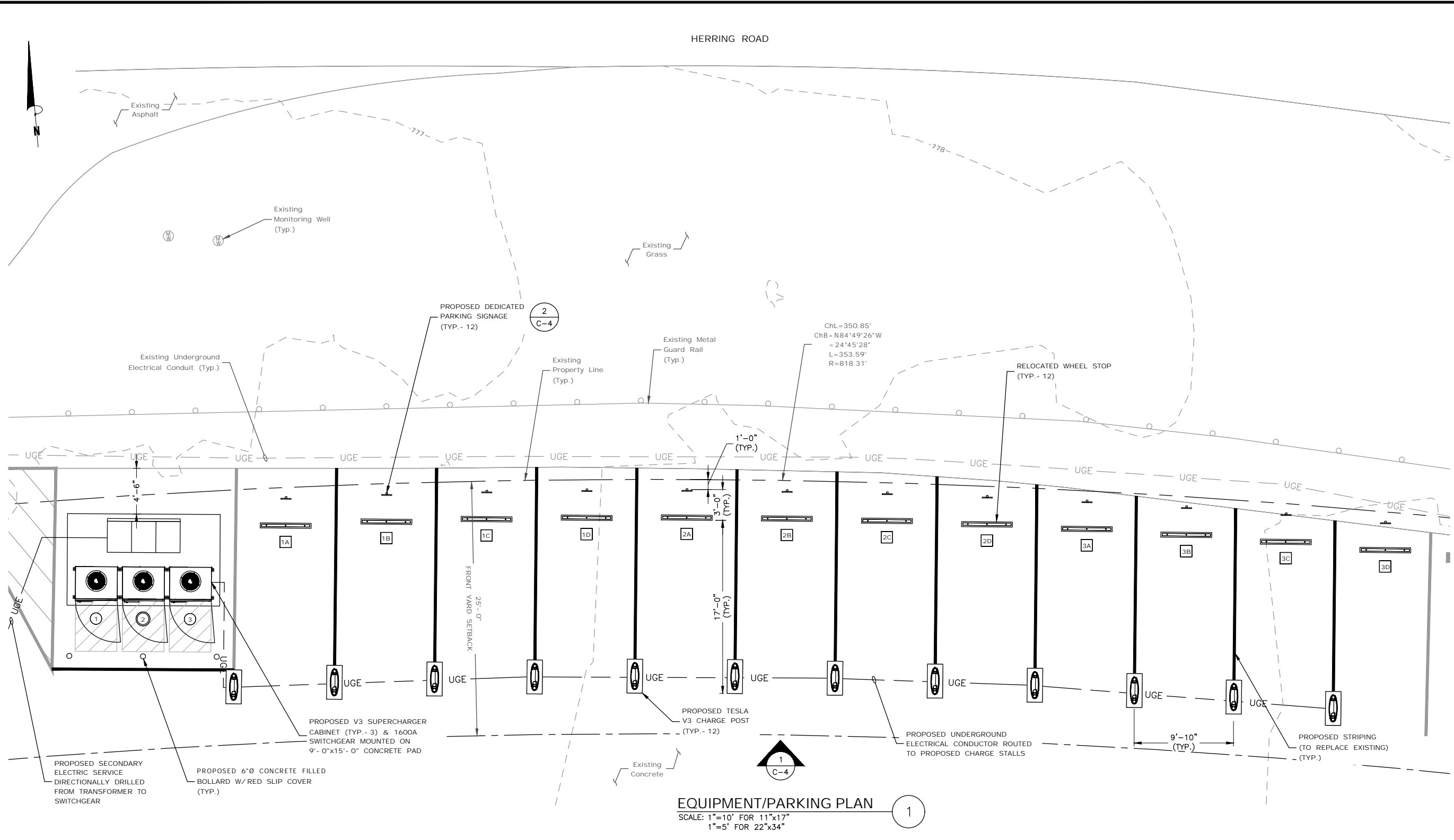


SUBMITTALS		
REV.	DATE	DESCRIPTION
B	02/24/21	ISSUED FOR VARIANCE
A	02/11/21	ISSUED FOR 50% REVIEW

SITE NAME:
FAIR PLAY, SC
(TRT ID: 16341)
SITE ADDRESS:
272 HERRING ROAD
FAIR PLAY, SC 29643
(OCONEE COUNTY)

SHEET TITLE
EQUIPMENT/
PARKING PLAN

SHEET NUMBER
C-3



- NOTES:**
- SITE PLAN BASED ON TOPOGRAPHICAL SURVEY OF 272 HERRING RD. FOR TESLA, BY DEWBERRY ENGINEERS, INC. DATED 01/22/2021.
 - UTILITY CONNECTION TO BE MADE UNDER BLUE RIDGE ELECTRIC CO OP UTILITIES STANDARDS. CONFIRM FINAL DESIGN PRIOR TO CONSTRUCTION, BLUE RIDGE ELECTRIC CO OP WORK ORDER TBD.
 - EXISTING UNDERGROUND UTILITIES LOCATED WITHIN AREA OF PROPOSED UTILITY INSTALLATION & EQUIPMENT SITE AREA. HAND DIG AND RELOCATE AS REQUIRED.
 - EXISTING STORM DRAIN INLETS TO BE COVERED WITH SILT BAG DURING CONSTRUCTION.
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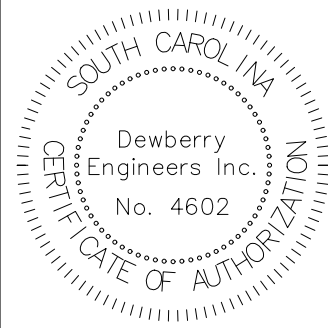
SETBACK REQUIREMENTS FOR CONTROL FREE DISTRICT (CFD)				
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	COMMENTS
MINIMUM LOT DIMENSIONS AREA	N/A	23.82± ACRES (APPROX. 4.38 AC. OCONEE COUNTY)	NO CHANGE	COMPLIANT
WIDTH	N/A		NO CHANGE	COMPLIANT
DEPTH	N/A		NO CHANGE	COMPLIANT
MIN. YARD REQUIREMENTS				
FRONT SETBACK	25'	0'± (EDGE OF PARKING)	1' (PROPOSED SIGN POST)	EXISTING NON-COMPLIANT
REAR SETBACK	5'	12'± (EXIST DRIVE AISLE)	NO CHANGE	COMPLIANT
SIDE SETBACK	5'	3' (EXIST ELEC. EQUIP.)	5' (PROPOSED XFMR)	EXISTING NON-COMPLIANT
MAXIMUM HEIGHT	65 FEET	20'± TOP OF EXIST PRE-FAB BUILDING	7.5'± (TOP OF EQUIPMENT CABINET)	COMPLIANT

LEGEND	
⊙	TESLA SUPERCHARGER #
⊙	'STAR CENTER' MASTER CABINET #
1A	TESLA V3 CHARGE POST

PARKING STALL SCHEDULE	
DESCRIPTION	QUANTITY
EXISTING STALLS	15
PROPOSED TESLA STALLS	12
NET PARKING STALL CHANGE	- 3

CD50
 NOT FOR
 CONSTRUCTION

DRAWN BY: SRF
 CHECKED BY: DER
 APPROVED BY: MCS
 PROJECT #: 50123704
 JOB #: 50129663



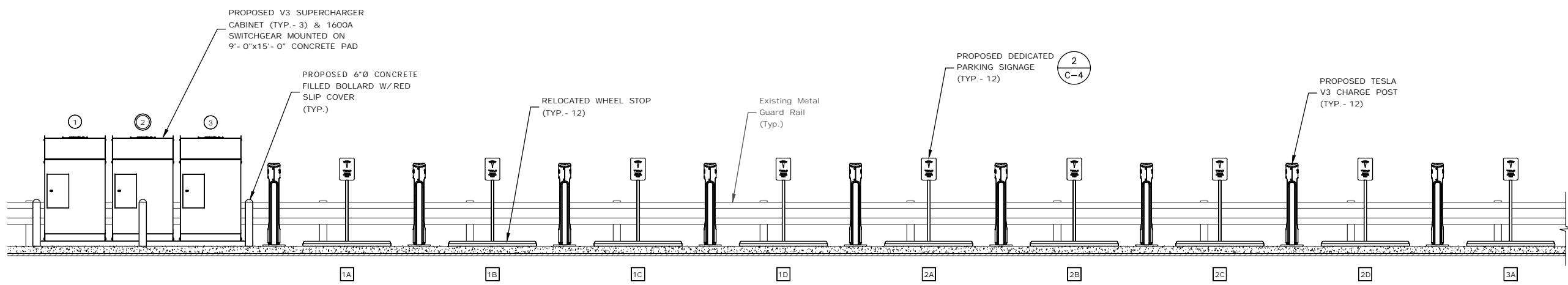
SUBMITTALS

REV.	DATE	DESCRIPTION
B	02/24/21	ISSUED FOR VARIANCE
A	02/11/21	ISSUED FOR 50% REVIEW

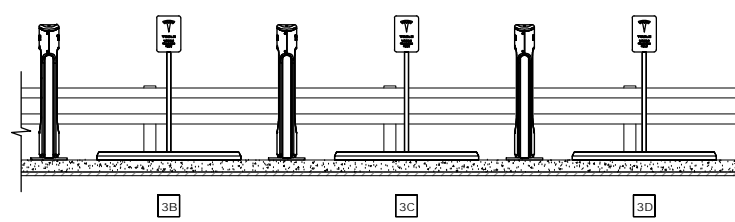
SITE NAME:
 FAIR PLAY, SC
 (TRT ID: 16341)
SITE ADDRESS:
 272 HERRING ROAD
 FAIR PLAY, SC 29643
 (OCONEE COUNTY)

SHEET TITLE
 EQUIPMENT/
 PARKING ELEVATION

SHEET NUMBER
 C-4



EQUIPMENT / PARKING ELEVATION
 SCALE: 1/8"=1' FOR 11"x17"
 1/4"=1' FOR 22"x34"
 0' 2' 4' 8'



- NOTES:**
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 - UTILITY CONNECTION TO BE MADE UNDER BLUE RIDGE ELECTRIC CO OP UTILITIES STANDARDS. CONFIRM FINAL DESIGN PRIOR TO CONSTRUCTION, BLUE RIDGE ELECTRIC CO OP WORK ORDER TBD.
 - EXISTING UNDERGROUND UTILITIES LOCATED WITHIN AREA OF PROPOSED UTILITY INSTALLATION & EQUIPMENT SITE AREA. HAND DIG AND RELOCATE AS REQUIRED.
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DEDICATED SIGNAGE DETAIL
 SCALE: N.T.S.

CHARGING POST CIRCUIT SCHEDULE

SUPERCHARGER	CHARGE POST	DEDICATED/ENABLED
1	1A	DEDICATED
	1B	DEDICATED
	1C	DEDICATED
	1D	DEDICATED
2	2A	DEDICATED
	2B	DEDICATED
	2C	DEDICATED
	2D	DEDICATED
3	2A	DEDICATED
	2B	DEDICATED
	2C	DEDICATED
	2D	DEDICATED

LEGEND

1	TESLA SUPERCHARGER #
2	'STAR CENTER' MASTER CABINET #
1A	TESLA V3 CHARGE POST

PARKING STALL SCHEDULE

DESCRIPTION	QUANTITY
EXISTING STALLS	15
PROPOSED TESLA STALLS	12
NET PARKING STALL CHANGE	-3

OCONEE COUNTY BOARD OF ZONING APPEALS

415 South Pine Street –Walhalla, SC



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

APPLICATION FOR VARIANCE

OCONEE COUNTY, SC

HiRise Sign Face Area
Variance Application

APPLICANT: David Daffron Speedway, LLC
Name Title/Organization

PROPERTY OWNER: (If different from applicant)

MAILING ADDRESS: 5446 University Parkway, Winston-Salem, NC 27105

PHONE: cell: 312-459-7174 email: ddraffron@speedway.com
land line: 336-231-5742

PROPERTY INFORMATION

STREET ADDRESS: 132 Grubbs Road, Fair Play, Oconee County, SC 29643

TAX PARCEL # 341-00-04-001, 341-00-04-006 DEED BOOK/PAGE: B610 / P3, A719 / P3

ZONING DESIGNATION: I-85 Overlay, Carolina Gateway ACREAGE: 16.95

REQUEST

CODE SECTION FROM WHICH A VARIANCE IS REQUESTED: 2020-09 Exhibit A, Section 32-521

DESCRIPTION OF REQUEST:

Applicant is requesting a variance to the Oconee County ordinance, 2020-09 Exhibit A, Section 32-52, specifically Item 3, Signage maximum face area per sign of 75 square feet. The applicant is requesting a variance grant for 816 square feet maximum face area for a highway high rise sign.

Instructions:

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

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

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

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

David Daffron Applicant Signature

2/25/2021 Date

____ Property Owner Signature

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

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

The project property located in the NE corner of the I-85, Exit 4 interchange is elevated (20 ft +/-), it is over 800 feet north from the I-85 NB/SB lanes and it is heavily wooded all along I-85 with no sight lines to the site. The business is not visible from the I-85 NB/SB traffic lanes and a 75 SF on a HiRise monument sign would not be visible from either NB / SB lanes. The change from 627 SF to 816 SF follows the Speedway standard sign face for being mounted at 200 ft above the ground for readability along the highway.

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

No, the existing site is undeveloped; the existing tree line extends into the I-85 limited access area. The available access to the site is at Whitfield Road and Grubbs Road intersection and along Grubbs Road along with the undulating topography dictates that the project be developed nearly 800+ feet north of the I-85 NB/SB lanes.

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

A properly located and visible sign is essential for landmarking the business. Visibility of the business is essential for its success, a large percentage of the business is generated from I-85. The requested 816 SF sign face is being recommended by the sign study consultant as the minimum SF necessary to be read from I-85.

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

No. Speedway CFL business are commonly located at interstate interchanges. It is a permitted use within the zoning district and provides a service to the local community. The business services include refueling of vehicles and convenience merchandise. The proposed high rise sign is very typical of this type of business and is a standard height and size for not only Speedway across the nation, but also for their competitors. The proposed high rise signage variance will not cause an adverse impact on surrounding property values. There are multiple high signs that already exist along this I-85 corridor.

OCONEE COUNTY BOARD OF ZONING APPEALS

415 South Pine Street –Walhalla, SC



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

APPLICATION FOR VARIANCE

OCONEE COUNTY, SC

HiRise Sign Face Area
Variance Application

APPLICANT: David Daffron Speedway, LLC
Name Title/Organization

PROPERTY OWNER: (If different from applicant)

MAILING ADDRESS: 5446 University Parkway, Winston-Salem, NC 27105

PHONE: cell: 312-459-7174 email: ddraffron@speedway.com
land line: 336-231-5742

PROPERTY INFORMATION

STREET ADDRESS: 132 Grubbs Road, Fair Play, Oconee County, SC 29643

TAX PARCEL # 341-00-04-001, 341-00-04-006 DEED BOOK/PAGE: B610 / P3, A719 / P3

ZONING DESIGNATION: I-85 Overlay, Carolina Gateway ACREAGE: 16.95

REQUEST

CODE SECTION FROM WHICH A VARIANCE IS REQUESTED: 2020-09 Exhibit A, Section 32-521

DESCRIPTION OF REQUEST:

Applicant is requesting a variance to the Oconee County ordinance, 2020-09 Exhibit A, Section 32-52, specifically Item 3, Signage maximum face area per sign of 75 square feet. The applicant is requesting a variance grant for 816 square feet maximum face area for a highway high rise sign.

Instructions:

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

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

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

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

_____ Applicant Signature

_____ Date

_____ Property Owner Signature

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

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

The project property located in the NE corner of the I-85, Exit 4 interchange is elevated (20 ft +/-), it is over 800 feet north from the I-85 NB/SB lanes and it is heavily wooded all along I-85 with no sight lines to the site. The business is not visible from the I-85 NB/SB traffic lanes and a 75 SF on a HiRise monument sign would not be visible from either NB / SB lanes. The change from 627 SF to 816 SF follows the Speedway standard sign face for being mounted at 200 ft above the ground for readability along the highway.

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

No, the existing site is undeveloped; the existing tree line extends into the I-85 limited access area. The available access to the site is at Whitfield Road and Grubbs Road intersection and along Grubbs Road along with the undulating topography dictates that the project be developed nearly 800+ feet north of the I-85 NB/SB lanes.

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

A properly located and visible sign is essential for landmarking the business. Visibility of the business is essential for its success, a large percentage of the business is generated from I-85. The requested 816 SF sign face is being recommended by the sign study consultant as the minimum SF necessary to be read from I-85.

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

No. Speedway CFL business are commonly located at interstate interchanges. It is a permitted use within the zoning district and provides a service to the local community. The business services include refueling of vehicles and convenience merchandise. The proposed high rise sign is very typical of this type of business and is a standard height and size for not only Speedway across the nation, but also for their competitors. The proposed high rise signage variance will not cause an adverse impact on surrounding property values. There are multiple high signs that already exist along this I-85 corridor.

OCONEE COUNTY BOARD OF ZONING APPEALS

415 South Pine Street –Walhalla, SC



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

APPLICATION FOR VARIANCE

Number of Monument signs
Variance Application

OCONEE COUNTY, SC

APPLICANT: David Daffron Speedway, LLC
Name Title/Organization

PROPERTY OWNER: (If different from applicant)

MAILING ADDRESS: 5446 University Parkway, Winston-Salem, NC 27105

PHONE: cell: 312-459-7174 email: ddraffron@speedway.com
land line: 336-231-5742

PROPERTY INFORMATION

STREET ADDRESS: 132 Grubbs Road, Fair Play, Oconee County, SC 29643

TAX PARCEL # 341-00-04-001, 341-00-04-006 DEED BOOK/PAGE: B610 / P3, A719 / P3

ZONING DESIGNATION: I-85 Overlay, Carolina Gateway ACREAGE: 16.95

REQUEST

CODE SECTION FROM WHICH A VARIANCE IS REQUESTED: 2020-09 Exhibit A, Section 32-521

DESCRIPTION OF REQUEST:

Applicant is requesting a variance to the Oconee County ordinance, Appendix A, Section (b)(3), specifically Item b.3, one-double faced or single faced sign shall be allowed per parcel. The applicant is requesting a variance grant to add a goal post sign at the intersection of Whitfield Road and Grubbs Road driveway for a total of two (2) goal post signs at opposite ends of the proposed site. This will increase the visibility of the business from either NB or SB Whitfield Road traffic. The goal posts will be space 425 feet apart. Speedway has already been granted 2 monument signs. Speedway is requesting a third monument sign; the site will have a total of 3 monument signs.

Instructions:

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

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

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

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

David Daffron Applicant Signature

2/25/2021 Date

____ Property Owner Signature

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

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

The project property located in the NE corner of the I-85, Exit 4 interchange is elevated (20 ft +/-), it is over 800 feet north from the I-85 NB/SB lanes and it is heavily wooded all along I-85 with no sight lines to the site. SCDOT requires 750 feet separation from an exit ramp to a commercial driveway. The business needs to be visible while traveling NB or SB as well as from the exit ramp and Whitfield Road intersections for a vehicle to locate the business and negotiate a safe travel path to the business. The Whitfield Road NB traffic will see the southern goal post and SB traffic will see the northern goal post.

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

No, the existing site is undeveloped; the existing tree line extends into the I-85 limited access area. The available access to the site is at Whitfield Road and Grubbs Road intersection and along Grubbs Road along with the undulating topography dictates that the project be developed nearly 800+ feet horizontally north of the I-85 NB/SB lanes. The developer is actively preserving the existing tree canopy.

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

A properly located and visible sign is essential for landmarking the business. Visibility of the business is essential for its success, a large percentage of the business is generated from I-85 with a the balance of the traffic generated from SB Whitfield Road traffic. One goal post at the southern property limit would restrict visibility to NB Whitfield Road traffic. A Whitfield Road SB goal post at the northern limit of the site would allow visibility and recognition of the business for the SB traffic.

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

No. Speedway CFL business are commonly located at interstate interchanges. It is a permitted use within the zoning district and provides a service to the local community. The business services include refueling of vehicles and convenience merchandise. Having both opposite end goal post signs are very typical of this type of business for not only Speedway across the nation, but also for their competitors. The proposed one additional goal post variance will not cause an adverse impact on surrounding property values. This is a very typical monument signage configuration that already exists along this I-85 corridor.

OCONEE COUNTY BOARD OF ZONING APPEALS

415 South Pine Street –Walhalla, SC



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

APPLICATION FOR VARIANCE

Number of Monument signs
Variance Application

OCONEE COUNTY, SC

APPLICANT: David Daffron Speedway, LLC
Name Title/Organization

PROPERTY OWNER: (If different from applicant)

MAILING ADDRESS: 5446 University Parkway, Winston-Salem, NC 27105

PHONE: cell: 312-459-7174 email: ddraffron@speedway.com
land line: 336-231-5742

PROPERTY INFORMATION

STREET ADDRESS: 132 Grubbs Road, Fair Play, Oconee County, SC 29643

TAX PARCEL # 341-00-04-001, 341-00-04-006 DEED BOOK/PAGE: B610 / P3, A719 / P3

ZONING DESIGNATION: I-85 Overlay, Carolina Gateway ACREAGE: 16.95

REQUEST

CODE SECTION FROM WHICH A VARIANCE IS REQUESTED: 2020-09 Exhibit A, Section 32-521

DESCRIPTION OF REQUEST:

Applicant is requesting a variance to the Oconee County ordinance, Appendix A, Section (b)(3), specifically Item b.3, one-double faced or single faced sign shall be allowed per parcel. The applicant is requesting a variance grant to add a goal post sign at the intersection of Whitfield Road and Grubbs Road driveway for a total of two (2) goal post signs at opposite ends of the proposed site. This will increase the visibility of the business from either NB or SB Whitfield Road traffic. The goal posts will be space 425 feet apart. Speedway has already been granted 2 monument signs. Speedway is requesting a third monument sign; the site will have a total of 3 monument signs.

Instructions:

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

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

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

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

_____ Applicant Signature

_____ Date

_____ Property Owner Signature

APPLICANT RESPONSES TO
SECTION 38-7.1

(You may attach a separate sheet)

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