



Meeting agenda
Monday, February 28, 2022 6:00pm

1. Call to order
2. Approval of minutes: 01/24/2022
3. Brief statement about rules and procedures
4. Variance application #VA 21-015: Property owner Jeff Brown is requesting a 5' variance from the 25' required front setback for new construction of a man cave and 2 car garage. TMS# 039-01-02-035 with an address of 414 Ivorybill Way, Salem, SC 29676.
5. Special exception application #SE22-001: Jocassee Lake Tours – Kay Wade is requesting an addition to a Board Order dated July, 30, 2018 for a non-residential parking area for Jocassee Lake Tour guests. TMS# 038-00-01-005, a non-addressed parcel with the closest address of 112 Francis Falls Dr. Salem, SC 29676
6. Adjourn

**Oconee County
Board of Zoning
Appeals**

Council Chambers
415 South Pine Street
Walhalla, S.C. 29691

www.oconeesc.com

YouTube: "YourOconee"

Staff contact

846-638-4218
planninginfo@oconeesc.com

BOARD MEMBERS

Jim Codner, Chairman, District I	Marty McKee, District IV
Gwen Fowler, District II	Bill Gilster, District III
John Eager, Vice Chairman, At-Large	Tim Mays, District V
Bill Decker, At-Large	

OCONEE COUNTY BOARD OF ZONING APPEALS

415 South Pine Street - Walhalla, SC



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

Minutes

6:00 PM – January 24, 2022

Members in Attendance

Gwen Fowler

Jim Codner

John Eagar

Tim Mays

Bill Gilster

Staff

James Coley, Planning Director

Vivian Kompier, Planner/Zoning Administrator

David Root, Attorney

Media

Lauren Pierce, The Journal

ITEM 1 – Call to Order – Mr. Coley called the meeting to order at 6:00 PM.

ITEM 2 – Election of officers – Mr. Coley called for nominations for Chair. Mr. Eagar made a motion that Mr. Codner continue as Chair; seconded by Mr. Gilster with no discussion. Mr. Coley called for a vote. The motion was approved 5/0. Mr. Codner called for nominations for Vice-Chair. Mr. Eagar made a motion for Ms. Fowler to serve as Vice-Chair. Ms. Fowler declined the nomination. Mr. Codner made a motion for Mr. Eagar serve as Vice-Chair; seconded by Ms. Fowler with no discussion. Mr. Codner called for a vote. The motion was approved 5/0. Mr. Codner made a motion that Mr. Coley serve as Secretary; seconded by Mr. Eagar with no discussion. Mr. Codner called for a vote. The motion was approved 5/0.

ITEM 3 – Approval of 2022 calendar – Mr. Eagar made a motion that the proposed 2022 calendar be adopted; seconded by Mr. Mays with no discussion. Mr. Codner called for a vote. The motion was approved 5/0.

ITEM 4 – Brief statement about rules and procedures – Mr. Codner outlined the proceedings of the meeting going forward:

- Applicant will provide a presentation to state their request.
- Staff will be asked to make any comments regarding the request.

- Citizens are allowed to voice their approval or opposition to the proposed. Please do not repeat opinions that have already been stated into the record.
- Applicant rebuttal
- Board members will discuss in detail.
- Voting

ITEM 5 – Approval of minutes of November 30, 2021 meeting – Mr. Eagar made a motion to approve the November 30th minutes; Mr. Gilster seconded. Discussion: Mr. Codner noted that Mr. Ratliff sent an extensive letter pointing out issues with the minutes. Mr. Codner asked County Attorney, David Root to define and explain what minutes should provide. Mr. Root stated that minutes for public bodies are defined by statute. They should include when a meeting is held, the subject matter of the meeting, and who is present. With regards to the essence of what was spoken, the statute says minutes should capture the substance of what was said; it is not a transcript. Mr. Codner summarized that approval of the minutes would be agreement that the minutes are a fair representation of what happened in that meeting. When asked, Mr. Coley stated that he believes the minutes are a fair representation. Discussion included agreement that the proposed minutes are adequate and suggestion that all public comments, including the letter questioning the minutes, should be included with the approved minutes. Mr. Coley confirmed that as procedure, all citizen emails would be attached to the minutes as part of the record after the minutes are approved. In addition, the Ratliff letter will be attached to the minutes as well. Mr. Eagar noted the spelling of his name was incorrect in the minutes. Mr. Codner called for a vote. The motion was approved unanimously 5/0.

ITEM 6 - Variance request Continuation #VA 21-011: Ridgewater Engineering and Surveying – Joe Meaders is requesting an 18.1’ variance from the 50’ Right of Way for the entrance of the subdivision due to the end of the existing road not making full access into the property and only having a prescriptive ditch to ditch right-of-way. TMS # 150-00-01-459 an unaddressed parcel with the closest address of 599 Ellenburg Rd, Seneca, SC 29672. – Mr. Codner explained that this request is a continuation from the January meeting and the requesting and responding parties have presented their cases and all public comments have been entered into the record. Public comment was closed with the closing of the last meeting, with the exception of the letter received from Mr. Ratliff concerning the minutes. In preparation of this continuation, the Board asked staff to present a delineation of who owns the road in question and they asked the two parties to attempt to come to an agreement. Mr. Coley deferred to Mr. Root for clarification on ownership of the road. As a matter of parliamentary procedure, Mr. Root asked Mr. Codner to first take action to remove the request from the table before proceeding. Mr. Eagar made a motion to remove Variance request #VA21-011 from the table; seconded by Mr. Mays. Mr. Codner called for a vote. The motion was approved 5/0.

Mr. Root explained that there is no question on who owns the rights to the land underneath the road. The question at hand is the traveling surface of the road. Records show that Oconee County Roads & Bridges maintained the road to the end of the paved section for 20 years (the requirement for a prescriptive easement). However, Mr. Root has recently received affidavits that questioned his findings and he needs more time to research the facts.

Board questions: Mr. Root answered questions from members of the Board regarding the definition of the term prescriptive easement, clarifying the County's authority to approve or deny a request to change the location of a road (prescriptive easement), if and how right-of-ways should be considered, and clarification of the need for permit approval in the future.

Mr. Codner summarized the actions the Board can take at this juncture. Based on his conversations with the legal counsel for both parties, Mr. Root stated that a postponement may be in order. Attorneys for the applicant and the opposing party agreed. Mr. Eagar made a motion to postpone the request until the applicant asked for it to be reinstated on the BZA agenda; Mr. Gilster seconded the motion. Discussion led to amending the motion on the table. Mr. Codner amended the motion to limit the postponement for a total of six months. Mr. Codner called for a vote of motion as amended. The motion was approved 5/0.

ITEM #7 - Variance application #VA 21-012A: Variance allowing the side setback for lot lines dividing attached single family units to be reduced to zero feet thus allowing the construction of individually-platted, attached single family units. Variance application VA21-012B: 27' Variance from the 50' road right of way to allow for the new townhomes to be consistent with the existing townhomes. Residenceum, LLC – Greg Kurzner is requesting these variances. TMS# 257-00-02-008 an unaddressed parcel with the closest address of 304 Breakwater Lane, Seneca, SC 29678.

Applicant's opening statement and provision of evidence: Greg Kurzner, Managing Member of Residenceum LLC, presented their answers to the four questions on the Variance application, noting that they are trying to complete the development of a previously approved community in the fashion, consistent with the existing individually platted for sale units and to protect the integrity and investment of the current homeowners. He also noted that the required 50' road right-of-way was not in place at the time the development was originally designed, permitted and built.

Public Comment:

- Gary Moss, citizen, requested more information on how approval of the variance will affect the established homes off Shiloh Road.

- Craig Schweisinger, citizen, expressed his opposition to the request, including his concern for street parking and concern that the current HOA will control the new homes.
- Mr. Codner read emails received into the record.
 - Tim and Tanya Liddy voiced their support of the request.
 - Robert and Nancy Holmes voiced their support of the request.

Applicant rebuttal: Mr. Kurzner addressed Mr. Moss’ concerns providing details on setbacks, road right-of-ways, and landscaping plans. The Board discussed the County standards applied to private roads. Mr. Kurzner confirmed the established HOA will have authority over the proposed homes. Mr. Kurzner shared plans for guest parking to be part of the common area in this new phase.

Board Discussion: Board members asked questions to clarify the questions of parking.

Staff comments: None

Consideration of VA21-012A:

1. There **are** extraordinary and exceptional conditions pertaining to the particular piece of property:
 - a. Motion – Mr. Eagar made a motion, seconded by Mr. Mays. No discussion.
 - b. Vote

In-favor	Opposed
5	0

Mr. Codner noted that the criterion passed.

2. These conditions **do not** generally apply to other property in the vicinity:
 - a. Motion – Mr. Eagar made a motion, seconded by Mr. Gilster. No discussion.
 - b. Vote

In-favor	Opposed
5	0

Mr. Codner noted that the criterion passed.

3. Because of these conditions, the application of this chapter to the particular piece of property **would** effectively prohibit or unreasonably restrict the utilization of the property; and
 - a. Motion – Mr. Eagar made a motion, seconded by Mr. Gilster. Brief discussion followed.
 - b. Vote

In-favor	Opposed
5	0

Mr. Codner noted that the criterion passed.

4. The authorization of a variance **will not** be of substantial detriment to adjacent uses or to the public good, and the character of the district will not be harmed by the granting of the variance.
 - a. Motion – Mr. Eagar made a motion; seconded by Mr. Gilster. No discussion.
 - b. Vote

In-favor	Opposed
5	0

Mr. Codner noted that the criterion passed.

5. Mr. Codner asked – Based on the evidence presented to the Board, do I hear a motion that the proposed variance be **Approved**.
 - a. Motion – Mr. Eagar made a motion; seconded by Mr. Gilster. No discussion.
 - b. Vote

In-favor	Opposed
5	0

Mr. Codner noted that variance request was approved.

Consideration of VA21-012B:

1. There **are** extraordinary and exceptional conditions pertaining to the particular piece of property:
 - a. Motion – Mr. Eagar made a motion, seconded by Mr. Mays. No discussion.
 - b. Vote

In-favor	Opposed
5	0

Mr. Codner noted that the criterion passed.

2. These conditions **do not** generally apply to other property in the vicinity:
 - a. Motion – Mr. Eagar made a motion, seconded by Mr. Mays. No discussion.
 - b. Vote

In-favor	Opposed
5	0

Mr. Codner noted that the criterion passed.

3. Because of these conditions, the application of this chapter to the particular piece of property **would** effectively prohibit or unreasonably restrict the utilization of the property; and
 - a. Motion – Mr. Eagar made a motion, seconded by Mr. Mays. No discussion.
 - b. Vote

In-favor	Opposed
5	0

Mr. Codner noted that the criterion passed.

4. The authorization of a variance **will not** be of substantial detriment to adjacent uses or to the public good, and the character of the district will not be harmed by the granting of the variance.
 - a. Motion – Mr. Eagar made a motion; seconded by Mr. Gilster. No discussion.
 - b. Vote

In-favor	Opposed
5	0

Mr. Codner noted that the criterion passed.

5. Mr. Codner asked – Based on the evidence presented to the Board, do I hear a motion that the proposed variance be **Approved**.
 - a. Motion – Mr. Eagar made a motion; seconded by Mr. Mays. No discussion.
 - b. Vote

In-favor	Opposed
5	0

Mr. Codner noted that the variance request was approved.

Item 8 – Variance application #VA21-013: Joe and Lynn Arve are requesting a 4.9’ variance from the 25’ required setback from the right-of-way to permit an existing foundation for a home. TMS# 149-04-01-050 with an address of 851 Little Bay Lane, Seneca, SC 29672.

Applicant’s opening statement and provision of evidence: Lynn Arve presented visuals to show the location of the existing foundation and where it violates the setback. She explained that not allowing the variance will impact and change the design of the home. Mr. Codner asked how it happened that the foundation is complete and in the setbacks. Ms. Arve explained it was an error by the foundation contractor.

Public comment:

- Don Bradford, President of Timber Bay Property Owners Association, voiced his opposition to approving the variance. He stated that this location of the house is

not the location that was approved by the POA's Architectural Committee and that no other home in the community has encroached on the County's setbacks. He noted that Ms. Arve had not offered any other solution to the problem. The Board asked Mr. Bradford if he has documentation of the Committee's review and approval. Mr. Coley stated the documents are part of the back-up. Mr. Bradford was asked what actions the POA would take if the BZA were to approve the variance. Mr. Bradford advised they are consulting an attorney and are presently unsure of the answer.

Applicant rebuttal: Ms. Arve stated she had not explored other solutions as they were cost prohibitive. The Board confirmed that the footer and foundation is all that is finished and that the garage is the only part of the house that is in the setback.

Staff comments: Mr. Coley confirmed that the variance application is valid, the foundation is clearly in the setback and it is within the Board's purview to discuss and decide.

Board discussion: The Board engaged in a discussion that included, but was not limited to, the difference between asking for permission vs. forgiveness, the fact that all other homes in the neighborhood had complied with the setbacks, an approval would make it harder for HOA/POAs to maintain certain characteristics of an entire community, the BZA's approval would not nullify the POA's ability for them to enforce their covenants, the relative small size of the variance requested and the liability of the foundation contractor responsible for the error.

1. There **are** extraordinary and exceptional conditions pertaining to the particular piece of property:
 - a. Motion – Mr. Eagar made a motion, seconded by Mr. Mays. A brief discussion followed.
 - b. Vote

In-favor	Opposed
1	4

Mr. Codner noted that the criterion failed.

2. These conditions **do not** generally apply to other property in the vicinity:
 - a. Motion – Mr. Eagar made a motion, seconded by Ms. Fowler. A brief discussion followed.
 - b. Vote

In-favor	Opposed
0	5

Mr. Codner noted that the criterion failed.

3. Because of these conditions, the application of this chapter to the particular piece of property **would** effectively prohibit or unreasonably restrict the utilization of the property; and
 - a. Motion – Mr. Eagar made a motion, seconded by Mr. Gilster. Brief discussion followed.
 - b. Vote

In-favor	Opposed
0	5

Mr. Codner noted that the criterion failed.

4. The authorization of a variance **will not** be of substantial detriment to adjacent uses or to the public good, and the character of the district will not be harmed by the granting of the variance.
 - a. Motion – Mr. Eagar made a motion; seconded by Ms. Fowler. A brief discussion followed.
 - b. Vote

In-favor	Opposed
0	5

Mr. Codner noted that the criterion failed.

5. Mr. Codner asked – Based on the evidence presented to the Board, do I hear a motion that the proposed variance be **Denied**.
 - a. Motion – Mr. Eagar made a motion; seconded by Mr. Gilster. No discussion.
 - b. Vote

In-favor	Opposed
4	1

Mr. Codner noted that the variance request was denied.

Item 9 – Variance application #VA21-014: Dennis and Michelle Hill are requesting a 1.86’ variance from the 25’ required setback from the right-of-way to permit an existing porch for a home. TMS# 162-05-01-057 with an address of 419 Peninsula Rd, West Union, SC 29696.

Applicant’s opening statement and provision of evidence: Mr. Dennis Hill, property owner, the details of their request and admitted it was an error on their part and asked for forgiveness. The Board asked questions for clarification. Details discovered include the house is under construction at the framing stage and the County learned of the encroachment in a complaint made by a neighbor.

Public comment:

- Mr. Codner read an email from Erin Fisher, property owner, in support of approving the variance into the record.

Applicant rebuttal: None

Board discussion: The Board discussed the size of the variance request, the fact that the only public comment was favorable, and that there is no HOA that opposes the variance request.

Staff comments: None

1. There **are** extraordinary and exceptional conditions pertaining to the particular piece of property:
 - a. Motion – Mr. Eagar made a motion, seconded by Mr. Mays. A brief discussion followed.
 - b. Vote

In-favor	Opposed
5	0

Mr. Codner noted that the criterion passed.

2. These conditions **do not** generally apply to other property in the vicinity:
 - a. Motion – Mr. Eagar made a motion, seconded by Mr. Gilster. No discussion.
 - b. Vote

In-favor	Opposed
5	0

Mr. Codner noted that the criterion passed.

3. Because of these conditions, the application of this chapter to the particular piece of property **would** effectively prohibit or unreasonably restrict the utilization of the property; and
 - a. Motion – Mr. Eagar made a motion, seconded by Mr. Mays. Brief discussion followed.
 - b. Vote

In-favor	Opposed
5	0

Mr. Codner noted that the criterion passed.

4. The authorization of a variance **will not** be of substantial detriment to adjacent uses or to the public good, and the character of the district will not be harmed by the granting of the variance.
 - a. Motion – Mr. Eagar made a motion; seconded by Mr. Gilster. No discussion.
 - b. Vote

In-favor	Opposed
5	0

Mr. Codner noted that the criterion passed.

5. Mr. Codner asked – Based on the evidence presented to the Board, do I hear a motion that the proposed variance be **Approved**.
 - a. Motion – Mr. Eagar made a motion; seconded by Ms. Fowler. No discussion.
 - b. Vote

In-favor	Opposed
5	0

Mr. Codner noted that variance request was approved.

Item 10 – Special Exception application SE21-005: Pandacon, LLC – Ben Collins is requesting a special exception for a rental cabin project in the Lake Overlay District. TMS# 209-00-01-051 with an address of 128 Tuscany Lane Seneca, SC 29672.

Applicant’s opening statement and provision of evidence: Mr. Ben Collins, Pandacon, LLC distributed supplementary back-up for his request. Mr. Collins asked the Board to consider the rationale of staff classifying the proposed rental cabin project as a commercial use when there are many single-family homes in Oconee County that are short-term or seasonal rentals that are not considered commercial. Mr. Collins presented a detailed case for the approval of the special exception, noting that the proposed development is consistent with the spirit and intent of the zoning ordinance, the lake overlay, and aspects of the Comprehensive Plan. Mr. Collins argued the cabins would be a welcomed and a needed residential component of the commercial businesses of Lake Keowee Marina. He also cited there are other privately owned short-term rentals in the neighboring areas. Mr. Collins stated that the special exception is for a land use exception; all other aspects of the development would still go through the Planning & Zoning department for their approval.

Staff comments: Mr. Coley confirmed that staff believes this is a commercial project and noted that there are many commercial businesses that are in the area that would have a hard time getting approved if they were being developed today. Mr. Coley also verified that the proposed development would be subject to the County’s approval and permitting process.

Board questions to applicant: The Board asked for clarification regarding the location of Tuscan Lane. Mr. Clay Schile, Lake Keowee Marina, provided the response.

Public comment:

- Mr. James Simmons, citizen, expressed his concern of not knowing the complete scope of the project—will the development continue to expand and require additional approvals from the Board. The classification of the cabins as single-family dwellings or rentals and noise abatement was also a stated concern of Mr. Simmons.
- Robert Moore, citizen, expressed his opposition to the request citing that exceptions to the Lake Overlay should only be given when there are no alternatives and it serves the common good.
- Steve Owings, citizen, expressed his opposition to the request citing his concern of rental properties and the unknown regarding the complete scope of the project.
- Robert Sedler, citizen, expressed his opposition to the request citing his concern to the complete scope of the project, noise abatement and boat parking of future renters.
- Danny Greg, citizen, express his opposition to the request citing his concerns for noise abatement and the unknown of the scope of the project.
- Amy Sedler, citizen, expressed her concern on where the potential renters will be enjoying the lake—i.e. swimming.

Applicant rebuttal: Mr. Schile responded to the stated objections, stating that the nature of a marina is public. He stated that their target customer for renting the cabins are families. When asked if the development can be realized without being in the overlay, Mr. Schile answered no, due to constraints on the property. He added that he is aware of noise issues and they control as much as they can, stating that noise comes from all sides. Mr. Collins provided more input to diminish the public's concerns over the development being labeled a commercial project. He deferred to Mr. Schile on the question of possibly more cabins at a later date.

Staff was asked if the conceptual drawings of the cabins provided in the supplementary documents could meet Appendix A. Mr. Coley stated that it is hard to make a decision on pictures and it would require a more detailed review, but it would be required to meet Appendix A. Mr. Coley also clarified his remarks on the existing commercial developments' ability to gain approval in the overlay if submitted today. Ms. Kompier added that Appendix A can be amended to meet the needs. Mr. Coley also clarified that the applicant did not note in the application that the variance request was specifically for three cabins.

Board discussion: Discussion included, but was not limited to, the negative aspects of short-term rentals, noise, and the purpose of the lake overlay.

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:
 - a. Motion – Mr. Eagar made a motion, seconded by Mr. Mays. A brief discussion followed.
 - b. Vote

In-favor	Opposed
5	0

Mr. Codner noted that the criterion passed.

2. In the best interests of the County, the convenience of the community and the public welfare:
 - a. Motion – Mr. Eagar made a motion, seconded by Mr. Mays. A discussion followed that included limiting the number of cabins to be approved.
 - b. Vote

In-favor	Opposed
5	0

Mr. Codner noted that the criterion passed.

3. Suitable for the property in question, and designed, constructed, operated, and maintained so as to be in harmony with appropriate in appearance to the existing or intended character of the general vicinity:
 - a. Motion – Mr. Eagar made a motion, seconded by Mr. Mays. Brief discussion followed.
 - b. Vote

In-favor	Opposed
5	0

Mr. Codner noted that the criterion passed.

4. Suitable in terms of effects on highway traffic, parking and safety with adequate access arrangements to protect streets from undue congestion and hazards.
 - a. Motion – Mr. Eagar made a motion; seconded by Mr. Mays. Brief discussion followed.
 - b. Vote

In-favor	Opposed
5	0

Mr. Codner noted that the criterion passed.

5. Mr. Codner asked – Based on the evidence presented to the Board, do I hear a motion that the proposed special exception be **Approved** with a restriction that the maximum of three cabins can be built as shown on the submitted site plan under this special exception.
 - a. Motion – Mr. Eagar made a motion; seconded by Ms. Fowler. No discussion.
 - b. Vote

In-favor	Opposed
5	0

Mr. Codner noted that the special exception was approved.

Item 11 – Adjourn

Mr. Codner asked for a motion to adjourn

Motion – Mr. Eagar made a motion; seconded by Mr. Mr. Mays

Vote – Mr. Codner called for a vote. Motion was unanimously approved 5/0.

Meeting was adjourned at 8:45 PM.

Variance application #VA 21-015: Property owner Jeff Brown is requesting a 5' variance from the 25' required front setback for new construction of a man cave and 2 car garage. TMS# 039-01-02-035 with an address of 414 Ivorybill Way, Salem, SC 29676.



VIEWS OF EXISTING ERODING LAKESIDE BANK. +/- 175' LONG x 4' TALL (MAX)
BOULDER RETAINING WALL TO BE INSTALLED TO STABILIZE BANK.

NOTE:
CONTRACTOR TO VERIFY SITE GRADE
CONDITIONS AND MAKE ANY
NECESSARY ADJUSTMENTS TO ENSURE
WATER IS CARRIED AWAY FROM AND
AROUND THE STRUCTURE TO A
DESIGNATED DRAINAGE AREA OR
AREAS. CONTRACTOR & LANDSCAPE
ARCHITECT TO DETERMINE THE BEST
LOCATION & METHOD FOR DRAINAGE
CONTROL AND RELEASE OF STORM
WATER. THESE METHODS SHALL
INCLUDE BUT NOT BE LIMITED TO
SWALES, FRENCH DRAINS, TRENCH
DRAINS, CATCH BASINS & LEVEL
SPREADERS. THIS STRUCTURE IS TO
BE EQUIPPED WITH RAIN GUTTERS AND
DOWNSPOUTS. THESE DEVICES ARE TO
BE CONNECTED TO UNDERGROUND
DRAINAGE PIPES AND TIED INTO THE
OVERALL SITE DRAINAGE CONTROL
SYSTEM.

DO NOT SCALE DRAWINGS. © 03/25/2021 ALL RIGHTS RESERVED BY SHOCKLEY DESIGNS L.L.C. COPYRIGHT NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

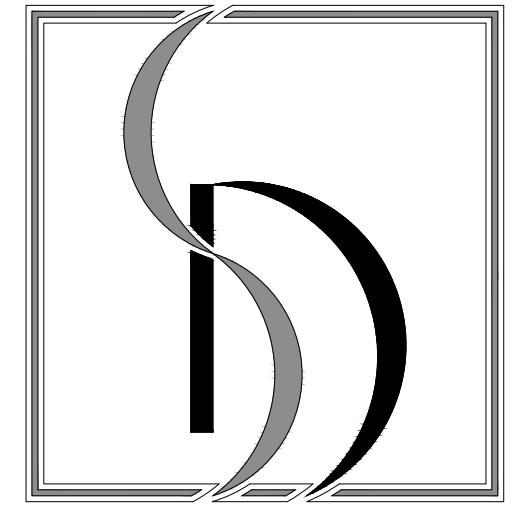


- SILT FENCING AS REQUIRED (TYP.)
- PAVER OUTDOOR LIVING SURFACE
- SLOPED BOULDER RETAINING WALL TO FOLLOW FINISHED GRADE. (4' MAX)
- ARROWS DELINEATING DIRECTION OF STORM RUN-OFF
- HVAC EQUIPMENT LOCATION
- SLOPE GRADE AROUND & AWAY FROM STRUCTURE (TYP.)
- MAIN STRUCTURE. SEE FLOOR PLANS FOR MORE INFORMATION
- TEMPORARY CONSTRUCTION DUMPSTER
- MODIFIED GRADE
- TEMPORARY CONSTRUCTION TOILET
- EXISTING CONCRETE DRIVEWAY & MOTOR COURT (IMPERVIOUS), FINAL DESIGN BY LANDSCAPE ARCHITECT
- BUILDING SETBACK LINES (TYP.)
- PROPERTY LINE(S) AND PINS
- EXTENT OF EXISTING ROAD. IVORYBILL WAY WAS NOT INSTALLED WITH A CUL-DE-SAC

FLOOR ELEVATIONS	
MAIN HOUSE (EXISTING)	827.16'
GARAGE SLAB (EXISTING)	823.00'
MAN CAVE SLAB (NEW)	826.00'
GARAGE SLAB (NEW)	825.16'



SITE & GRADING CONCEPT PLAN 1"=10'-0"



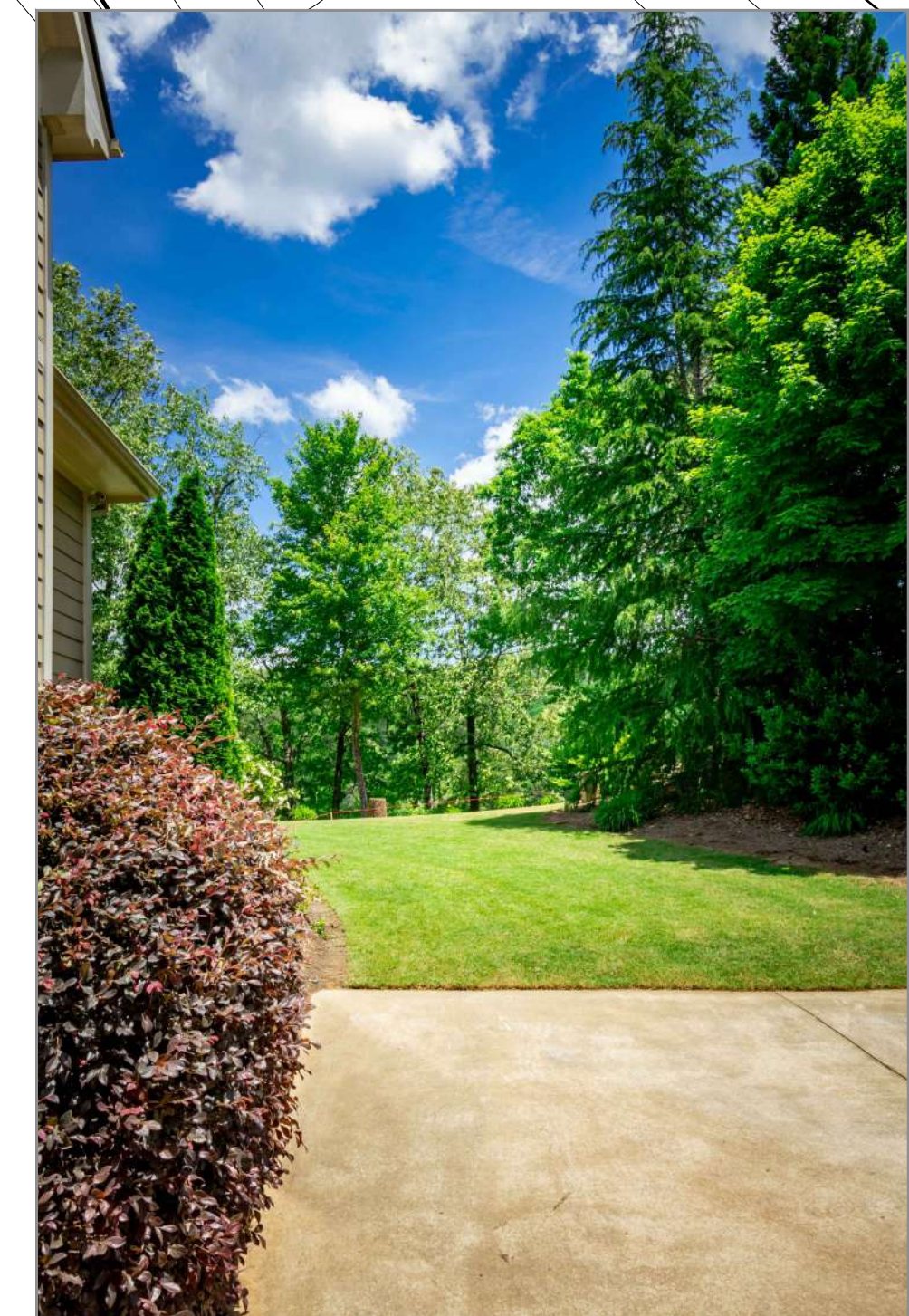
**SHOCKLEY
DESIGNS**
L.L.C.
WWW.SHOCKLEYDESIGNS.COM
864-230-1885



BROWN RENOVATION

414 Ivory Bill Way - The Cliffs Falls North
Salem, South Carolina

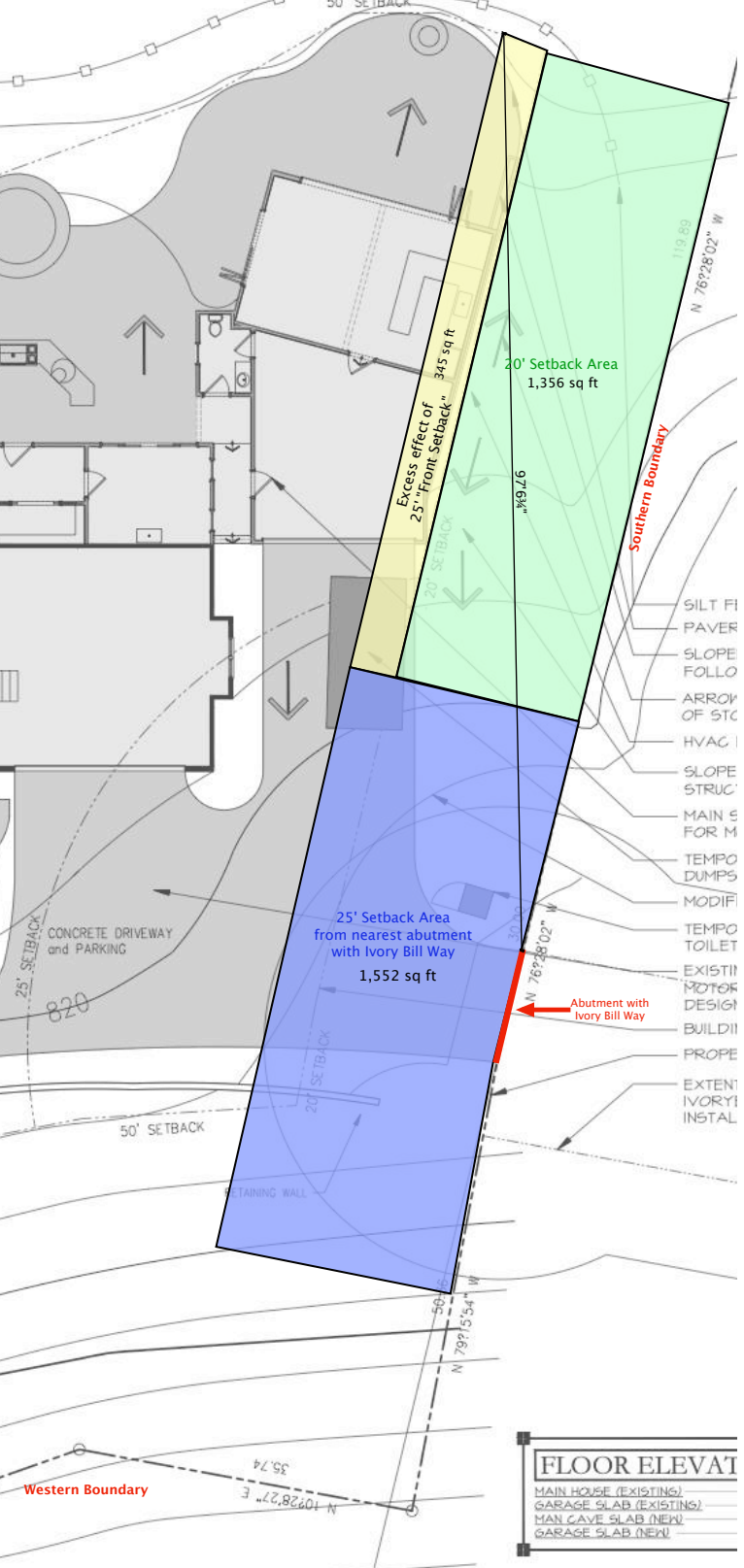
ISSUED FOR COUNTY COMMENTS DECEMBER 15, 2021
RESIDENCE NUMBER 2108
SHEET DESCRIPTION SITE PLAN SKETCH CONCEPT
SHEET NUMBER C-1.0



EXISTING VIEW OF NEW GARAGE & MAN CAVE BUILDING AREA



Tybill Way



Excess effect of
25" Front Setback" 345 sq ft

20' Setback Area
1,356 sq ft

25' Setback Area
from nearest abutment
with Ivory Bill Way
1,552 sq ft

Southern Boundary

Abutment with
Ivory Bill Way

Western Boundary

FLOOR ELEVATION	
MAIN HOUSE (EXISTING)	
GARAGE SLAB (EXISTING)	
MAN CAVE SLAB (NEW)	
GARAGE SLAB (NEW)	

- SILT FI
- PAVER
- SLOPE
- FOLLO
- ARROY
- OF STC
- HVAC I
- SLOPE
- STRUC'
- MAIN S
- FOR M
- TEMPO
- DUMPS
- MODIF
- TEMPO
- TOILET
- EXISTII
- MOTOR
- DESIG
- BUILDII
- PROPE
- EXTEN
- IVORYI
- INSTAL

CONCRETE DRIVEWAY
and PARKING

25' SETBACK

50' SETBACK

RETAINING WALL

35.74

N 109°28'27" E

50'

N 79°15'54" W

30'

N 76°28'02" W

97'6.76

119.89

N 76°28'02" W

50' SETBACK

20' SETBACK

820

OLD DATUM-TED BEVERLY-1997



LAKE KEOWEE

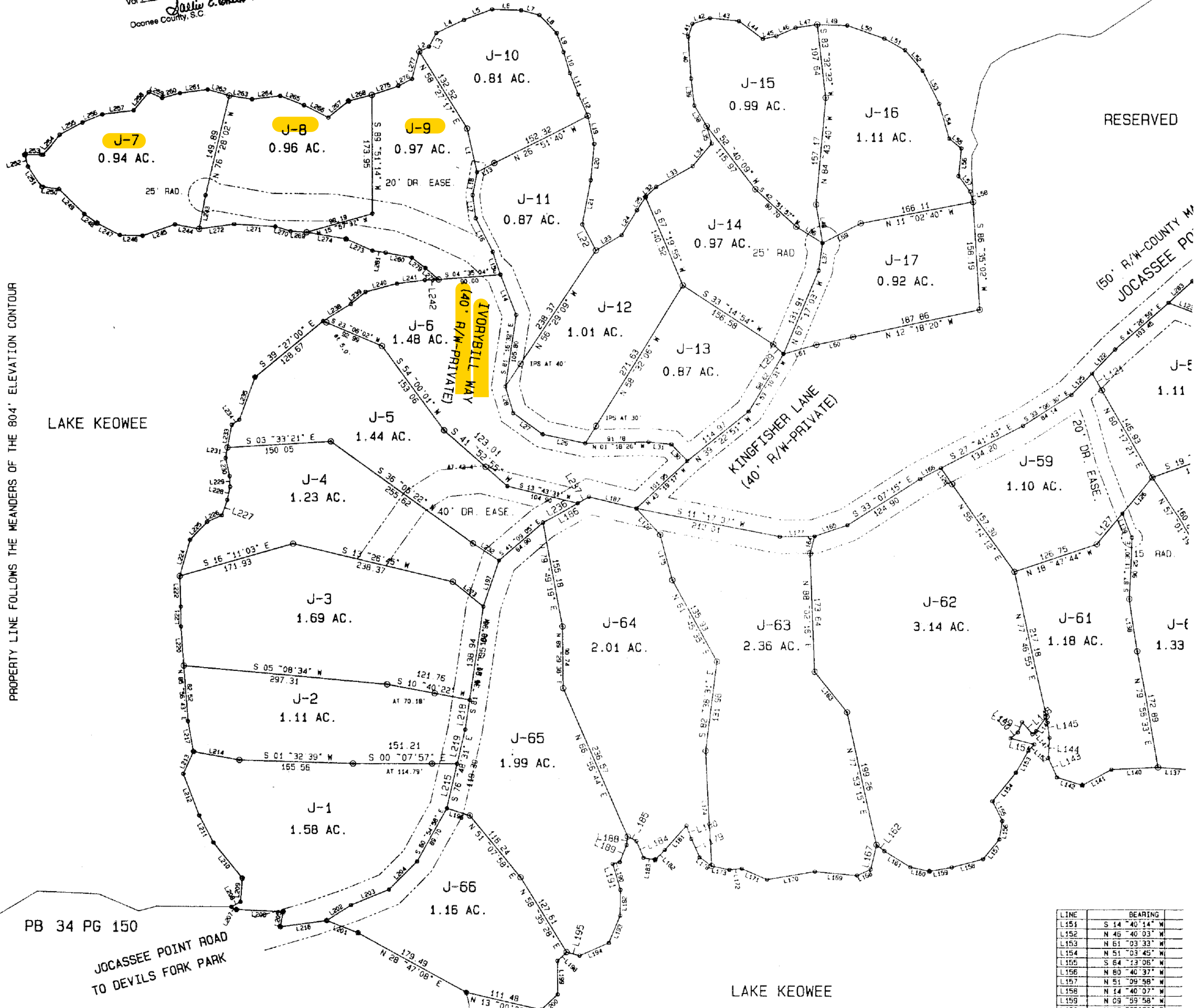
PROPERTY LINE FOLLOWS THE MEANDERS OF THE 804' ELEVATION CONTOUR

FILED OCT 11 1999
SALLIE C. SMITH
CLERK COUNTY

1999 JUN -1 P 4: 37

PINTAIL COUR

Recorded this 1 June day of AD. 19 99
Vol. A683 Page 344 and certified
Sally C. Smith, C.C.P.O.S.
Oconee County, S.C.



PROPERTY LINE FOLLOWS THE MEANDERS OF THE 804' ELEVATION CONTOUR

LAKE KEOWEE

PB 34 PG 150

JOCASSEE POINT ROAD
TO DEVILS FORK PARK

PB P51 PG 50

PROPERTY LINE FOLLOWS THE MEANDERS OF THE 804' ELEVATION CONTOUR

LAKE KEOWEE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 77° 24' 34" E	65.45	L26	N 12° 14' 04" E	63.15	L51	S 29° 06' 15" W	34.64	L76	S 43° 04' 45" W	37.00	L101	N 80° 48' 05" W	52.85	L126	N 50° 56' 19" W	68.23
L2	S 27° 38' 53" E	15.05	L27	N 36° 12' 36" E	52.72	L52	S 49° 31' 14" W	39.45	L77	S 53° 50' 45" W	37.57	L102	N 77° 29' 40" W	50.70	L127	N 50° 56' 19" W	68.23
L3	S 61° 57' 50" E	22.78	L28	N 73° 37' 48" E	41.10	L53	S 63° 31' 28" W	53.80	L78	N 56° 29' 48" W	25.53	L103	N 59° 49' 59" W	54.54	L128	N 55° 14' 12" E	28.41
L4	S 25° 23' 31" E	43.61	L29	S 43° 22' 11" W	20.27	L54	S 74° 52' 01" W	53.21	L79	N 52° 07' 22" W	38.45	L104	N 36° 26' 04" W	42.83	L129	N 64° 05' 32" W	9.36
L5	S 20° 10' 28" E	42.16	L30	N 46° 12' 35" E	33.77	L55	S 39° 41' 24" W	22.80	L80	N 53° 11' 51" W	61.14	L105	N 26° 12' 11" W	51.10	L130	S 75° 43' 39" W	52.27
L6	S 02° 04' 17" W	27.35	L31	N 05° 57' 23" E	33.12	L56	N 84° 03' 02" W	40.56	L81	N 34° 49' 55" E	56.34	L106	N 61° 01' 14" E	67.57	L131	S 64° 24' 46" W	40.86
L7	S 14° 51' 45" W	21.35	L32	S 43° 54' 44" E	21.56	L57	S 73° 34' 51" W	62.61	L82	N 18° 41' 57" E	28.66	L107	N 57° 08' 22" E	20.49	L132	N 52° 51' 00" W	14.52
L8	S 45° 24' 54" W	36.33	L33	S 29° 43' 24" E	61.07	L58	N 27° 42' 04" W	15.67	L83	N 48° 39' 48" W	55.52	L108	N 03° 09' 56" W	40.76	L133	S 88° 15' 12" W	55.37
L9	S 70° 29' 26" W	26.53	L34	S 50° 01' 43" E	43.11	L59	N 27° 42' 04" W	15.67	L84	N 31° 04' 39" W	66.54	L109	N 34° 55' 43" E	33.59	L134	N 36° 26' 02" W	31.37
L10	S 73° 48' 31" W	32.19	L35	N 73° 56' 00" E	26.39	L60	N 12° 16' 35" W	54.57	L85	N 21° 00' 05" W	35.41	L110	N 70° 01' 59" E	60.27	L135	N 02° 48' 47" W	60.27
L11	S 68° 49' 31" W	33.73	L36	S 32° 15' 11" W	44.86	L61	N 15° 43' 49" W	49.42	L86	N 06° 08' 30" E	33.71	L111	N 50° 37' 53" E	15.80	L136	N 04° 03' 56" E	33.06
L12	S 65° 17' 27" W	34.14	L37	N 82° 05' 15" W	40.74	L62	N 51° 39' 56" E	44.30	L87	N 48° 09' 37" E	66.15	L112	N 45° 43' 45" W	22.52	L137	N 03° 43' 10" E	44.91
L13	N 28° 01' 52" W	28.41	L38	N 59° 42' 06" E	34.91	L63	N 82° 59' 43" E	49.86	L88	S 58° 22' 52" E	27.57	L113	N 31° 23' 39" W	25.50	L138	N 81° 20' 52" E	77.83
L14	N 68° 48' 06" E	63.08	L39	N 83° 11' 53" E	40.11	L64	N 72° 08' 43" E	77.46	L89	N 56° 25' 09" E	69.01	L114	N 44° 35' 40" W	30.37	L139	N 69° 10' 00" E	39.46
L15	N 71° 24' 37" E	34.92	L40	N 86° 15' 33" E	61.57	L65	S 09° 23' 03" E	17.14	L90	N 04° 26' 56" E	57.30	L115	N 26° 38' 34" E	27.26	L140	N 02° 59' 21" W	67.71
L16	N 63° 28' 28" E	55.34	L41	S 71° 13' 53" E	19.86	L66	S 04° 08' 41" E	67.95	L91	N 41° 13' 22" E	61.22	L116	N 41° 01' 56" E	28.60	L141	N 26° 11' 08" W	48.78
L17	N 82° 31' 27" E	34.50	L42	S 19° 15' 48" E	26.84	L67	S 38° 08' 40" W	23.62	L92	N 43° 44' 05" E	37.14	L117	S 45° 30' 54" E	55.15	L142	N 17° 28' 39" E	38.56
L18	S 79° 15' 12" E	34.18	L43	S 06° 00' 38" W	42.07	L68	N 22° 52' 21" W	21.54	L93	S 05° 53' 00" E	38.89	L118	S 45° 30' 54" E	55.15	L143	N 66° 00' 42" E	31.11
L19	S 77° 19' 37" W	42.04	L44	S 37° 03' 45" W	43.30	L69	N 14° 06' 19" W	21.54	L94	N 63° 10' 51" E	77.62	L119	S 37° 25' 54" E	25.61	L144	S 96° 53' 04" E	29.68
L20	N 84° 21' 07" W	53.15	L45	S 12° 01' 37" E	19.95	L70	N 11° 38' 05" W	27.21	L95	S 64° 11' 11" W	77.37	L120	N 145° 31' 41" E	31.37	L145	N 82° 31' 41" E	26.03
L21	N 78° 16' 10" W	66.07	L46	S 23° 34' 14" E	30.50	L71	N 01° 50' 12" E	41.43	L96	N 81° 41' 11" W	77.37	L121	N 54° 06' 27" W	26.03	L146	N 24° 06' 27" W	7.00
L22	S 62° 51' 19" W	43.15	L47	S 08° 40' 03" E	31.72	L72	N 07° 48' 37" E	35.02	L97	N 85° 14' 03" E	48.83	L122	N 58° 58' 37" W	7.00	L147	N 38° 58' 37" W	7.00
L23	S 31° 18' 40" E	43.45	L48	S 80° 58' 18" W	57.39	L73	N 37° 26' 31" W	13.06	L98	S 65° 14' 40" W	52.36	L123	N 50° 05' 02" E	22.72	L148	N 50° 05' 02" E	22.72
L24	S 59° 44' 29" E	42.63	L49	S 01° 48' 33" W	43.52	L74	S 55° 27' 37" W	33.85	L99	S 68° 48' 43" W	67.00	L124	N 66° 50' 27" W	16.28	L149	N 66° 50' 27" W	16.28
L25	S 57° 18' 50" E	23.05	L50	S 19° 31' 09" W	56.66	L75	N 52° 35' 28" W	22.99	L100	S 82° 34' 33" W	49.48	L125	N 38° 57' 05" W	13.89	L150	N 38° 57' 05" W	13.89

LINE	BEARING	DISTANCE
L151	S 14° 40' 14" W	
L152	N 46° 40' 03" W	
L153	N 61° 03' 33" W	
L154	N 51° 03' 45" W	
L155	S 64° 13' 08" W	
L156	N 80° 40' 37" W	
L157	N 51° 39' 58" W	
L158	N 14° 40' 07" W	
L159	N 09° 59' 58" W	
L160	N 12° 25' 22" E	
L161	N 31° 43' 00" E	
L162	N 38° 33' 45" E	
L163	N 51° 37' 36" E	
L164	S 74° 41' 47" E	
L165	S 19° 29' 41" E	
L166	S 27° 41' 43" E	
L167	N 76° 09' 57" W	
L168	N 24° 31' 26" W	
L169	N 05° 08' 17" E	
L170	N 09° 49' 00" W	
L171	N 23° 22' 22" E	
L172	N 05° 55' 03" E	
L173	N 12° 04' 50" E	
L174	N 87° 25' 10" E	
L175	N 75° 19' 24" E	
L176	N 48° 32' 24" E	
L177	S 05° 50' 08" E	
L178	N 36° 17' 02" W	
L179	N 65° 39' 05" E	
L180	N 71° 22' 33" E	
L181	N 48° 26' 49" W	
L182	N 44° 35' 44" W	
L183	N 49° 08' 52" E	
L184	N 66° 50' 13" E	
L185	N 28° 50' 53" E	
L186	S 29° 59' 14" E	
L187	S 13° 51' 37" W	
L188	N 81° 48' 37" W	
L189	N 58° 18' 44" W	
L190	N 16° 09' 49" W	



Keowee Vineyards Community Association

January 25, 2022

Mr. and Mrs. Jeff Brown
414 Ivory Bill Way
Salem, SC 29676

VIA EMAIL

Re: Lot J-7, Falls North
The Cliffs at Keowee Vineyards

Dear Mr. and Mrs. Brown,

To assist you in obtaining a Building Permit from Oconee County for your home addition, the following information is being provided to you on behalf of the Keowee Vineyards Community Association and the Architectural Review Board for The Cliffs at Keowee Vineyards:

- The section of roadway starting at J-9 and ending at J-7 is a "20' Driveway Easement" for the benefit of Lots J9-J7 and is not a part of Ivory Bill Way (see attached recorded subdivision plat).
- Since this is a Driveway Easement, the Community Association does not own this property and is not responsible for the construction or maintenance of same.
- Based upon the 25' radius shown at the end of the Driveway Easement on Lots J-7 & J-8, the POA and ARB only require an additional 20' setback from this 25' radius for the driveway.
- The other side setback on J-7, excluding the 25' section referenced above, abutting the property line with J-8 is 20'.
- The ARB previously granted a maximum 5' variance when this home was originally constructed for the front garage corner.
- In November 2021, you fully satisfied the requirements of the POA and the ARB necessary to begin this project.

We hope this provides the required information needed to obtain approval from Oconee County for your home addition. If any additional information is needed or if anyone from the County would like to speak to me, they are welcome to call my cell at 864-313-8309.

Sincerely,

Kristi Bishop
Business Manager

cc: Chris Shockley

P.O. Box 514
Campobello, SC 29322

Special exception application #SE22-001: Jocassee Lake Tours – Kay Wade is requesting an addition to a Board Order dated July, 30, 2018 for a non-residential parking area for Jocassee Lake Tour guests. TMS# 038-00-01-005, a non-addressed parcel with the closest address of 112 Francis Falls Dr. Salem, SC 29676

Request from Jocassee Lake Tours for Special Exception of Sec. 38-7.2.

- **Lake Keowee/Jocassee Overlay District:**

Boundary is measured 750 feet from the full pond contours of Lake Keowee (800 MSL) and Lake Jocassee (1110 MSL). Special density, special land use restrictions, and a 25-foot undisturbed buffer requirement are imposed, according to Section 38-11.0 of Article XI of the Oconee County Zoning Enabling Ordinance. Only the portion of a parcel which lies within the overlay area is encumbered by the overlay requirements. This overlay area is intended to protect water quality, maintain the natural beauty, and limit any negative impacts of development around the lake. All parcels impacted by this overlay are listed in the Lake Front Parcels document.

(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;

- 1) JLT respects and appreciates that Oconee County implements a Lake Overlay District to protect the water quality and aesthetic quality of our beautiful lakes, and in no way do we wish to infringe on that protection. We do not believe our request will have any negative impact, and, in fact, a Special Exception was granted to JLT for parking on this piece of property in 2018. At that time, the request was for weekend and holiday parking. The original letter to the P&Z Board stating reasons for this request is attached.

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

- 2) In 2020 Devils Fork State Park issued Commercial Vendor Permits which mandated shuttling of boat rental and boat tour guests on Fridays, Saturdays, Sundays, holidays, and one week prior and one week past the Fourth of July date. On other days, guests were allowed to park in the boat ramp parking lot, and shuttling was not an issue.

In 2021, Devils Fork State Park reversed the long-standing tradition of allowing guests to park in the boat ramp parking lot Monday through Thursday. This required guests trying to access the boat dock to either walk across the dike or along a road busy with vehicles hauling large boats and large RVs. After observing our guests walking along the road to get from the Day Use area to the boat dock, JLT requested permission to shuttle guests from the Day Use area. That request was denied by park management. In response to the difficulty and/or danger this walk represented to our guests, JLT made the decision to shuttle our guests from the private lot adjacent to the park to the boat dock on a daily basis.

In 2022, Devils Fork SP is under new management, and we have once more requested permission to shuttle guests from the Day Use area, Tuesday through Thursday. (JLT does not run tours on Mondays.) New management has granted this permission, and we intend to shuttle guests from within the park on these three days. However, we still request the Special Exception

to cover parking in the private lot on these days, as well as Fridays, in case of unexpected Day Use crowds during the summer weeks between Memorial Day and Labor Day.

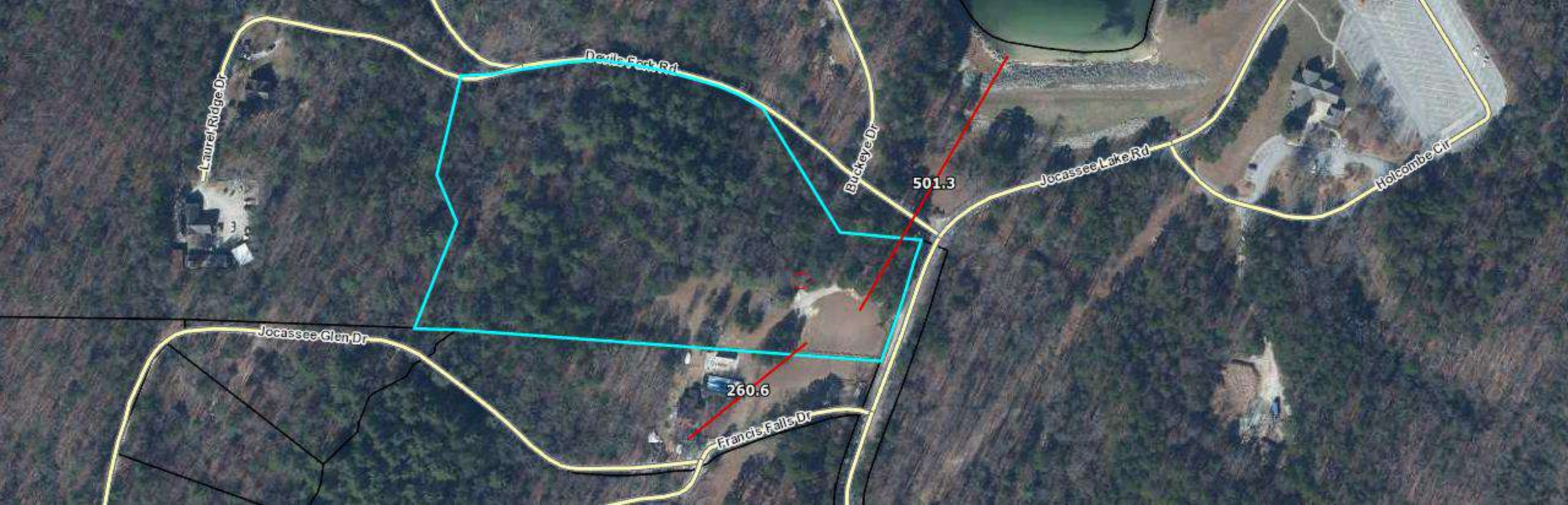
No business is conducted in this private parking lot beyond the parking of cars and collecting park fees which are then turned in to DFSP. (This was a condition imposed by past management.) Use of this private lot has contributed to the positive experience and – most importantly – the safety of literally thousands of guests, many of whom are local residents wanting to share the wonders of Lake Jocassee and the Jocassee Gorges with out-of-town family and friends. It has benefited other park guests by freeing up dozens of parking spaces during the day. It has benefited the park with considerable additional revenue. It has benefited the county from the many tourist dollars spent locally by out-of-town guests who visit Oconee County primarily for the purpose of experiencing Lake Jocassee. We believe these benefits to be significant and worthy of consideration.

(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;

- 3) The private lot in question has been maintained as an empty field for many years. A split rail fence was installed by the closest neighbor to define the property boundary. There has been no need for any alteration of the property in terms of paving, grading, or construction. The lot is used for tours running from 10am until 5:30pm; guests of evening tours park in the lot at the boat ramp. Three residences currently use the adjacent Francis Falls Drive. The biggest impact to these neighbors is the visual impact of parked cars. Upon approval of this Special Exception by the P&Z Board, JLT has offered to provide a community-appropriate landscaped border between the parking and Francis Falls Drive to mitigate the visual impact.

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

- 4) The private lot in question is located on the north side of Jocassee Lake Road immediately adjacent to Devils Fork State Park. On weekends and holidays it is the case more often than not that a line of cars forms, waiting for entrance to the park. Our guests wait in line along with everyone else until a well-marked left-turn entrance takes them out of the line of traffic before entering the park, so there is no additional congestion. As guests exit the lot, the right-hand turn puts them into the flow of traffic exiting the park at the end of the day, and represents none of the hazards associated with turning against traffic.



Laurel Ridge Dr

Devil Post Rd

Buckeye Dr

Jocassee Lake Rd

Holcombe Cir

Jocassee Glen Dr

Francis Falls Dr

501.3

260.6



OCONEE COUNTY COMMUNITY DEVELOPMENT

Addressing | Codes | Permitting | Planning & Zoning

NOTICE OF REPORTED OCONEE COUNTY CODE OF ORDINANCES VIOLATIONS

MALONEY PHILLIP G ET AL
103 RIVERBIRCH RUN
CLEMSON, SC 29631

05/24/2018

Property listed as owned by MALONEY PHILLIP G ET AL tax map number 038-00-01-005, located on Jocassee Lake Road in Salem, SC 29676 has been reported to be in violation of the Oconee County Code of Ordinances.

It has been reported that the property is being used as a business on weekends and other busy times of the year for parking and shuttle services. All non-residential projects within the Lake Overlay require a hearing with the Board of Zoning Appeals. Please contact the below listed staff to discuss the matter.

- **38-11.1 Lake Overlay District:** 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.
- **Sec. 38-2.9. - Penalties.** Any person or entity violating the regulations set forth in this chapter is guilty of a misdemeanor and may be fined up to \$500.00 or imprisoned for 30 days or both.
- **Sec. 38-2.6. - Appeals of staff decisions.** Decisions made by the zoning official related to the issuance or denial of a zoning permit or temporary use certificate may be appealed to the board of zoning appeals pursuant to the South Carolina Code of Laws.

If you need any assistance please call the contact listed below. Thank you.

Scott Carroll

Director, Community Development

PLEASE CONTACT

Adam Chapman

864-364-5103

achapman@oconeesc.com



BOARD ORDER ON SPECIAL EXCEPTION HEARING

Application Date: July 23, 2018
Permit Application: - SE18-000004

The Board of Zoning Appeals held a public hearing on Monday, July 23, 2018, to consider the request for a special exception in accordance with County Ordinance, by application from Kay Wade which may be approved by the Board pursuant to the Oconee County Code of Ordinances for the unincorporated areas of Oconee County.

The request for a special exception by was set forth on the special exception application –SE18-000004, requesting approval of a special exception to permit a non-residential parking area related to activity within Devil’s Fork State Park on parcel number (TMS#038-00-01-005), located along Jocassee Lake Road within the Jocassee Lake Overlay.

The Board makes the following conclusions:

The application submitted for special exception for an overflow parking area to service activity in the Devil’s Fork State Park, within the Jocassee Lake Overlay district:

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

Board Finding: *Based on the evidence presented to the Board, the proposed Special Exception is compatible with current and known planned land uses in the district, in that the overflow parking provides a service for an existing state park facility; and the parking area will remain in its natural state.*

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

Board Finding: *See Findings in Item 1*

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

Board Finding:

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

Board Finding: *Based on the evidence presented to the Board, the proposed Special Exception will have a positive impact upon the general health, safety, and welfare of the residents of Oconee by providing a needed service to customers of the Devil’s Fork State park during periods of high traffic volume, when parking is limited within the*

facility. As such, the use is in harmony with the appearance and character of the area

BY A VOTE OF 5-1, THE BOARD, THEREFORE, ORDERS that the special exception for the establishment of a shuttle parking facility in the Jocassee Lake Overlay district, presented on as permit application SE18-000004, be granted with the following condition:

- 1) The parking area shall be utilized to provide off-site parking and a shuttle service to Devil's Fork State Park only on Saturday's, Sunday's and Holidays throughout the year.
- 2) The use shall not be expanded in hours or activity beyond the current configuration and hours of use.

Date issued: 7/30/18

William A. Gilster
Chairman

Will Huggins
Secretary

Date mailed to parties in interest: 7/30/18

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

Dear Zoning Board members,

As per the "NOTICE OF REPORTED OCONEE COUNTY CODE OF ORDINANCES VIOLATIONS" received on 5/24/18 for the "Property listed as owned by Maloney Phillip G Et Al tax map number 039-00-01-005, located on Jocassee Lake Road in Salem, SC 29676 has been reported to be in violation of the Oconee County Code of Ordinances", we are requesting a hearing with the Board of Zoning Appeals for the purpose of allowing the Jocassee Lake Tours guests to park on the property in question, which is an empty field adjacent to Devils Fork State Park (DFSP) property.

Jocassee Lake Tours offers nature-based tours of Lake Jocassee. We have the capacity to take out 50 people at a time for three and four hour tours of the lake. Our guests include area residents and their out-of-town company, park visitors, visitors to the area who have heard about Lake Jocassee, and residents of South Carolina, North Carolina, and Georgia who come here specifically for a lake tour. In 2017 we had over 5000 people join our lake tours.

On busy weekends, our guests are instructed to park in an empty field adjacent to DFSP, and we provide the service of shuttling them through the fee booth and into the park. Park management has been very supportive of this arrangement, since it frees up spaces for other guests while still generating a significant amount of income which helps support the state park system. The park's only commercial vendor, Eclectic Sun, has been very supportive of this arrangement, since it allows more park guests to be onsite and use their store and rentals.

Before we came up with this solution, tour guests were required to park in the day use/picnic area of the park and to walk a good distance across the dike to the boat ramp. Many of our guests are elderly, some are handicapped, and some are accompanied by young children. Often they were coming in for their first trip to Lake Jocassee and were unfamiliar with the parking arrangements, and unaware of the extra time it would take to walk to the boat. Sometimes they were arriving for afternoon tours, only to be told they could not enter DFSP because there was no place to park. Since the only public access to the lake is through Devils Fork State Park, park managers have the unpopular job of turning away cars once the parking lots have reached capacity. The situation could be quite stressful for all involved.

The area in question is an empty field owned by Phillip Maloney. We do not pay Phillip to use the field, nor do we charge guests for the service of shuttling them into the park. The service is offered on Saturdays and Sundays only, May through October.

Brooks and I are founding members of Friends of Jocassee, a non-profit group which provides support for DFSP, Keowee-Toxaway State Park, and the Jocassee Gorges area. Four times a year we organize a clean-up of Jocassee Lake Road from Highway 11 to the entrance to Duke Energy's Keowee-Toxaway Hydro facility, including Boone Creek Road. We are serious about the promotion, preservation, and protection of Oconee County, the Jocassee region, and the recreational benefits they provide.

We have no desire to disobey a zoning ordinance. However, since this service we provide has no negative impact on the neighborhood and many positive benefits for DFSP and our guests, we request, respectfully, a zoning variance.

Sincerely,

Information from the 2012 Oconee County Visitor Profile and Segmentation Study that was prepared for Mountain Lakes Convention & Visitors Bureau

Survey Sites

The following are the 23 locations where data were collected. The figure in the parentheses represents the number of surveys that were completed at each site.

1. Chattooga River Festival (14)
2. Devil's Fork State Park (54)
3. World of Energy (28)
4. Ram Cat Alley (55)
5. Nantahala Outdoor Center and Wildwater Adventures (66)
6. Oconee Heritage Center (8)
7. Oconee State Park (62)
8. Lake Keowee Marina (1)
9. Chau Ram State Park (10)
10. Lake Hartwell State Park (21)
11. Hillybilly Day (26)
12. Seneca July 4th Festival (20)
13. South Cove Park (27)
14. High Falls Park (30)
15. Stumphouse Tunnel and Issaqueena Falls (140)
16. Burrels Ford River Access (17)
17. Walhalla Fish Hatchery (20)
18. Days Inn (2)
19. Walhalla Civic Auditorium (6)
20. Westminster Apple Festival (51)
21. Walhalla Oktoberfest (135)
22. Oconee Station Historic Site (2)
23. Bryson's Apple Orchard (17)

Section VII.
Spending

Table 26. Total Spending for Summer Season Visitors

<u>Total Amount Spent</u>	<u>N</u>	<u>%</u>
\$0-\$49	22	12
\$50-\$99	16	8.7
\$100-\$149	11	6
\$150-\$199	15	8.2
\$200-\$299	19	10.3
\$300-\$399	25	13.9
\$400-\$499	16	8.7
\$500-\$599	9	4.9
\$600-\$699	4	2.2
\$700-\$799	11	6
\$800-\$899	4	2.2
\$900-\$999	4	2.2
\$1,000-\$1,499	15	8.2
\$1,500-\$1,999	7	3.8
\$2,000-\$2,999	5	2.7
\$3,000-\$3,999	0	0
\$4,000+	2	1.9

Mean total spending: \$540.47

Table 27. Average Spending per Category for Summer Season Visitors
Category Average Amount Spent

- Lodging/Accommodations \$147.60
- Grocery/Retail 110.60
- Gas/Transportation 97.49
- Outdoor Recreation/Entertainment 88.91
- Dining 60.32
- Miscellaneous 34.84

Section VII. Spending

Table 51. Total Spending for Fall Season Visitors

Total Amount Spent	N	%
\$0-\$49 3 37.5	3	37.5
\$50-\$99 2 25.0	2	25
\$100-\$149 1 12.5	1	12.5
\$150-\$199 3 3	3	37.5

Mean total spending: \$97.50

Table 52. Average Spending per Category for Fall Season Visitors

Category Average Amount Spent

- Grocery/Retail \$15.00
- Gas/Transportation 25.37
- Outdoor Recreation/Entertainment 25.25
- Dining 31.67