



Meeting agenda
Monday, August 22, 2022 6:00pm

1. Call to order
2. Approval of minutes: 07/25/2022
3. Board of Zoning Appeals procedure/process
4. Brief statement about rules and procedures
5. Variance application #VA22-009 - Signarama Anderson - Jamie Smith is requesting a 93 square-foot increase variance from the 75 square-foot limit for stacked signs. TMS# 222-00-02-046, 1631 Sandifer Blvd, Seneca, SC 29678.
6. Variance application #VA22-011 – Civil & Environmental Consultants Inc – Karuam Booker is requesting a +/- 7'-15' variance from the required 25' front setback. TMS# 176-00-01-155, 102 Lusk Dr. West Union, SC 29696.
7. 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 – July 25, 2022, 2022

Members in Attendance

Gwen Fowler
Jim Codner
William Decker

Bill Gilster
John Eagar
Marty McKee

Staff

James Coley, Planning Director
Vivian Kompier, Senior Planner
Kyle Reid, Assistant Director of Public Works

Media

NA

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

ITEM 2 – Motion to approve the minutes from June 27, 2022 – Mr. Eagar made a **motion** to approve the minutes from May 23; seconded by Mr. Decker. Mr. Codner called for a vote. The motion passed 4/0 with 2 abstentions (absent at previous meeting).

ITEM 3 – 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 (5 minutes).
- Staff will be asked to make any comments regarding the request.
- The public is allowed to voice their approval or opposition to the proposed. Please do not repeat opinions that have already been stated into the record (3-5 minutes).
- Applicant rebuttal
- Board members will discuss in detail.
- Voting

ITEM 4 – 4. Variance application #VA22-006 – Brooks Engineering Associates – Zachary Wortman is requesting a road variance from the required 150' tangent between curves. TMS# 099-00-02-002, an unaddressed parcel with the closest address of 395 Keowee Town Landing Rd., Salem, SC 29676.

Applicant's opening statement and provision of evidence: Mr. Wortman discussed the request to allow for the reduced straight tangent between the two curves. The developer desires to use the existing gravel road layout. The Cliffs community will have private security enforce speed limits. Their design speed is 15 mph.

Staff comments:

- Mr. Reid confirmed that the requirement for straight line tangents between curves is a County standard and not an AASHTO standard. The transition between curves handled through other regulations. The other concern is drivers reacting, making two separate driving movements quickly, without a recovery time. Other issues would be off tracking with trailers. There are signage options available that are available. S-curve and advisory speed limit reductions

Public Comment:

- Mr. Codner read an email into the record in favor of the variance

Applicant rebuttal: The applicant stated their experience in developing roads in North Carolina. Project manager stated they are a low impact developer.

Board questions and discussion:

- . The Project Manager was asked about speed bumps, there is a mixed community response
- The Project Manager was asked about an advisory speed limit of 5mph on the curves, not adverse

Consideration of VA22-006:

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

In-favor	Opposed
6	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
6	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.
 - b. Vote

In-favor	Opposed
6	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
6	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. Discussion, require S Curve Signs with an advisory speed limits of 5 mph be added.
 - b. Vote

In-favor	Opposed
6	0

Mr. Codner noted that variance request was approved with the condition that S Curve signs with advisory speed limits of 5 mph be added.

ITEM 5 - 5. Variance application #VA22-008 – Brooks Engineering Associates – Zachary Wortman is requesting a road variance from the required 150’ tangent between curves. TMS# 056-00-03-022, an unaddressed parcel with the closest address of 15740 N. Hwy 11, Salem, SC 29676.

Applicant’s opening statement and provision of evidence: Mr. Wortman discussed the developer desires to use the existing gravel road layout. There is an issue with the curves, as well as the stream crossing that the road is crossing, and turn radiuses’, and straight line tangents between curves. The Cliffs community will have private security enforce speed limits. Their design speed is 15 mph.

Staff comments:

- Mr. Reid went over the same items from the previous application

Public Comment:

- Mr. David Lowery is concerned with the lot size, density, and congestion

Applicant rebuttal: The applicant stated the only issue under consideration is the road variance. The Project Manager stated the density is low, 35 lots on 60ish acres.

Board questions and discussion:

- . The Project Manager was asked about speed bumps, there is a mixed community response
- The Project Manager was asked about an advisory speed limit of 5mph on the curves, not adverse

Consideration of SE22-008:

1. There **are** extraordinary and exceptional conditions pertaining to the particular piece of property:

- a. Motion – Mr. Eagar made a motion, seconded by Mr. Mckee. No discussion.

- b. Vote

In-favor	Opposed
6	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. Decker. No discussion.

- b. Vote

In-favor	Opposed
6	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. Decker.

- b. Vote

In-favor	Opposed
6	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. Decker. No discussion.
 - b. Vote

In-favor	Opposed
6	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. Discussion, require a guard rail on the north side at the stream crossing, S Curve Signs with an advisory speed limits of 5 mph be added.
 - b. Vote

In-favor	Opposed
6	0

- a. Mr. Codner noted that variance request was approved with the condition that require a guard rail on the north side at the stream crossing, S Curve Signs with an advisory speed limits of 5 mph be added.

ITEM 6 - 6. Special Exception application #SE22-006 – HSB, PA – Sarah Spruill is requesting a special exception hearing for a Communications Tower. TMS# 016-00-01-001 with an address of 100 Bad Creek Road, Salem, SC 92676.

Applicant's opening statement and provision of evidence: Ms. Spruill presented on behalf of Duke Energy for a tower for their Bad Creek Hydro station. Duke will remove the current tower as part of this project. According to Duke this is only viable site for the tower. The Tower is designed to break and fall in a smaller area. Duke will include ATT Firstnet (emergency response network/service) with the tower. Technical aspects of the design were discussed.

Staff comments: NA

Board questions: Mr. Coley was asked about public comments. There have been phone calls asking about service improvements, some from NC, no opposition calls.

Public comment:

- None

Applicant rebuttal: NA

Board discussion: NA

Consideration of SE22-005:

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;
 - a. Motion – Mr. Eagar made a motion, seconded by Mr. Gilster.
 - b. Vote

In-favor	Opposed
6	0

Mr. Codner noted that the criterion passed.

2. Is in the best interests of the county, the convenience of the community and the public welfare Motion – Mr. Eagar made a motion in the affirmative, seconded by Mr. Decker. A brief discussion followed.
 - a. Vote

In-favor	Opposed
6	0

Mr. Codner noted that the criterion passed.

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;
 - a. Motion – Mr. Eagar made a motion in the affirmative, seconded by Mr. McKee. A brief discussion followed.
 - b. Vote

In-favor	Opposed
6	0

Mr. Codner noted that the criterion passed.

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.
 - a. Motion – Mr. Eagar made a motion in the affirmative; seconded by Mr. Decker. A brief discussion followed.

b. Vote

In-favor	Opposed
6	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.
- a. Motion – Mr. Eagar made a motion; seconded by Mr. McKee. No discussion.
 - b. Vote

In-favor	Opposed
6	0

Mr. Codner noted that the criterion passed

Item 7 – 7. Variance application #VA22-0010 – HSB, PA – Sarah Spruill is requesting a 185’ height variance (175’ maximum) and 215’ fall zone variance from the required 360’ requirement. TMS# 016-00-01-001 with an address of 100 Bad Creek Road, Salem, SC 92676.

Applicant’s opening statement and provision of evidence: Ms. Spruill stated they had previously addressed these items in their initial presentation.

Staff comments:

- Mr. Coley – the fall zone is also the setback for the tower, and the this is also addressing the setback with the fall zone variance

Public Comment:

- none

Applicant rebuttal: NA

Board questions and discussion: NA

Consideration of VA22-0010:

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

In-favor	Opposed
6	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. Decker. No discussion.
 - b. Vote

In-favor	Opposed
6	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. Decker.
 - b. Vote

In-favor	Opposed
6	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
6	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. McKee. No discussion.
 - b. Vote

In-favor	Opposed
6	0

Mr. Codner noted that variance request was approved.

Discussion- Mr. Codner asked for policy to be added to the agenda for next month's meeting

Item 8 Adjourn – Mr. Decker made a motion to adjourn; seconded by Mr. Gilster. Mr. Codner called for a vote. Motion passed unanimously 6/0.

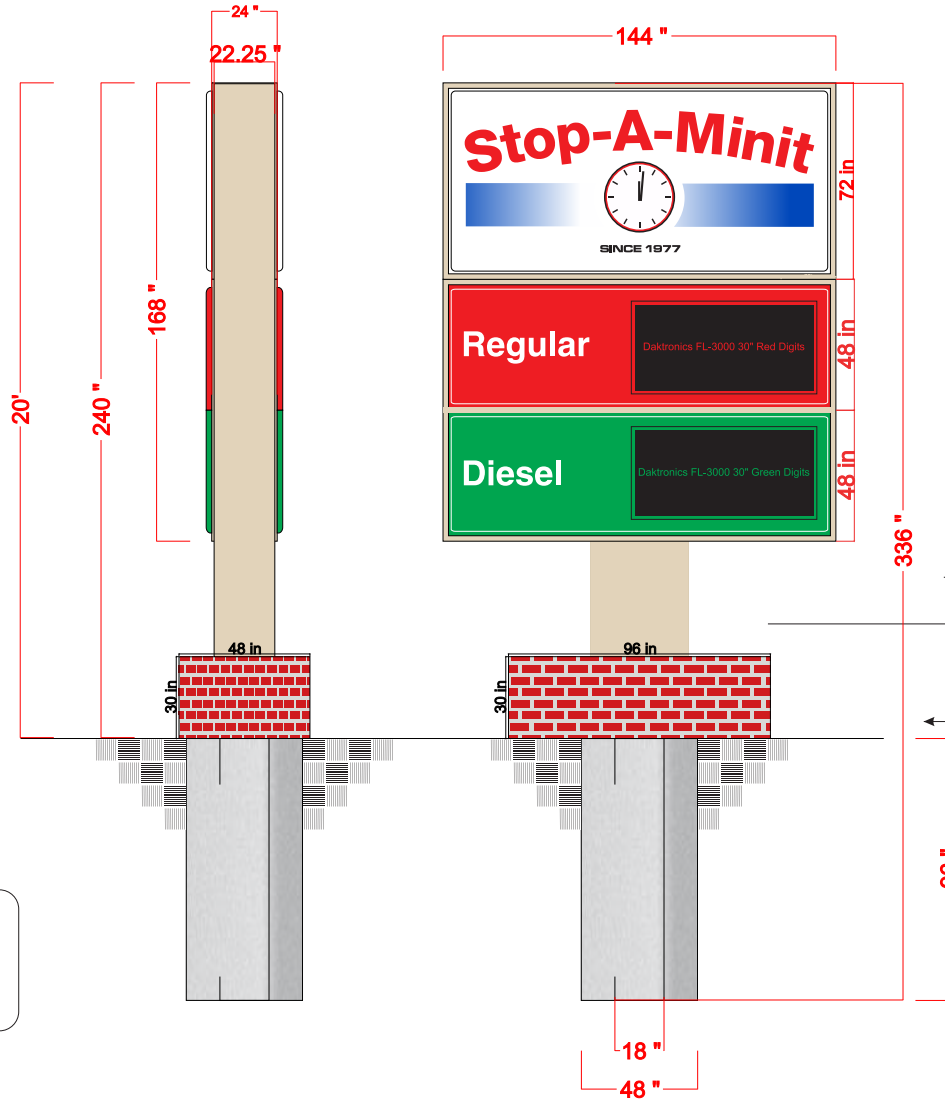
DRAFT

Variance application #VA22-009 - Signarama
Anderson - Jamie Smith is requesting a 93 square-
foot increase variance from the 75 square-foot limit for
stacked signs. TMS# 222-00-02-046, 1631 Sandifer
Blvd, Seneca, SC 29678.

Quantity 1





Order includes basic design with a maximum of 2 proofs.

Additional customer change requests will incur added charges



- ← Sign 1 Square Footage = 72 ft²
 - ← (1) DBL/Sided Fabricated Aluminum Cabinet w/ 2" Retainers. Painted w/ Akzo Nobel (Satin)
 - ← (2) Pan Formed & Embossed Plex Faces w/ Second Surface Painted Copy and Digital Print
- ← (1) DBL/Sided Fabricated Aluminum Cabinet w/ 2" Retainers. Painted w/ Akzo Nobel (Satin)
- ← Sign 2 Square Footage = 48 ft²
 - ← (2) Daktronics FL-3000 30"H Red Digits
- ← Sign 3 Square Footage = 48 ft²
 - ← (2) Pan Formed Mustang Faces w/ Second Surface Painted Copy
 - ← (2) Daktronics FL-3000 30"H Green Digits
- ← (1) Fabricated Aluminum Pole Skirt. Painted w/ Akzo Nobel (Satin)
- ← 16" x .375 Steel Pipe
- ← 96" x 30" Brick Base to Match Building

COLORS:

	White		Unique Red
	Sw6100		PMS 347 C

Anderson
Signarama
 The way to grow your business.

I verify that all sizes, colors, spelling and overall concept of this layout to be correct. I agree that any changes made after this approval are my responsibility and subject to additional charges.

Customer Stop-A-Minit #34
 Item Pylon Sign
 Order No. 15758
 Date 02-09-22

4130 - A Clemson Blvd. • Anderson, SC 29621
 864-964-0029 • www.signarama-anderson.com

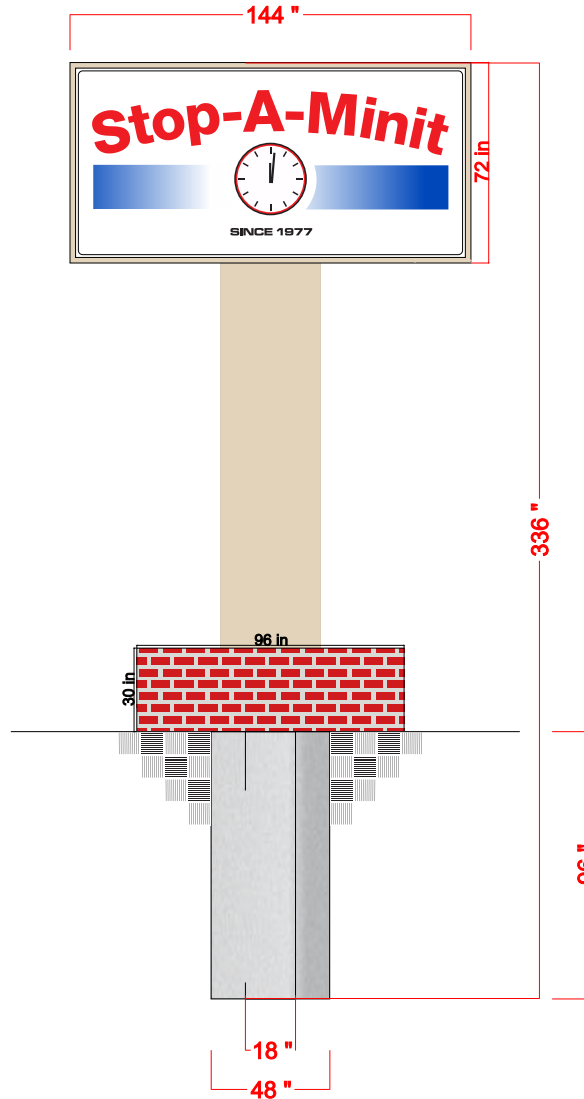
Customer Signature _____ DATE _____

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_____ (1) Fabricated Aluminum Pole Skirt. Painted w/ Akzo Nobel (Satin)

_____ 16" x .375 Steel Pipe

← 96" x 30" Brick Base to Match Building

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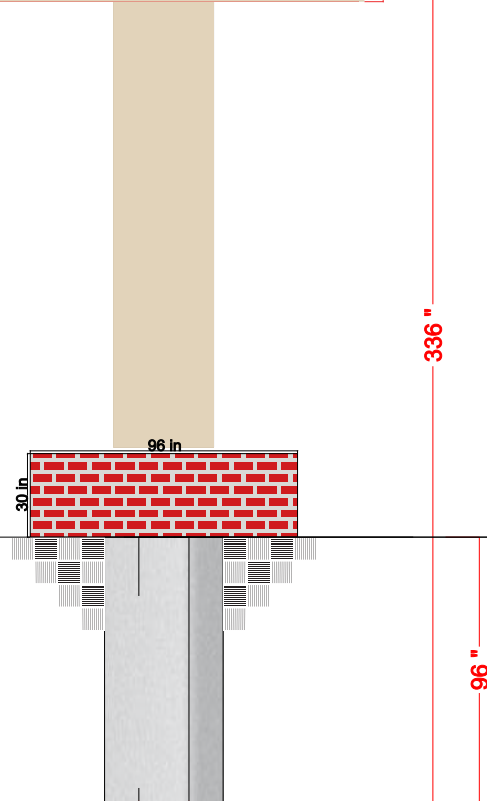
Quantity 1

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← Sign 2 Square Footage = 48 ft²
 ← (2) Daktronics FL-3000 30"H Red Digits



————— (1) Fabricated Aluminum Pole Skirt. Painted w/ Akzo Nobel (Satin)
 ————— 16" x .375 Steel Pipe
 ←————— 96" x 30" Brick Base to Match Building

COLORS:

	White		Unique Red
	Sw6100		PMS 347 C



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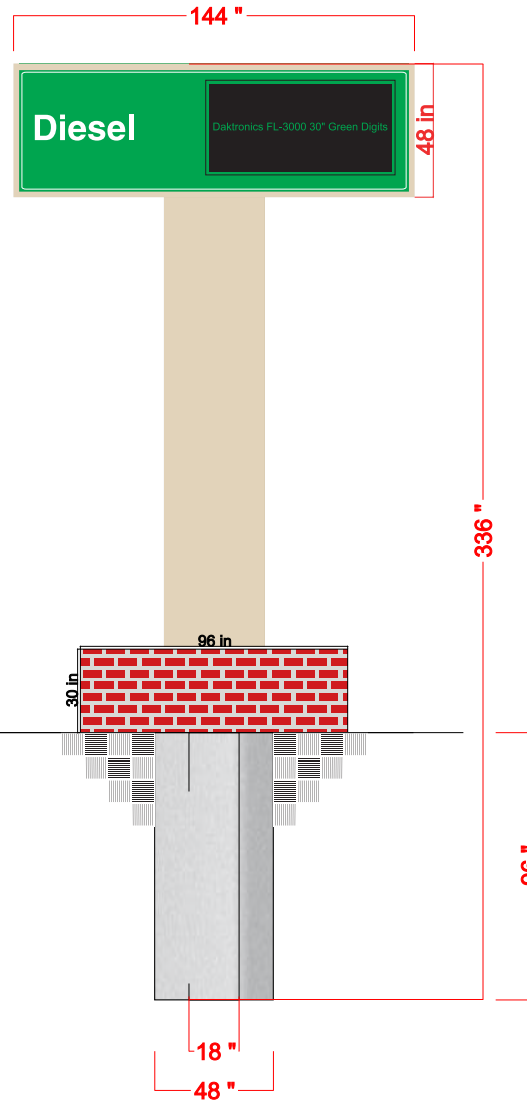
DATE _____

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- ← Sign 3 Square Footage = 48 ft²
- ← (2) Pan Formed Mustang Faces w/ Second Surface Painted Copy
- ← (2) Daktronics FL-3000 30"H Green Digits

COLORS:

 White	 Unique Red
 Sw6100	 PMS 347 C

Anderson
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DATE _____

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Variance application #VA22-011 - Civil & Environmental Consultants Inc – Karuam Booker is requesting a +/- 7'-15' variance from the required 25' front setback. TMS# 176-00-01-155, 102 Lusk Dr. West Union, SC 29696.



July 15, 2022

Oconee County Planning
Board of Zoning Appeals
Attn: James Coley
415 S. Pine St.
Walhalla, SC 29691

Dear James Coley:

Subject: Board of Zoning Appeals Variance Request
Family Dental Health of Golden Corner
CEC Project 324-251

It is our pleasure to present this variance request to the Board of Zoning Appeals on behalf of Golden Corner Dentistry located at 102 Lusk Drive in West Union, SC. This variance is to petition a building setback waiver to allow the construction of a building addition to add seven patient operation rooms, laboratory, and sterilization area to the existing facility. Upon further inspection of the site, it is our determination that this location warrants consideration of a variance to construct a building expansion to the existing facility in the 25-ft. building setback (setback) based on guidelines set forth in Sec. 38-7.1 Variances as provided in the Oconee County Planning Ordinance.

Civil & Environmental Consultants Inc. was commissioned by the owner's authorized agent to perform a study of the site. The study concluded that the existing facility is currently located in the setback and that the proposed building expansion would also be constructed in the setback. Sec.38-7.1 Variances allows an applicant to petition an appeal to grant variances in individual cases based on four criteria. This analysis was performed based on the parameters set forth in Sec.38-7.1 Variances of the Oconee County code.

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

Based on our professional opinion this site warrants unnecessary hardship. The front of the building faces Lusk Drive with ADA access to the lobby. The western side of the building immediately faces out to a 68-ft. Duke Power R/W, which houses a three-phase power line that extends power further into the City of West Union and the City of Walhalla. While parking lots are allowable in Duke Power R/W, structures of any kind are completely restricted. Also, the most efficient use of the interior space is to add to the building in a linear manner rather than to the side that would take a considerable amount of interior renovation to the existing building to accomplish. Finally, while the existing building was constructed approximately 16 ft. into the R/W at the southernmost corner of the building, it is angled to where the proposed building addition would only encroach approximately 7 ft. in the R/W at the northernmost corner, reducing exposure to the highway and setback.

2. These conditions do not generally apply to other property in the vicinity.

The neighboring properties to the southeast; Classic Pool & Patio and Walhalla Lumber Supply, respectively, do not face this condition. The single-family homes on Magnolia Drive to the north do not face this condition, nor do any properties across South Carolina Highway 28 (SC28). The reference property was constructed approximately in the year 1985, before community planning was put online through Oconee County. Prior to construction of the referenced building, SC28 was widened with approximately 1.10 acres of R/W obtained by SCDOT. Subsequently, during the year of 1985 Duke Energy obtained the 68 ft. of R/W and Oconee County Roads obtained prescriptive road R/W as depicted on the referenced ALTA survey. These conditions do not generally apply to other property in the vicinity and based on the buildable area after all site encumbrances were evaluated the proposed building addition is the only viable option.

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.

Because of these previously referenced conditions, the application of this chapter to the property would prohibit and restrict the full utilization of this parcel as well as the adjacent property. As previously noted, the existing building was constructed at an angle approximately 16 ft. into the R/W and the proposed building addition will be placed approximately 7 ft. from SCDOT R/W which would be consistent with the existing orientation of the building. In addition, per Sec. 38-10.2 - Control free district (CFD) zoning guidelines from the Oconee County Code of Ordinances, the nonresidential use parameters are as follows:

Nonresidential Uses	Minimum Lot Size		Minimum Yard Requirements			Max. Height
	Lot Size	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	Greater than or equal to ½ acre	N/A	25	5	10	65

* These setback requirements shall not apply to subdivision plats that were recorded in the Office of the Oconee County Register of Deeds prior to May 7, 2002.

July 15, 2022

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.

This variance will not be of any detriment to adjacent uses or to the public good, and the character of the district will be improved by the granting of the variance. Through approval, this project will increase current capacity of the dental staff in Oconee County, will create jobs, and will add to the beautification of the SC28 corridor.

Thank you for your time in review and please refer to the attached documents for additional information.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Karuam Booker, EIT
Project Manager



Bryan Lightweis, PE
Senior Project Manager

Enclosures:

BZA Appeals Package

ALTA Survey

ZV-01 Exhibit

A1-Rendering Golden Corner

Sec.38-7.1 Variances

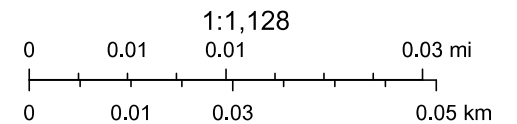
BZA APPEALS PACKAGE

ArcGIS Web Map



7/6/2022, 10:42:54 AM

- | | | | |
|--------------|--------------------------|--------------|--------------------------------|
| Scenic Byway | GISDATA.DBO.oconeeRegion | Split Zoning | (AD) Agricultural |
| Land Hooks | Addresses | Zoning | (ARD) Agricultural Residential |
| Parcels | Roads | Unknown | (CCD) Community Commercial |



Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Imagery Managed by Adam DeMars, South Carolina State GIS Coordinator

ArcGIS Web AppBuilder

Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA | Imagery Managed by Adam DeMars, South Carolina State GIS Coordinator

Parcel Information

Parcel ID 176-00-01-155
 Neighborhood 7700040 - Wagener Township Commercial
 Property Address
 Legal Description (1.155 AC) LUSK DR
 (Note: Not to be used on legal documents.)
 Acres 0.32
 Class 349 Medical Office
 Tax District WALHALLA (District 05)
 Exemptions

[View Map](#)

Owner

DMOF LLC
 %SAFRIT REAL EST HOLDINGS LLC
 PO BOX 1537
 GREER, SC 29652

Land

Land Use	Acres	Square Footage	Frontage	Depth
C - Commercial	0.32	93,218	0	0

Commercial Improvement Information

Description	Dentist Office-Avg	Square Feet	1,479
Value	\$134,590	Wall Height	12
Actual Year Built	2001	Number of Buildings	1
Effective Year Built	2001		

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units
xC-PAVING	2001	0x0 / 6400	0

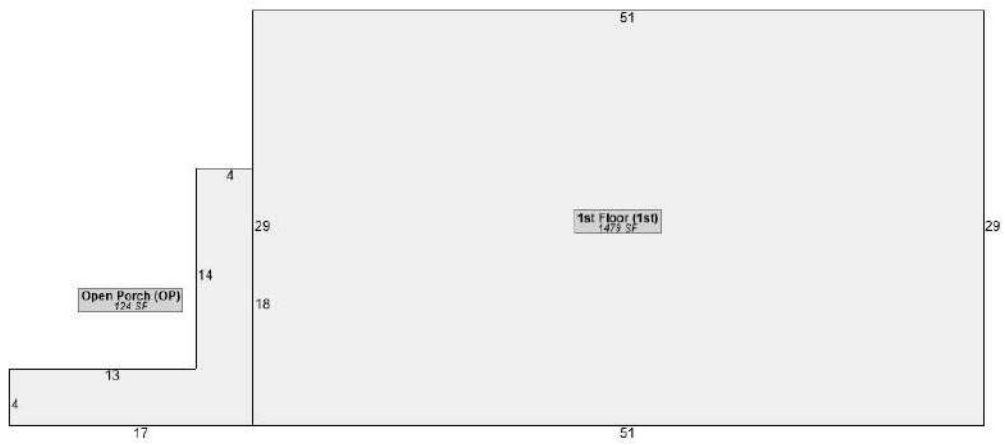
Valuation

Assessed Year	2021
Land Value	\$11,010
Improvement Value	\$134,590
Accessory Value	\$3,920
Total Value (Market)	\$149,520
Land Value	\$0
Improvement Value	\$0
Accessory Value	\$0
Total Value (Capped)	\$0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/16/2021	2707 196	B786 3-4	\$350,000	0: Valid Arms-length	GOLDEN CORNER REAL ESTATE HOLDINGS L	DMOF LLC
6/21/2019	2477 198		\$150,000	0: Valid Arms-length	WEST UNION DENTAL LLC	GOLDEN CORNER REAL ESTATE HOLDINGS L
8/5/2015	2121 317		\$140,000	0: Valid Arms-length	MARCINAK C FRED JR REV TR	WEST UNION DENTAL LLC
12/16/1999	1064 238		\$0	0: Valid Arms-length	MARCINAK C FRED JR	MARCINAK C FRED JR REV TR

Sketches



ALTA SURVEY

LEGEND:

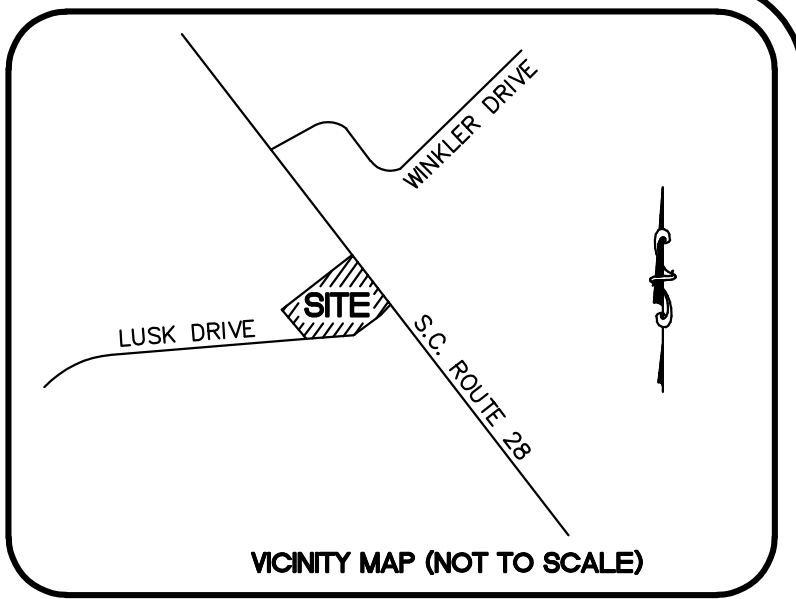
○	IPF	IRON PIN SET (5/8" REBAR)
●	IPF	IRON PIN FOUND
R/W		RIGHT-OF-WAY
⊕	PP	POWER POLE
*		LIGHT POLE
□	EP	ELECTRIC PANEL
□	EM	ELECTRIC METER
□	AC	AIR CONDITIONING UNIT
—	OE	OVERHEAD ELECTRIC LINE
□	T-PED	TELEPHONE PEDESTAL
○	CO	CLEANOUT
●		GUARD POST
—		SIGN
⊙	WM	WATER METER



TITLE EXCEPTIONS:
 EXCEPTIONS TO SCHEDULE B, SECTION II FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT # 21-377 EFFECTIVE DATE: JUNE 30, 2021

6) ALL MATTERS SHOWN IN PLAT BOOK P-52 AT PAGE 400, RECORDED IN OCONEE COUNTY REGISTER OF DEEDS OFFICE, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 a) RIGHT OF WAY FOR SC ROUTE 28
 b) POWER LINE THROUGH PROPERTY
 *ALL APPLICABLE MATTERS SHOWN HEREON.

TITLE DESCRIPTION:
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF OCONEE, STATE OF SOUTH CAROLINA AND IS DESCRIBED AS FOLLOWS:
 ALL THOSE CERTAIN PIECES, PARCELS OR LOTS OF LAND, SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF OCONEE, CITY LIMITS OF WALHALLA, ON US HIGHWAY 28, WAGENER TOWNSHIP, BEING SHOWN AND DESIGNATED AS TRACT B, TRACT C AND TRACT D AS SHOWN ON THAT CERTAIN PLAT PREPARED BY JAMES G. HAR, RLS, DATED SEPTEMBER 2, 1985 AND RECORDED SEPTEMBER 19, 1985 IN THE REGISTER OF DEEDS OFFICE FOR OCONEE COUNTY IN PLAT BOOK P-52 AT PAGE 400, THE METES AND BOUNDS, COURSED AND DISTANCES AS UPON SAID PLAT APPEAR, BEING INCORPORATED HEREIN BY REFERENCE THERETO AND BEING MADE A PART HEREOF.



SURVEYOR'S NOTES:

1.) I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.

2.) SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR SALE OR LEASE PURPOSES.

3.) ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY: TO BE USED FOR INFORMATIONAL PURPOSES ONLY.

4.) THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

POSSIBLE PROJECTIONS:
 NONE OBSERVED

LAND AREA:
50,331 SQ.FT.
1.155 ACRES
 *INCLUDES ANY AND ALL ROAD & DUKE POWER R/W

FREELAND
 SURVEYORS • ENGINEERS

FREELAND & ASSOCIATES, INC.
 323 WEST STONE AVE.
 GREENVILLE S.C. 29609
 TEL. (864) 271-4924 FAX: (864) 233-0315
 EMAIL: info@freeland-associates.com

DRAWN: BMB PARTY CHIEF: KR CHECKED: JCC

REF. PLAT BOOK: P52-400
 REF. DEED BOOK: 2477-198
 TAX MAP : 176-00-01-155
 DATE OF SURVEY: 7-1-2021
 DATE DRAWN: 7-6-2021
 DRAWING NO: 75269
 DATE OF LAST REVISION:

0' 30' 60' 90'
 SCALE: 1" = 30'

ALTA/NSPS CERTIFICATE:

TO: DMOF, LLC & FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 11, 13 & 14 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 7-1-2021

DATE OF PLAT OR MAP: 7-6-2021
 THE PROPERTY SHOWN HEREON IS THE SAME AS SET FORTH IN TITLE COMMITMENT #21-377

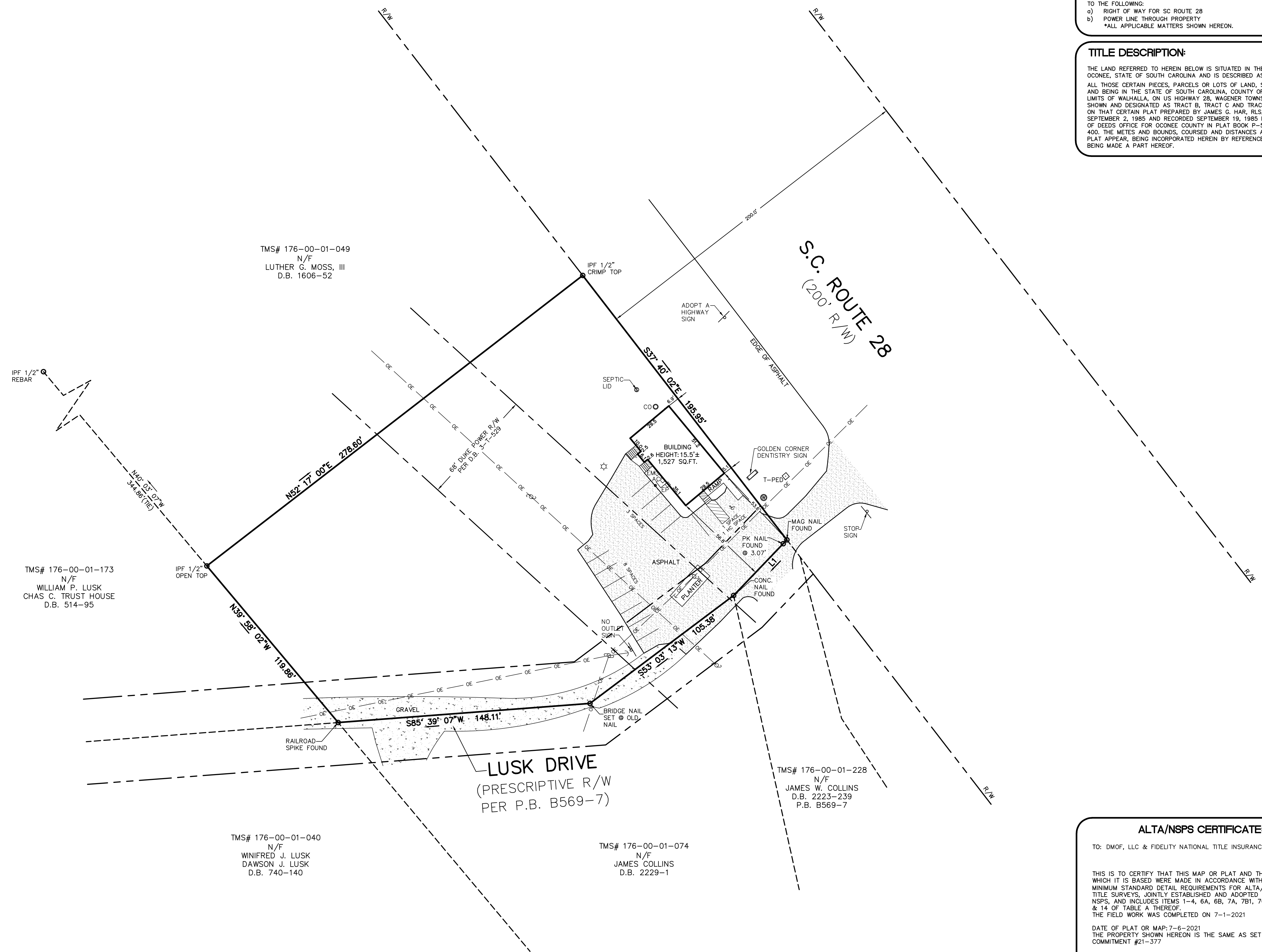
JAMES R. FREELAND, PLS
 REGISTRATION/LICENSE NUMBER: 4781

FOR REVIEW ONLY
 7/8/2021
 PLS: JAMES R. FREELAND
 NO: 4781

STATE OF SOUTH CAROLINA
 OCONEE COUNTY

ALTA/NSPS LAND TITLE SURVEY FOR DMOF, LLC

SITE ADDRESS:
 102 LUSK DRIVE
 WEST UNION, SC 29696



PARKING INFORMATION

12 REGULAR SPACES
 1 HANDICAP SPACES
 13 SPACES TOTAL

ZONING INFORMATION:
 ZONED: CFD (CONTROL FREE ZONE)

SETBACK LINE:
 FRONT: N/A
 SIDE: N/A
 BACK: N/A
 MAXIMUM BUILDING HEIGHT: N/A

FLOOD INFORMATION:
 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"
 (AREAS OF MINIMAL FLOOD HAZARD)

PER NFIP FIRM COMMUNITY PANEL NO. 45073C03100
 EFFECTIVE DATE: 12/21/2017

Line Table

Line #	Length	Direction
L1	45.16	S43°44'59"W

ZV-01 EXHIBIT

ZONING CFD
 TMS 176-00-01-049
 N/F MOSS LUTHER G
 2.07 AC +/-

ZONING CFD
 TMS 176-00-01-155
 N/F DMOF LLC
 102 LUSK DR
 1.15 AC +/-

ZONING CFD
 TMS 176-00-01-173
 N/F LUSK WILLIAMS
 0.78 AC +/-

ZONING CFD
 TMS 176-00-01-074
 N/F JAMES COLLINS
 107 LUSK DR
 1.30 AC +/-

SITE DETAILS
 EXISTING PARKING: 11
 EXISTING HANDICAP: 1
 PROPOSED PARKING: 25
 PROPOSED HANDICAP: 2

LUSK DR
 COUNTY RD

SC 28
 BLUE RIDGE
 BLVD
 SCDOT

25' BUILDING
 SETBACK

5' SETBACK

CONFLICT ZONE

PROPOSED
 ADDITION
 1,230 SQFT

EXISTING
 BUILDING
 1,530 SQFT

PROPOSED
 PARKING

EXISTING
 PARKING

25' BUILDING
 SETBACK

5' SETBACK

PROPERTY LINE



Civil & Environmental Consultants, Inc.
 530 Howell Road · Suite 203 · Greenville, SC 29615
 Ph: 864.626.3140 · 855.574.4331 · Fax: 864.626.3135
 www.cecinc.com

FAMILY DENTAL HEALTH OF GOLDEN CORNER
 102 LUSK DRIVE
 OCONEE COUNTY
 WEST UNION, SOUTH CAROLINA

OCONEE COUNTY ZONING VARIANCE

DRAWN BY:	KVB	CHECKED BY:	BL	APPROVED BY:	GAG	FIGURE NO.:	ZV-01
DATE:	JULY 2022	DWG SCALE:	1" = 20'	PROJECT NO.:	324-251		

P:\320-000\324-251\324-251 ZV-01 Zoning Variance.dwg\LAYOUT1\LS:(7/13/2022 - kbocker) - LP: 7/13/2022 4:13 PM

A1-RENDERING GOLDEN CORNER

2,602
SQ FT

Builder Blueprints is not liable for engineering and or structural integrity of construction by builders/contractors of our plans. Builder Blueprints is not liable for appraised sq. ft. of houses. Please refer to licensed appraiser for appropriate salable sq. ft. of homes built from our designs.

Matthew Aho

Modular Office

Note: All dimensions are approximate and subject to change without notice.

DATE:

6/13/22

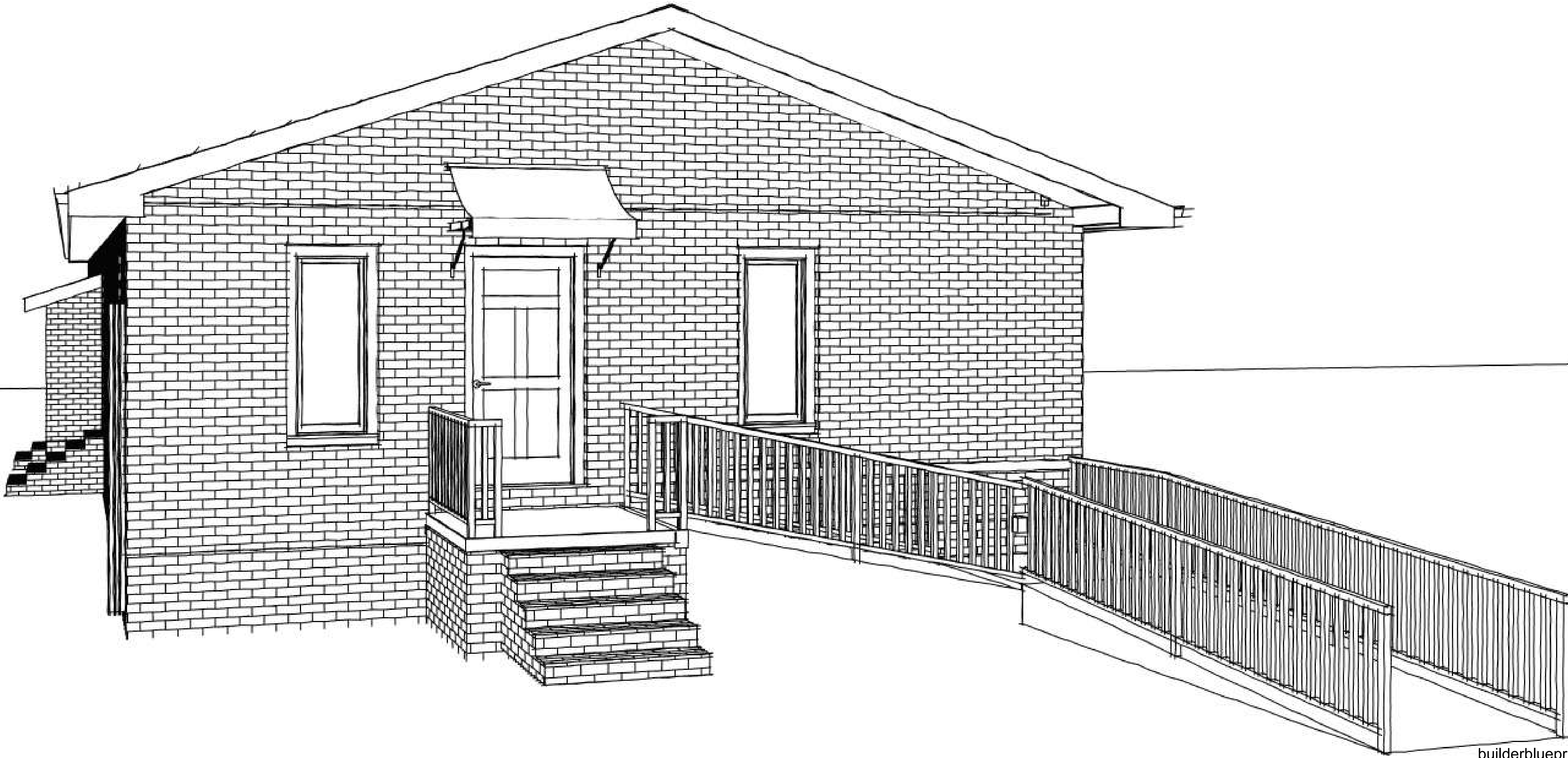
SCALE:

SHEET:

A-1

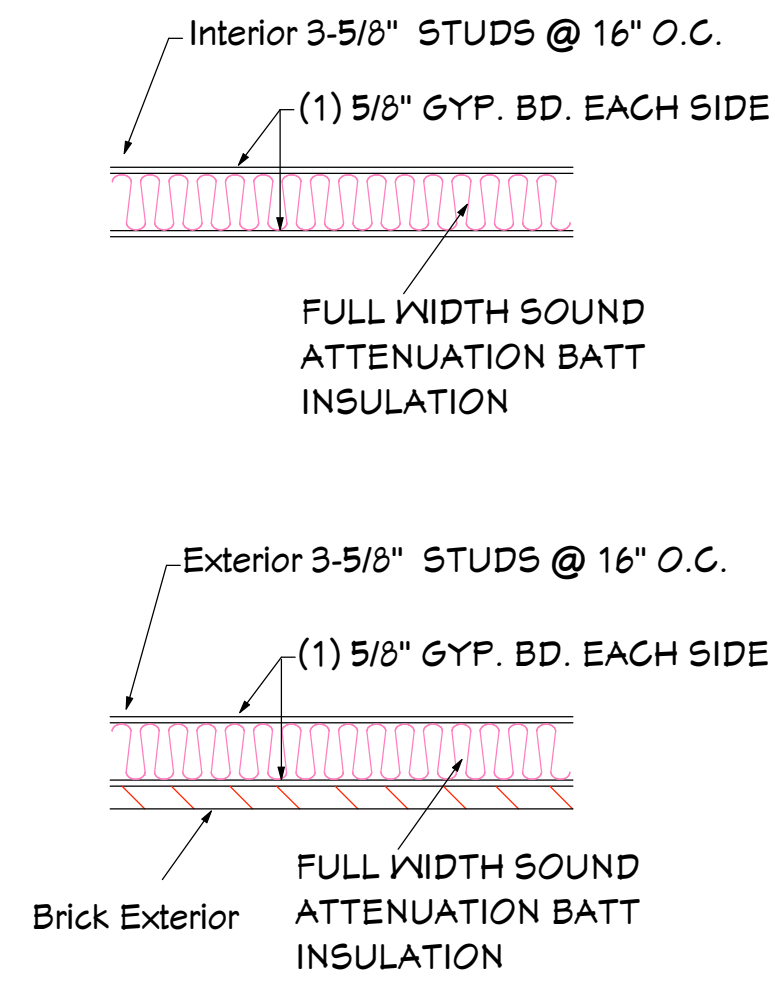
Lusk Drive

Golden Corner Dentistry

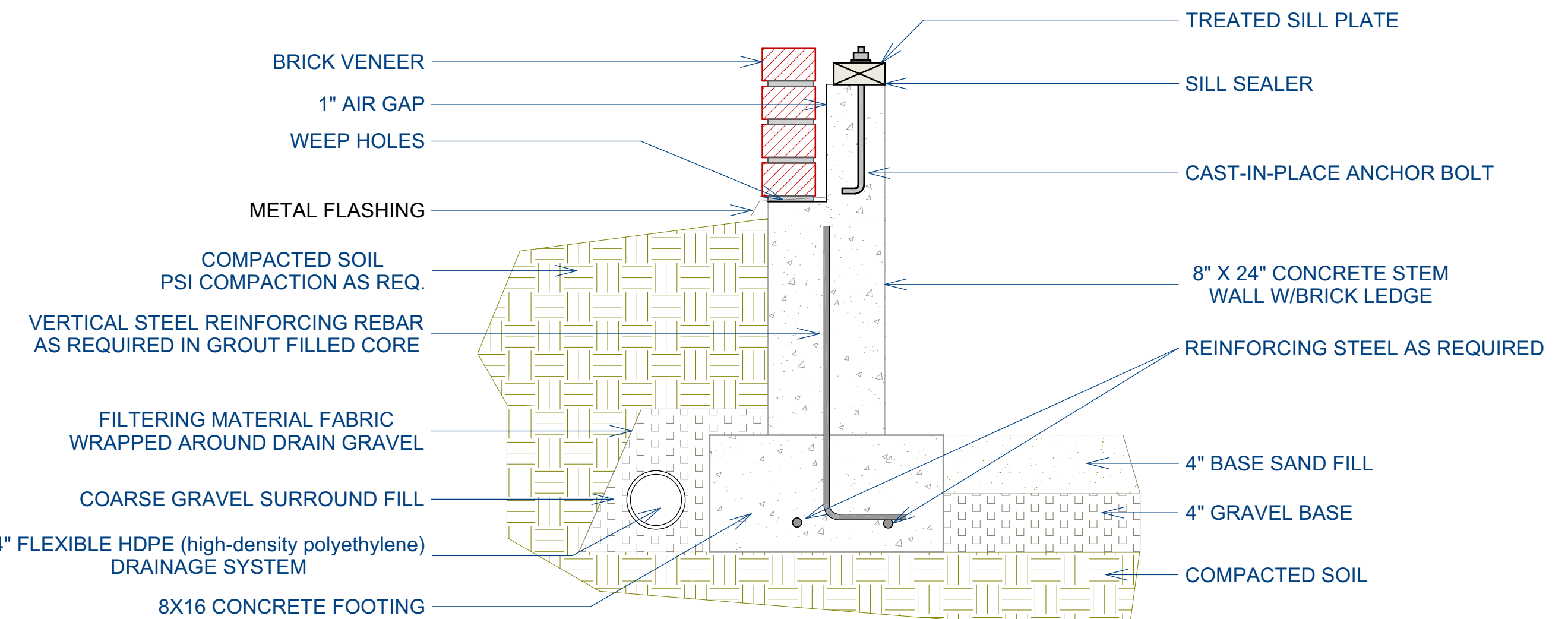
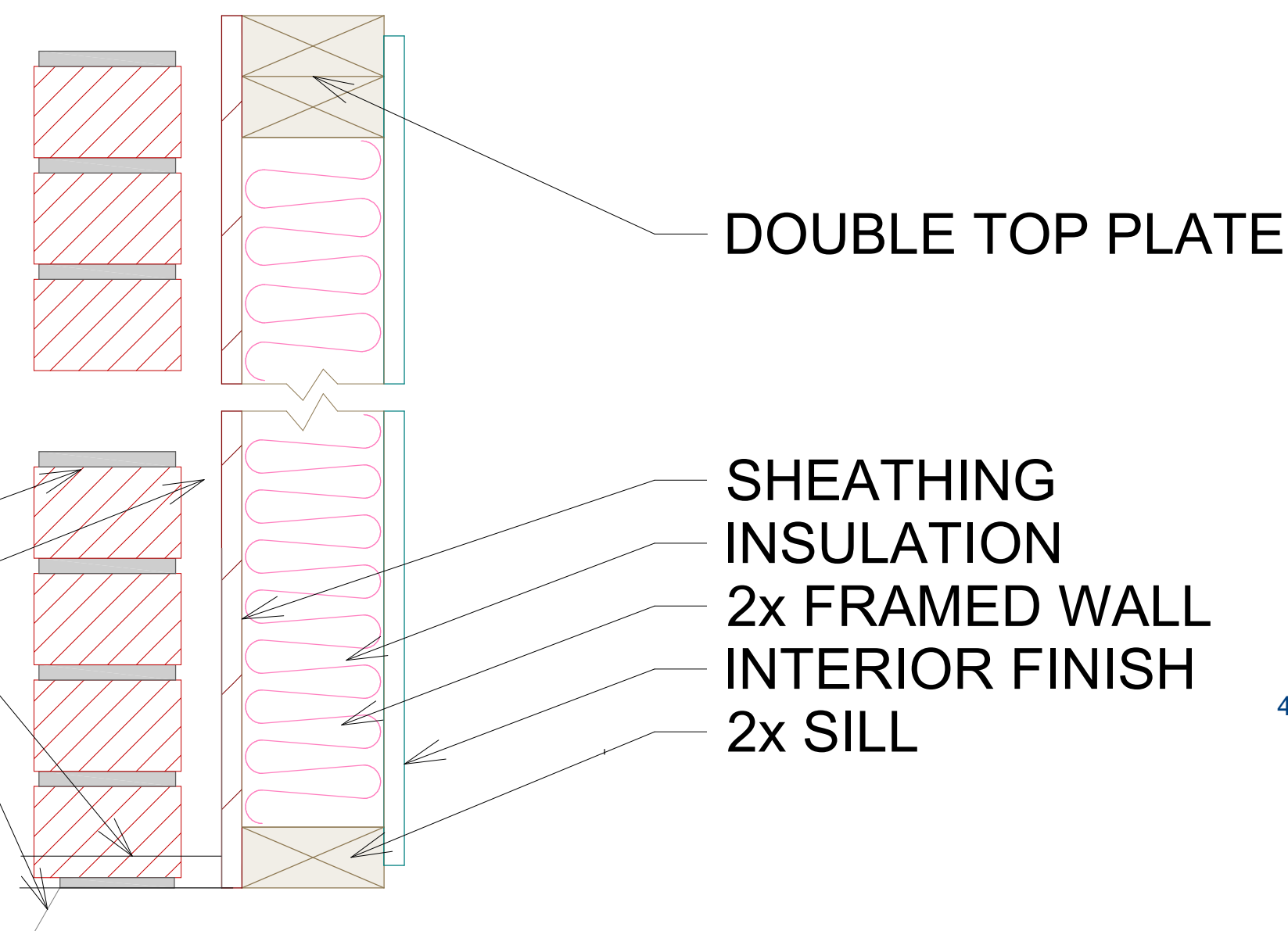


builderblueprints@gmail.com

Typical Walls

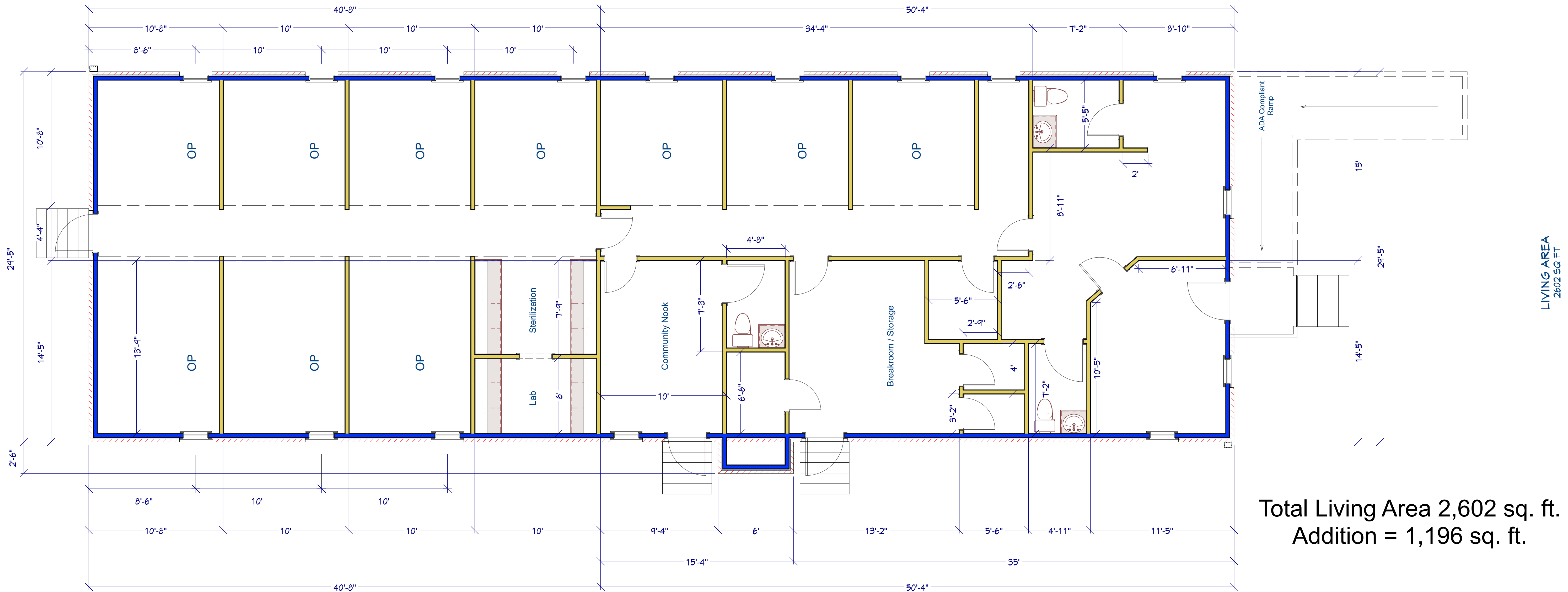


BRICK VENEER
1" AIR GAP
PVC WEEP HOLES
METAL FLASHING



24" Concrete Stem Wall w Brick Ledge - L
Scale:

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Total Living Area 2,602 sq. ft.
Addition = 1,196 sq. ft.

**2,602
SQ FT**

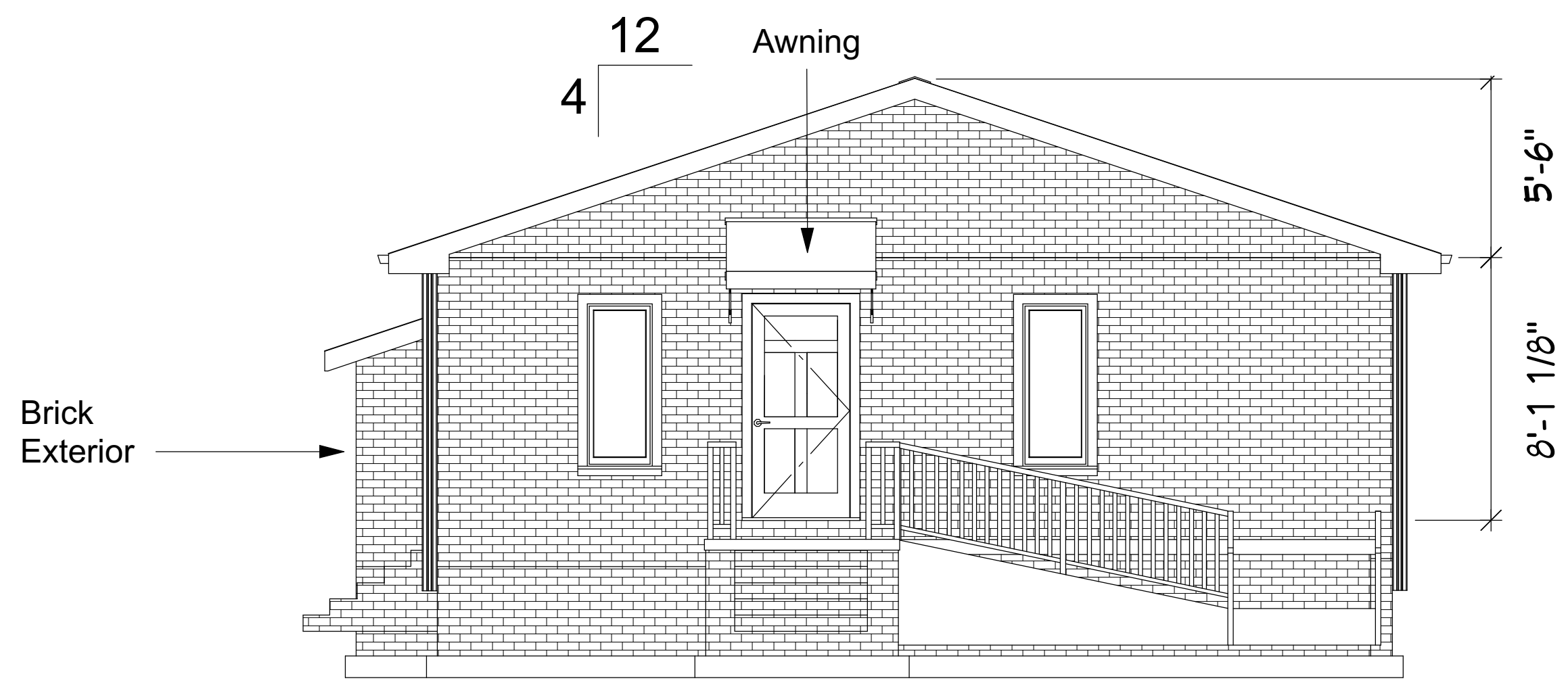
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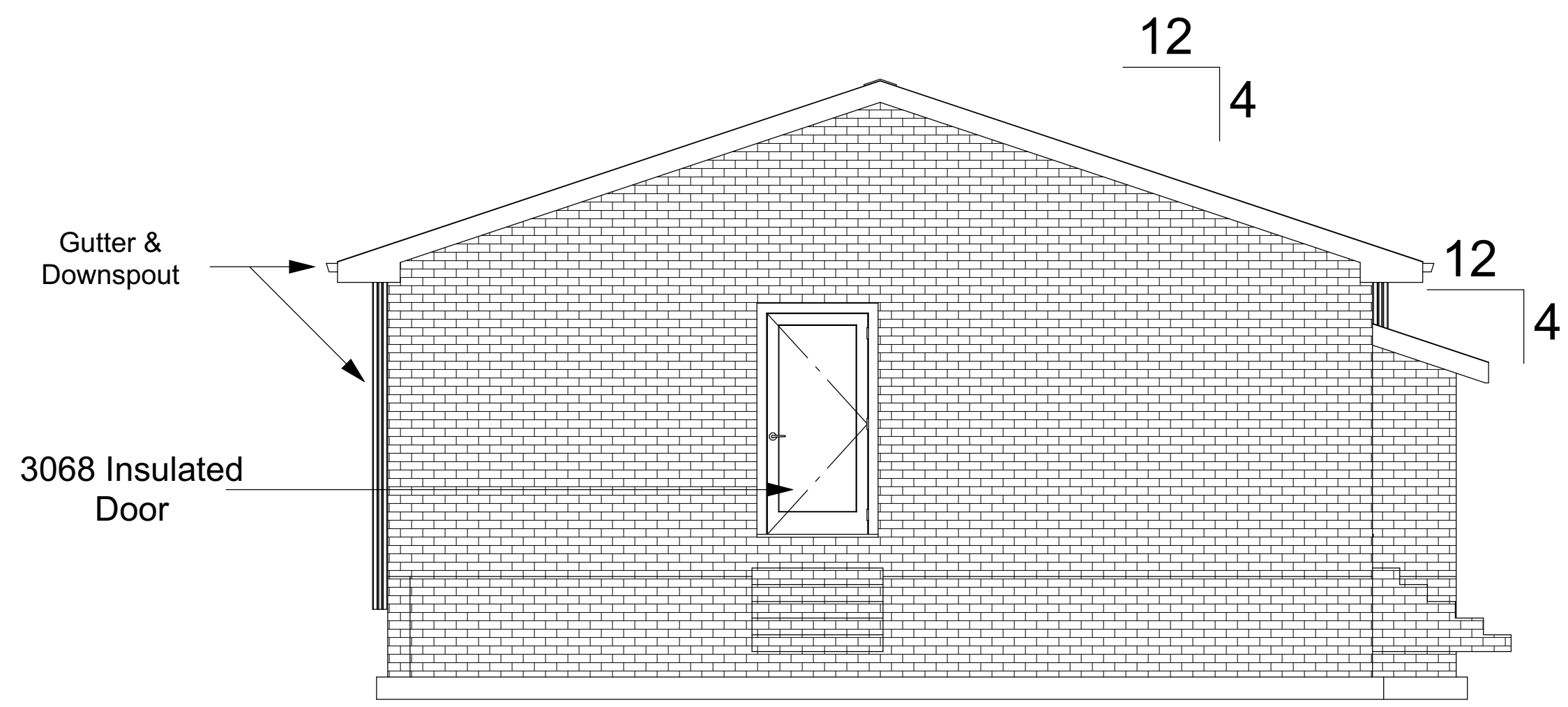
Note: All dimensions are approximate and subject to change without notice.

DATE:
6/13/22
SCALE:
SHEET:

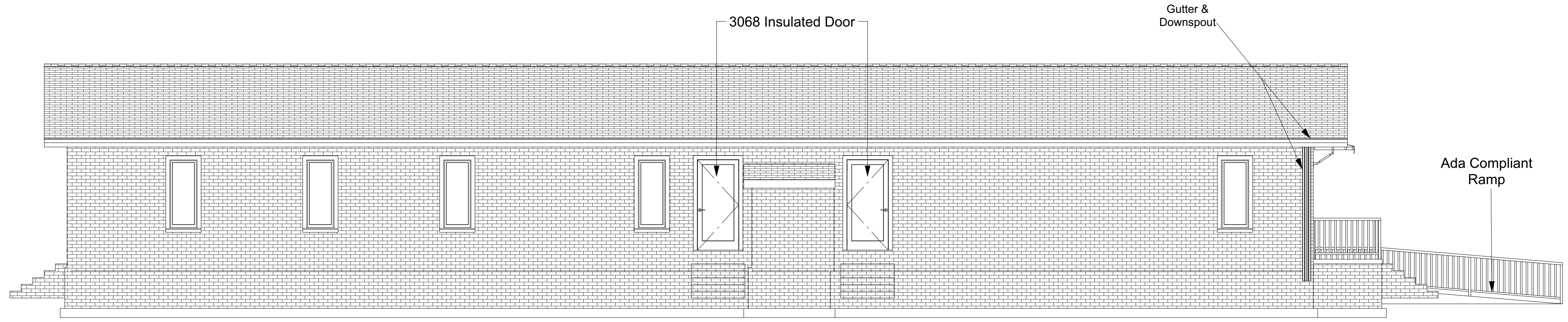
A-2



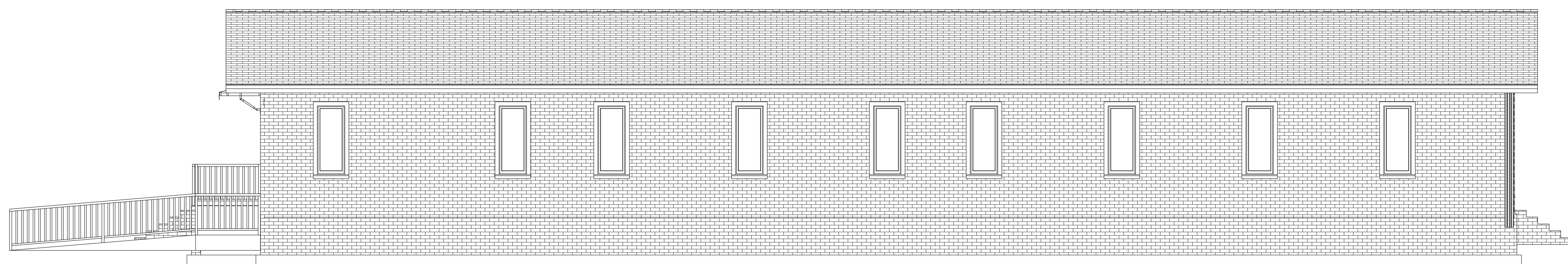
Exterior Elevation Front



Exterior Elevation Back



Exterior Elevation Left

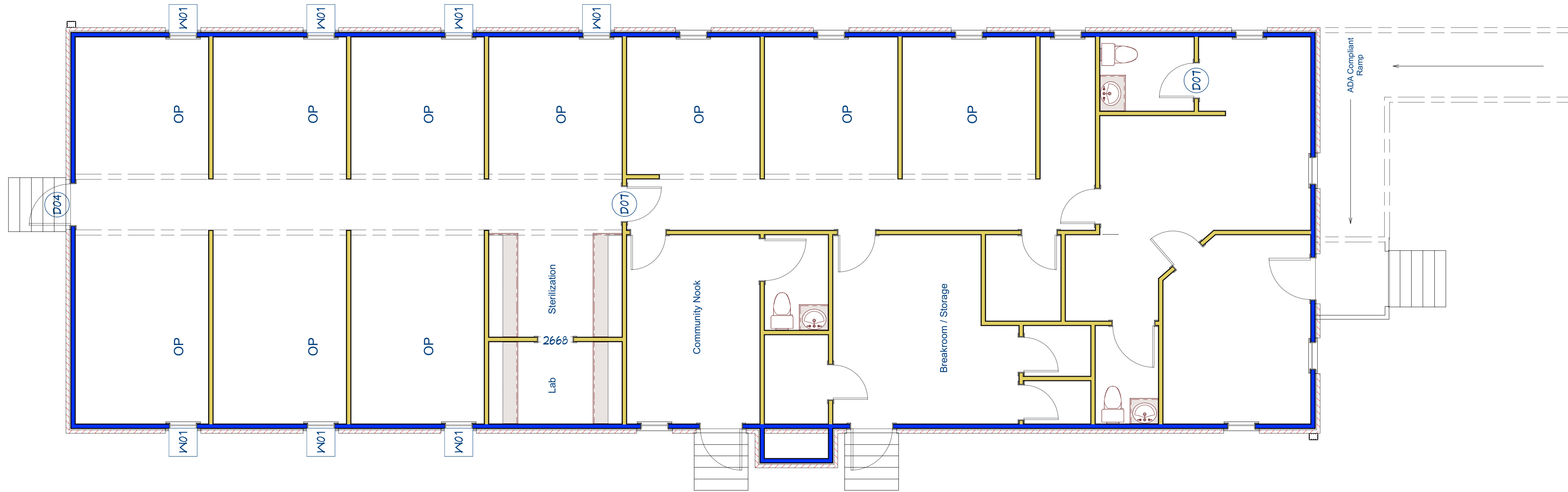


Exterior Elevation Right

Schedules

WINDOW SCHEDULE												
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER	CODE	MANUFACTURER
W01	2050FX	7	1	2050FX	24"	60"	25"X61"		FIXED GLASS	2X6X28" (2)		

DOOR SCHEDULE												
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS	CODE	MANUFACTURER
D04	3068	1	1	3068 L EX	36"	80"	38"X83"	EXT. HINGED-DOOR F01	2X6X41" (2)	1 3/4"		
D07	2668	2	1	2668 L IN	30"	80"	32"X82 1/2"	HINGED-DOOR F04	2X6X35" (2)	1 3/8"		



Reference

2,602
SQ FT

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DATE:

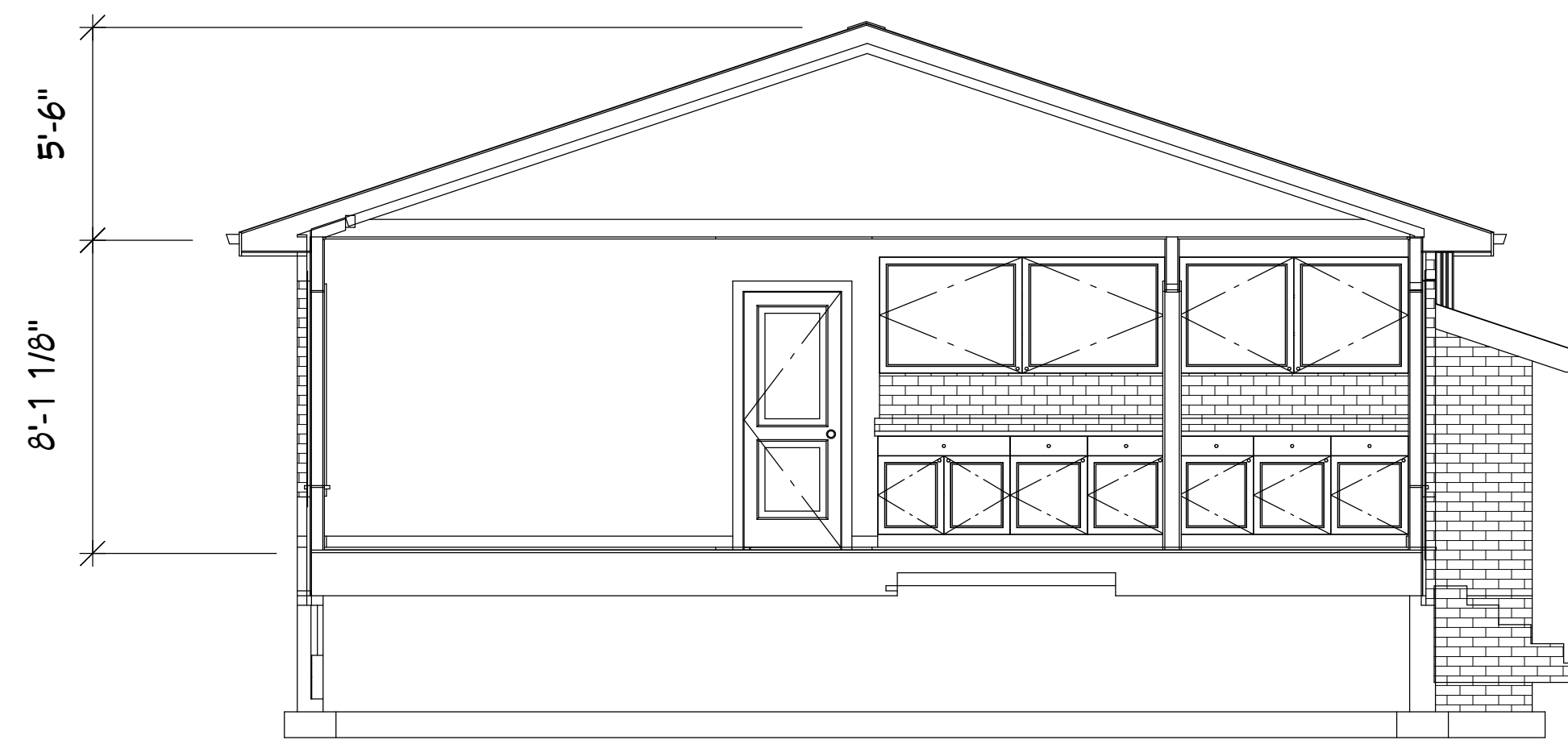
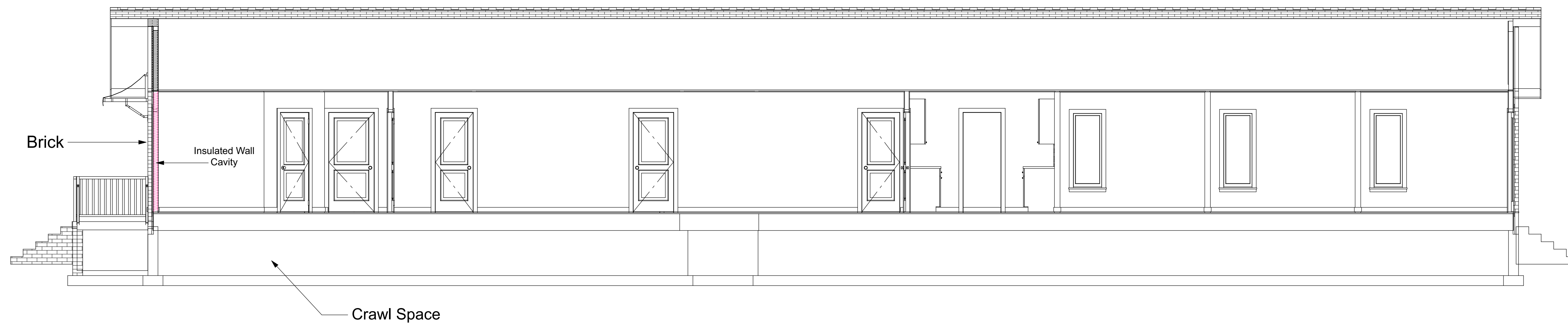
6/13/22

SCALE:

SHEET:

A-4

Cross Section View



Note: All dimensions are approximate and subject to change without notice.

DATE:

6/13/22

SCALE:

SHEET:

A-5

builderblueprints@gmail.com

Modular Office

Matthew Aho

**2,602
SQ FT**

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SEC.38-7.1 VARIANCES

Sec. 38-7.1. Variances.

The board of zoning appeals may grant a variance in an individual case of unnecessary hardship if the board of zoning appeals makes and explains in writing the following findings:

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

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

(Ord. No. 2012-14, § 1, 5-15-2012)