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Meeting agenda  
Thursday January 26, 2023 6:00pm

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1. Call to order
2. Election of officers and calendar
3. Approval of minutes: 08/22/2022
4. Board of Zoning Appeals procedure/process
5. Brief statement about rules and procedures
6. Special Exemption SE22-008, Ron Taffer of Bob Hill Realty-  
for a new commercial boat dealership in the Lake Overlay for  
TMS 209-00-01-015, 210 Worth St Seneca SC 29672
7. Variance application #VA22-0014 – Wesley White of  
Ridgewater Engineering and Surveying is requesting a 5’ variance allowing the side setbacks  
to be reduced to 0’ thus allowing for single family attached homes. TMS#’S 225-00-06-008.  
Closest address of 111098 Watson Dr. Seneca 29672
8. Discussion of rules regarding timeline for applicant submittals.
9. Adjourn

**Oconee County  
Board of Zoning  
Appeals**

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

[www.oconeesc.com](http://www.oconeesc.com)

**YouTube:** “YourOconee”

**Staff contact**

846-638-4218  
[planninginfo@oconeesc.com](mailto: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	

PC
1/5/2023
1/19/2023
2/6/2023
2/23/2023
3/6/2023
3/20/2023
4/3/2023
4/17/2023
5/1/2023
5/15/2023
6/5/2023
6/19/2023
7/3/2023
7/17/2023
8/7/2023
8/21/2023
9/7/2023
9/18/2023
10/2/2023
10/16/2023
11/6/2023
11/20/2023
12/4/2023
12/18/2023

AAB
1/9/2023
2/13/2023
3/13/2023
4/10/2023
5/8/2023
6/12/2023
7/10/2023
8/14/2023
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BZA
1/23/2023
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4/24/2023
5/22/2023
6/26/2023
7/24/2023
8/28/2023
9/25/2023
10/23/2023
11/27/2023
12/28/2023



# 2023

PC  
AAB  
BZA

January							February							March							April						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
1	2	3	4	5	6	7	29	30	31	1	2	3	4	26	27	28	1	2	3	4	26	27	28	29	30	31	1
8	9	10	11	12	13	14	5	6	7	8	9	10	11	5	6	7	8	9	10	11	2	3	4	5	6	7	8
15	16	17	18	19	20	21	12	13	14	15	16	17	18	12	13	14	15	16	17	18	9	10	11	12	13	14	15
22	23	24	25	26	27	28	19	20	21	22	23	24	25	19	20	21	22	23	24	25	16	17	18	19	20	21	22
29	30	31	1	2	3	4	26	27	28	1	2	3	4	26	27	28	29	30	31	1	23	24	25	26	27	28	29
30	1	2	3	4	5	6	2	3	4	5	6	7	8	2	3	4	5	6	7	8	30	31	1	2	3	4	5
7	8	9	10	11	12	13	4	5	6	7	8	9	10	9	10	11	12	13	14	15	6	7	8	9	10	11	12
14	15	16	17	18	19	20	11	12	13	14	15	16	17	16	17	18	19	20	21	22	13	14	15	16	17	18	19
21	22	23	24	25	26	27	18	19	20	21	22	23	24	23	24	25	26	27	28	29	20	21	22	23	24	25	26
28	29	30	31	1	2	3	25	26	27	28	29	30	1	30	31	1	2	3	4	5	27	28	29	30	31	1	2
September							October							November							December						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
27	28	29	30	31	1	2	1	2	3	4	5	6	7	29	30	31	1	2	3	4	26	27	28	29	30	1	2
3	4	5	6	7	8	9	8	9	10	11	12	13	14	5	6	7	8	9	10	11	3	4	5	6	7	8	9
10	11	12	13	14	15	16	15	16	17	18	19	20	21	12	13	14	15	16	17	18	10	11	12	13	14	15	16
17	18	19	20	21	22	23	22	23	24	25	26	27	28	19	20	21	22	23	24	25	17	18	19	20	21	22	23
24	25	26	27	28	29	30	29	30	31	1	2	3	4	26	27	28	29	30	1	2	24	25	26	27	28	29	30
																					31	1	2	3	4	5	6

# 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

### 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 #VA22-009 - 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.**

**Applicant's opening statement and provision of evidence:** Mr. Dave Smith representing Signarama. Mr. Smith stated in pre planning that the planning staff stated

the sign would be allowed in the format shown assuming each section was individual. According to the ordinance would allow for 3 different signs across 123 however Mr. Smith states it would be an eye sore to have 3 individual signs.

**Staff comments:**

Mr. Coley states the ordinance allows a limit of 75sqft for a single sign. Three signs are allowed on the Hwy 123 frontage due to having over 300 linear feet.

**Public Comment:** None

**Applicant rebuttal:** None

**Board questions and discussion:**

- None

**Consideration of VA22-009:**

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
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.
  - 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..

**ITEM 5 - 5. 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.**

**Applicant's opening statement and provision of evidence:** Mr. Karuam Booker and Mr. Brian Letwise are speaking on behalf of the owner. The owner would like to expand their services by adding an addition to the property.

**Staff comments:** Beneficial to the community to have additional building services.

**Public Comment:** None

**Applicant rebuttal:** None

**Board questions and discussion:** None

**Consideration of VA22-011:**

- 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
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. Decker. 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. Decker.
  - 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. Decker. 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

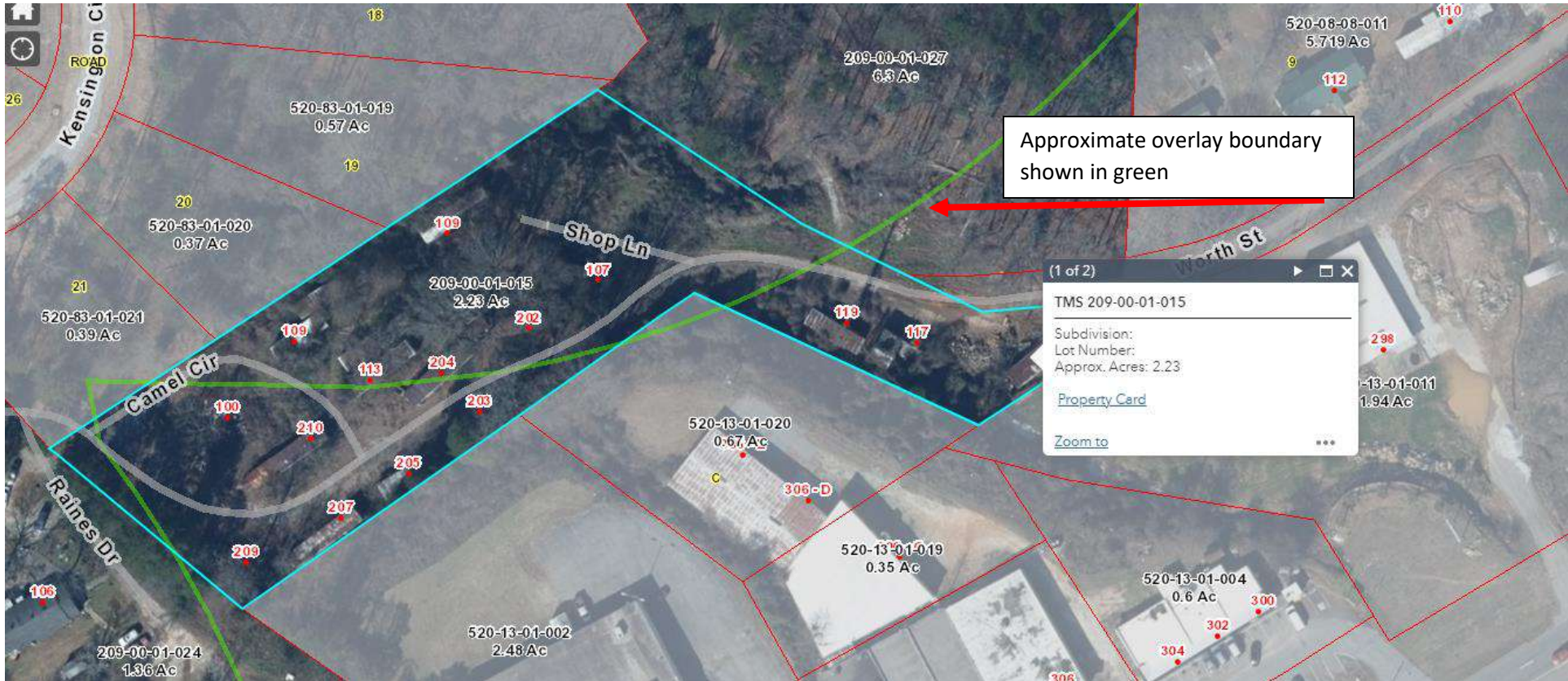
In-favor	Opposed
5	0

- a. Mr. Codner noted that variance request was approved.

**Item 8 Adjourn** – Mr. Decker made a motion to adjourn; seconded by Mr. Gilster. Mr. Codner called for a vote. Motion passed unanimously 5/0.

DRAFT





1/24/2023

Charlotte Ski Boats is a small family-owned and operated boat dealership. We started our dealership in 2010 in a small warehouse in downtown Charlotte with 3 employees and have grown rapidly over the last 13 years to become one of the top dealerships in the Charlotte area. We are a full-service dealership offering sales, service, parts, and accessories. We carry a well-rounded product line of Tige and ATX Surf boats, Tahoe pontoons, and Formula Bowriders.

We purchased and renovated an old volunteer fire station that was built in 1966. We moved into the 5,700-square foot facility in January 2015 in Mooresville, North Carolina, just north of Charlotte near Lake Norman. We have 10 acres of property for future expansion. Our growth through sales has provided us the opportunity to expand our Service department to one of the largest in the area. We have eight service bays to meet the needs of the boating community throughout the Carolinas. We have truly made our facility a state-of-the-art campus for building and nurturing the watersports industry. Our progressive culture at CSB is built on serving our customers, the community, and the watersports industry.

We are focused on developing our employees professionally and personally to better our brand as positive pillars in the community. We regularly host employee days where we gather for fun and excitement outside the work environment, attending manufacturer dealer days as well as sales and service schools.

Our team of employees, customers, advocates, and sponsors at Charlotte Ski Boats work throughout the year to share the watersports culture and promote safe boating, fun times, and the exhilaration of the boating lifestyle. Together, we proudly share the love of the water.

We are excited to expand our dealership into other great area in the Southeast, Seneca being at the top of our list.

Tanner Norris

Sales Manager



**CITY OF SENECA**  
**Planning & Development**

P.O. Box 4773  
221 East North First Street  
Seneca, South Carolina 29679  
(864) 885-2726  
fax: 864-885-2701  
[www.seneca.sc.us](http://www.seneca.sc.us)

**Edward R. Halbig, AICP**  
**Director**

December 12, 2022

RE: Zoning Verification  
Oconee County TMS#: 520-13-01-011  
Property located at 298 Bypass 123

To Whom it May Concern:

The property located at 298 Bypass 123 is zoned as Highway Commercial (HC).

Section 512.2 u) allows for automobile, boat, and recreational vehicle dealerships as permitted uses in Highway Commercial Zoning District.

Section 512.3 a) Conditional Uses - Automobile service station provided all operations involving major repairs, body and fender work, painting or the sale or rental of new or used cars or trucks, trailer of any type, or boats are not conducted on the premises. Provided further that all pumps are set back at least twenty-five (25) feet from the right-of-way line of all abutting streets, and all fuel tanks are installed underground.

If you have any questions or if I can be of further assistance, please contact me at 864-885-2726.

Sincerely,

Tracy Chapman  
Zoning Administrator  
City of Seneca

Dear Council Members

1/24/2023

Thank you for reviewing our special exception for parcel 209-00-01-015. Lee and Amanda Levandowski currently have this tract and parcel 520-13-01-011 under contract for the purpose of starting a boat dealership. The dealership will offer new mid-range to high-end boats and provide service for boats, as well. Their current business is located in Mooresville, NC in the Lake Norman community.

- 1) A portion of tract 209-00-01-015 is in the lake overlay. Our intent is to comply to all county and city ordinances.
- 2) Lee and Amanda's business will serve Oconee County with high regard for professionalism and integrity. Their business and it's team will support the community and be available to serve the constituents and the local government. One of their passions is investing in people and their community. Currently, they often host events for team leadership and to help give back to the community.
- 3) The current property upgrade will be approximately two million dollars. The existing structures will be totally remodeled or removed. The improvements will include a modern showroom, and all of the properties will be professionally landscaped to add beauty and enhance the Hwy 123 corridor.
- 4) The current egress and ingress points should service their business traffic with no problem. There should be no safety or additional congestion created.

Our goal is for Lee and Amanda's new business is to not only offer services, to the community, but also improve an enhance the property in such a way that the community and the local government embrace Lee and Amanda's new business as an asset.

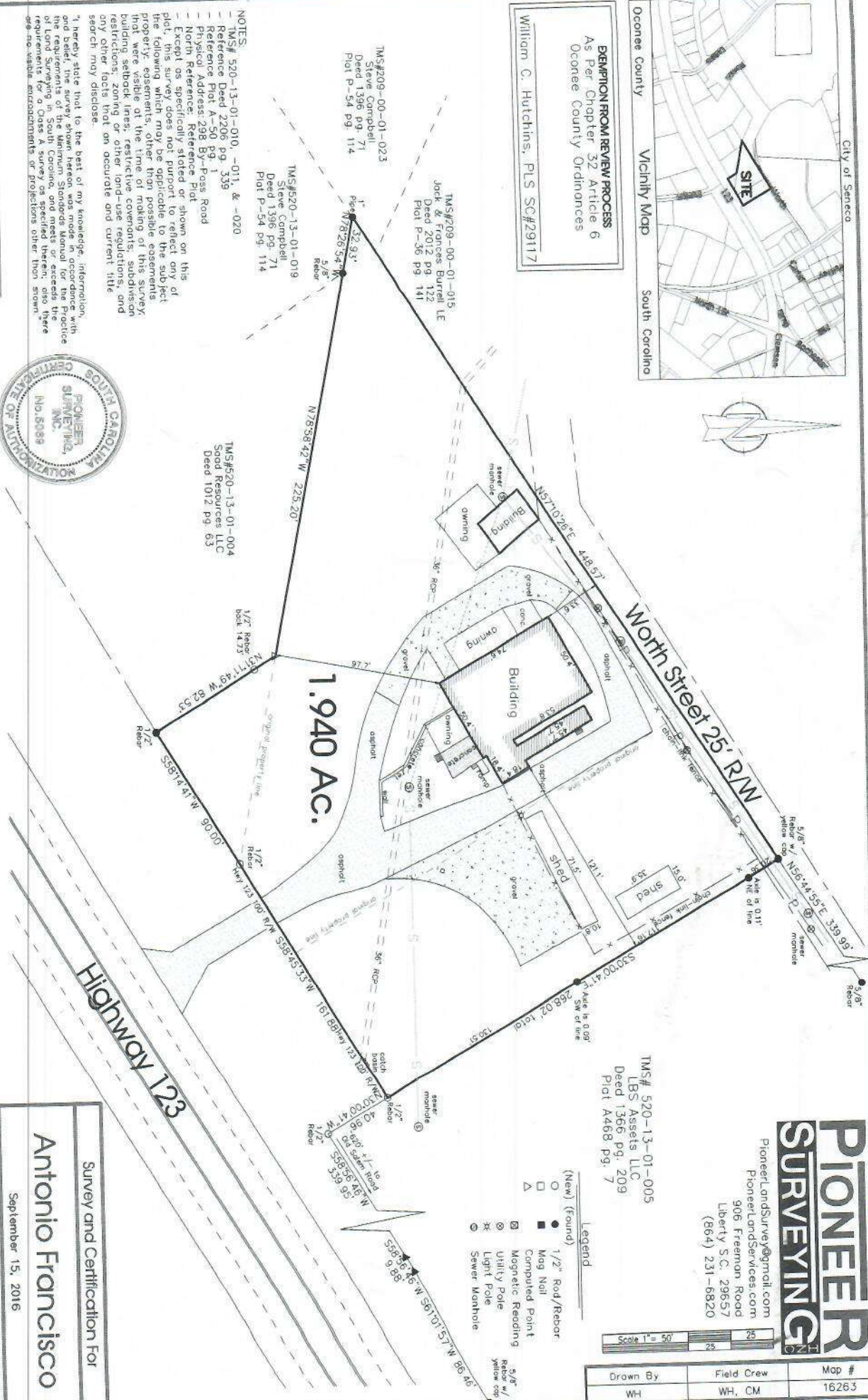
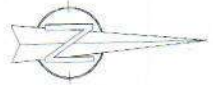
Sincerely,

Ron Taffer

Bob Hill Realty



**EXEMPTION FROM REVIEW PROCESS**  
 As Per Chapter 52 Article 6  
 Oconee County Ordinances  
 William C. Hutchins, PLS SC#29117



**NOTES:**  
 - TMS# 520-13-01-010, -011, & -020  
 - Reference Deed 2206 pg. 1  
 - Reference Plot A-50 Pg. 1  
 - Physical Address: 258 Byrce Road  
 - North Reference: 258 Byrce Road  
 - Except as specifically stated or shown on this plat, this survey was not intended to reflect any of the following: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; and any other facts that an accurate and current title search may disclose.



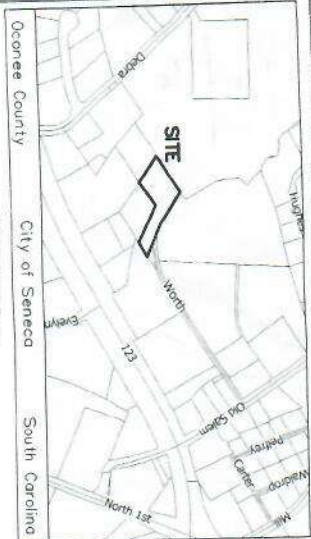
Survey and Certification For  
**Antonio Francisco**  
 September 15, 2016

TMS# 520-13-01-005  
 LBS Assets LLC  
 Deed 1366 pg. 209  
 Plat A468 pg. 7

**PIONEER SURVEYING**  
 PioneerLandSurvey@gmail.com  
 PioneerLandServices.com  
 906 Freeman Road  
 Liberty S.C. 29657  
 (864) 231-6820



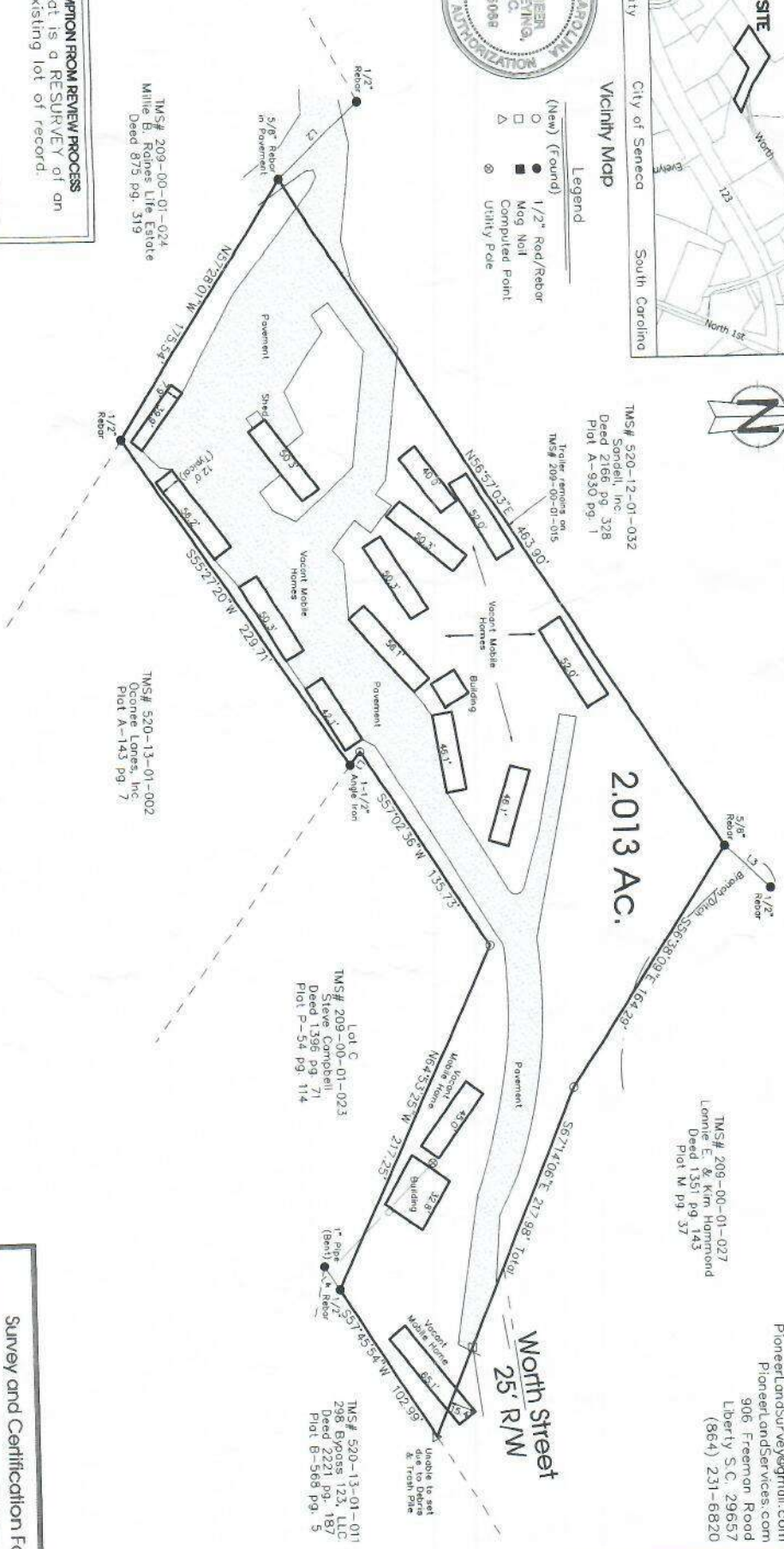
Drawn By	Field Crew	Map #
WH	WH, CM	16263



- Legend
- (New) (Found)
  - 1/2" Rod/Rebar
  - Meg Nail
  - Computed Point
  - △ Utility Pole



LINE	BEARING	DISTANCE
L1	S53.19.36"E	9.80'
L2	N42.03.27"W	6.3.96'
L3	N42.43.19"E	35.96'
L4	S57.00.01"W	16.27'



Drawn By	Field Crew	Map #
SC	WC, GK, NS	18182



**EXEMPTION FROM REVIEW PROCESS**  
 This plat is a RESURVEY of an existing lot of record.

William C. Hutchins, PLS SC#291117

I, hereby state that to the best of my knowledge, information, and belief, the survey was made in accordance with and in compliance with the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein, also there are no visible encroachments or projections other than shown.

William C. Hutchins P.L.S. No. 29117

- NOTES:
- TMS# 209-00-01-015
  - Reference Deed 2249 pg. 234
  - Reference Plot P-26 pg. 244
  - North Reference: Reference Plot
  - Except as specified or shown on this plat, this survey does not purport to ascertain, other than possessor's easements that were visible at the time of making of this survey, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, and any other facts that an accurate and current title search may disclose.

Survey and Certification For  
**Unlimited Landscapes, LLC.**

Date: June 14, 2018

**PIONEER SURVEYING**  
 PioneerLandSurvey@gmail.com  
 PioneerLandServices.com  
 906 Freeman Road  
 Liberty S.C. 29657  
 (864) 231-6820

Survey and Certification For



Blue - Building  
Green - Grass/Trees  
Red - Concrete  
Orange - Gravel

Phase I



Blue - Building

Green - Grass/Trees

Red - Concrete

Orange - Gravel

Phase 2





quick search:

Address

Permit #

Parcel #

- Home
- My Activities
- Create
- Search
- Reports
- Support Center
- Administration
- Logoff

### Permit Project



File #: 22-003469  
 Watson Dr Seneca SC 29672  
 Subdivision of 15 lots (Townhomes - 0 Lot line)

- Permits
- Reviews
- Inspections
- Violations
- Activities
- Documents
- Contacts
- History

EDIT:  
File

Edit Permit: VA22-000014

ADD:

- Activity
- Address
- Alert
- Contact
- Document
- Email
- Inspection
- Letter
- Note
- Payment
- Permit
- Route
- Violation

Permit #: VA22-000014  
 Permit Type: Variance Application  
 Sub Type: BZA  
 Work Description: Watson Drive

Applicant: Ridgewater Engineering and Su  
 Status: Online Application Received

Application Date: 12/08/2022

REPORTS:

- Custom
- Detail
- Summary

Code section from which a variance is requested: 38-10.2  
 Property Owner: [Redacted]  
 Email: [Redacted]  
 Permit Fees: [Redacted]

Property Owner: CAJA LLC

Property Owners: 0

Phone #: [Redacted]

Upload Supporting Documentation: Select File

Documentation: 12-7-22 21142 Willow Creek Final Plat Rel

Here: 0.pdf

Application is: [Redacted]

Application is not: Is Not.

#### APPLICANT RESPONSES TO SECTION 38-7.1

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:

Per Discussions with staff at Oconee County there is not an ordinance that pertains to zero (0') side lot lines. The townhomes on proposed subdivision are shown with zero feet lot lines in between the units. This is the reason for the variance.

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

No.

Explain.:

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

The proposed structures would not be allowed without the variance.

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 The property adjacent to the proposed development is built the same way as zero lot lines between the units. The remainder of the properties are residential units.

**General**

Focus Construction - Eric Newtc

**Contractor:**

ICC 113.2 Limitations on authority: An application for appeal shall be based on a claim that the true intent of this code of the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The board shall have no authority to waive requirements of this code.

**Comments:**

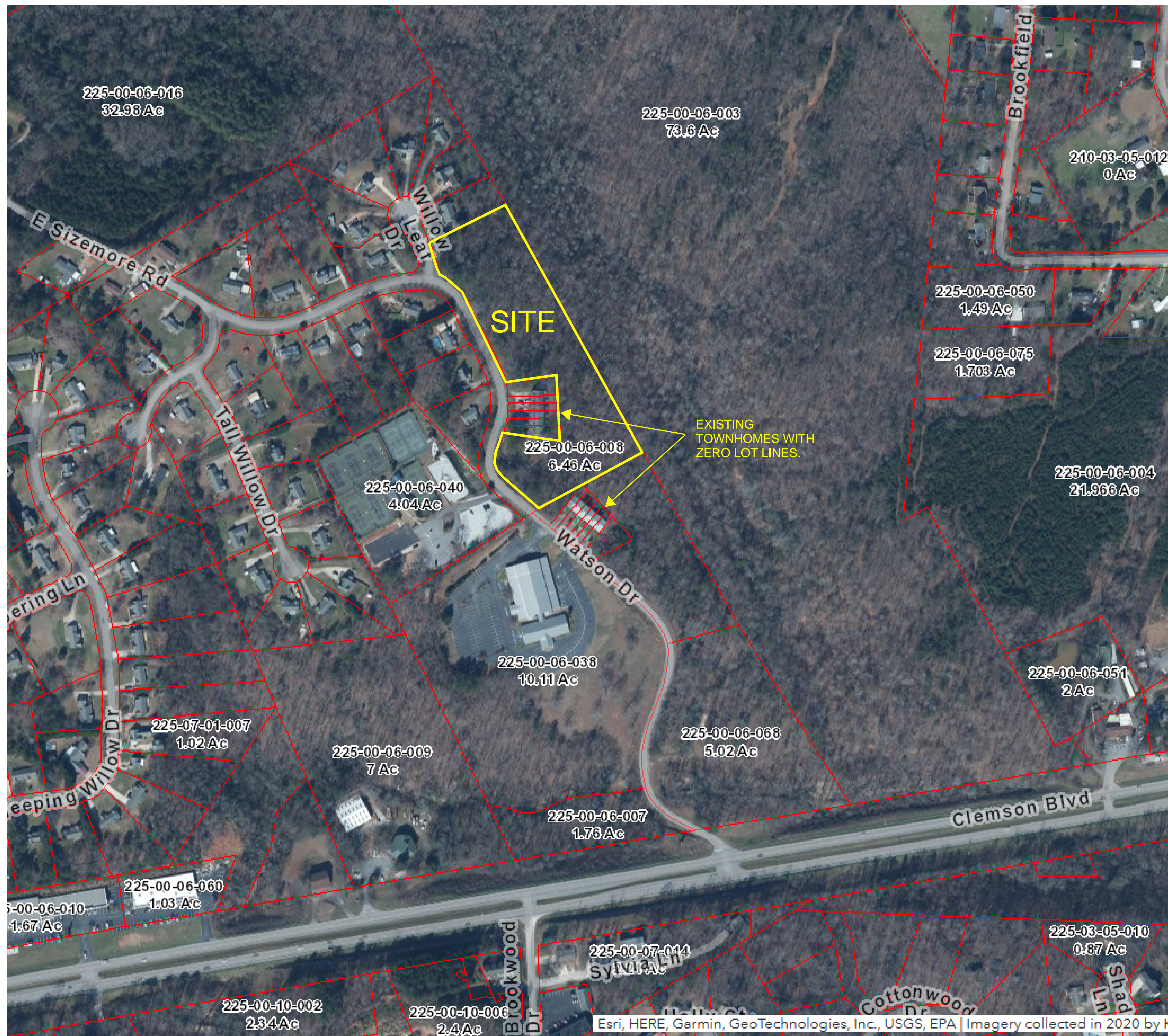
OCONEE COUNTYS APPROVAL, PERMITTING, AND/OR INSPECTION(S) OF THIS PROJECT DOES NOT MEAN THAT THE PROJECT IS IN COMPLIANCE WITH ALL APPLICABLE SUBDIVISION AND/OR HOMEOWNERS ASSOCIATION, OR SIMILAR ENTITYS, BUILDING AND LAND USE REQUIREMENTS OR RESTRICTIONS. BY SIGNING BELOW YOU ACKNOWLEDGE THAT COMPLIANCE WITH ANY SUCH STANDARDS IS YOUR RESPONSIBILITY.

Permit Fees

Quantity	Fee	Description	Amount	Total
	Variance Fee			

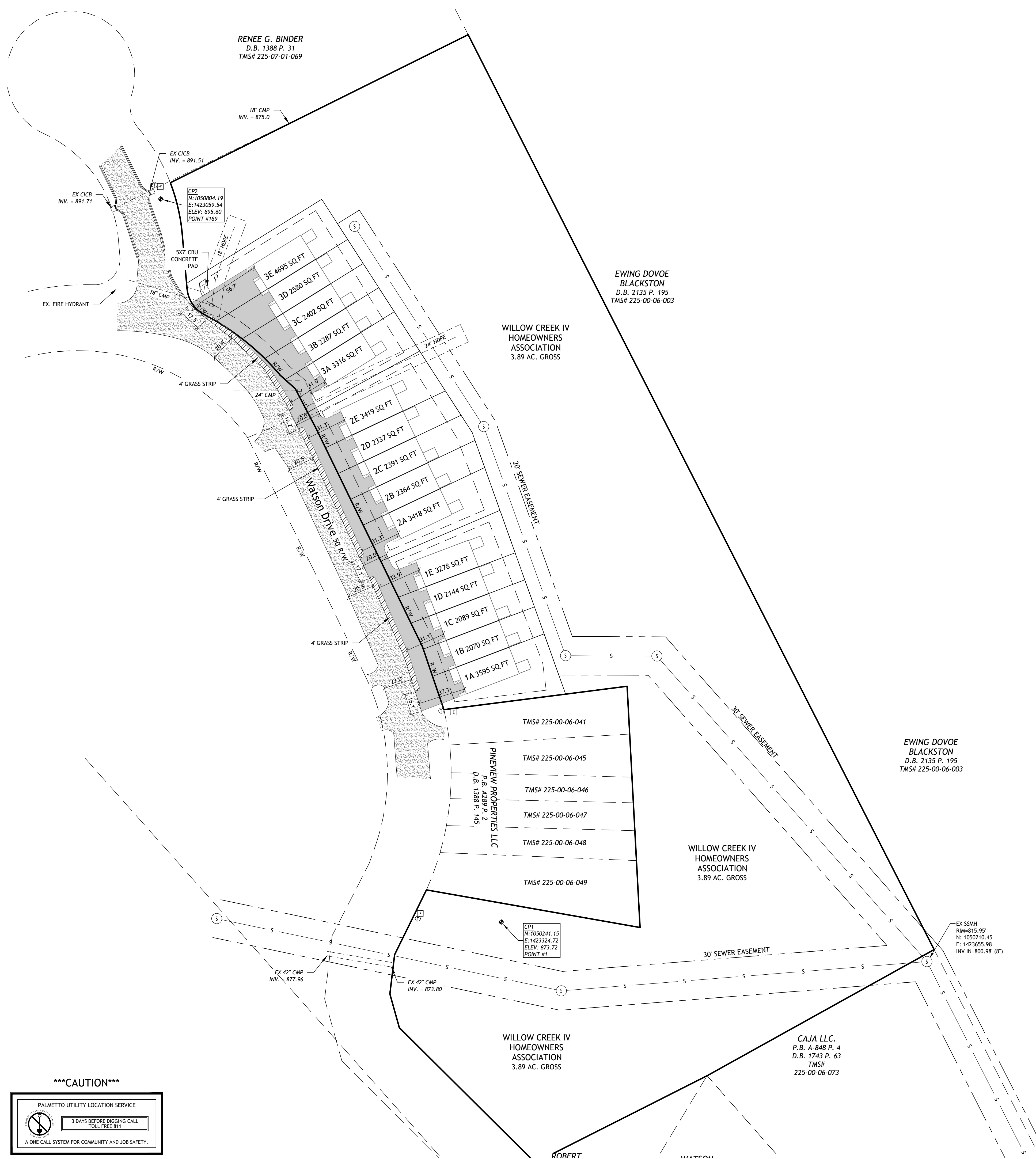
Payments

Date	Type	Reference	Note	Receipt #	Received From	Amount



WILLOW CREEK  
PHASE IV

WATSON DRIVE  
SENECA SC



**LEGEND**

EXISTING      PROPOSED

- SEWER LINE (GRAVITY)  
REFER TO NOTES      — S —
- SANITARY MANHOLE  
REFER TO DETAIL      (S)
- STORM PIPE      - - - - -
- 2' X 3' GICB      □
- DENOTES CONCRETE PAVEMENT  
(DRIVEWAY)      ■

15 TOTAL UNITS  
**SETBACKS:**  
 10' FRONT  
 5' SIDE  
 10' REAR  
 THE SITE IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER F.I.R.M. COMMUNITY PANEL NUMBER 45073C0335D WITH AN EFFECTIVE DATE OF 12/21/2017.

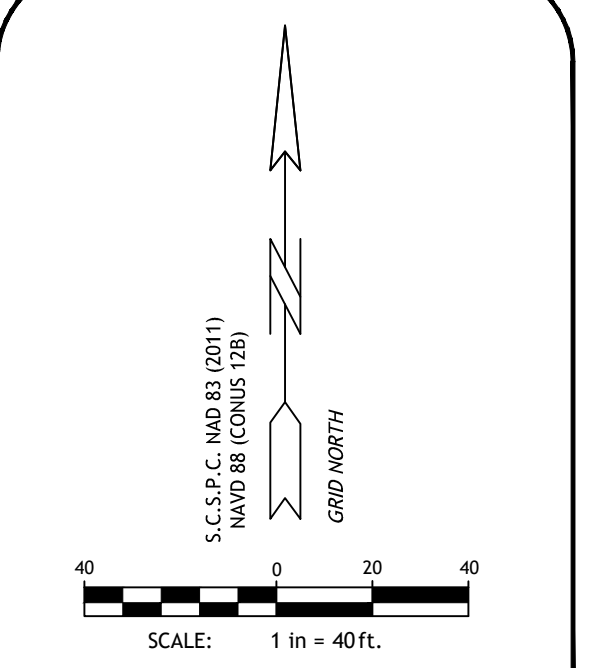
AREA CALCULATION	
HOMEOWNERS ASSOCIATION	3.89 AC
SEWER EASEMENT	*0.70 AC
TOWNHOME LOTS	0.97 AC
<b>TOTAL</b>	<b>4.86 AC</b>

\*INCLUDED IN HOMEOWNERS ASSOCIATION TOTAL ACREAGE

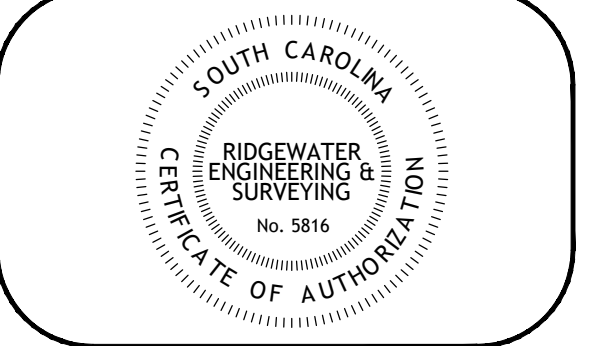
**NOTE:**  
 THERE EXISTS A 5-FOOT DRAINAGE AND UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES.



PO BOX 806  
 ANDERSON, SC 29622  
 (864) 226-0980  
 RIDGewaterENG.COM



THIS DRAWING AND THE DESIGN SHOWN THEREON ARE THE PROPERTY OF RIDGewater ENGINEERING & SURVEYING, LLC. THE REPRODUCTION, COPYING OR USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.



**WILLOW CREEK PHASE IV (WATSON DRIVE)**

OCONEE COUNTY  
 SOUTH CAROLINA

DRAWN BY: JT/KOC  
 CHECKED: JWW  
 JOB NUMBER: 21142

REV #	DATE	COMMENT
0	6-28-21	RELEASE TO CLIENT
1	7-8-21	SEWER SUBMIT FOR REVIEW
2	7-27-21	REVISED CLEAN-OUT DETAIL & ADDED CLEAN-OUTS PER SLEW.
3	1-25-22	SWPPP SUBMIT FOR REVIEW
4	2-16-22	REVISIONS PER COMMENTS
5	8-16-22	SEWER AS-BUILT
6	11-18-22	REVISED DRIVEWAY LAYOUT FINAL PLAT RELEASE

SHEET

**DRIVEWAY LAYOUT**

**D-1**

**\*\*\*CAUTION\*\*\***

PALMETTO UTILITY LOCATION SERVICE

3 DAYS BEFORE DIGGING CALL  
 TOLL FREE 811

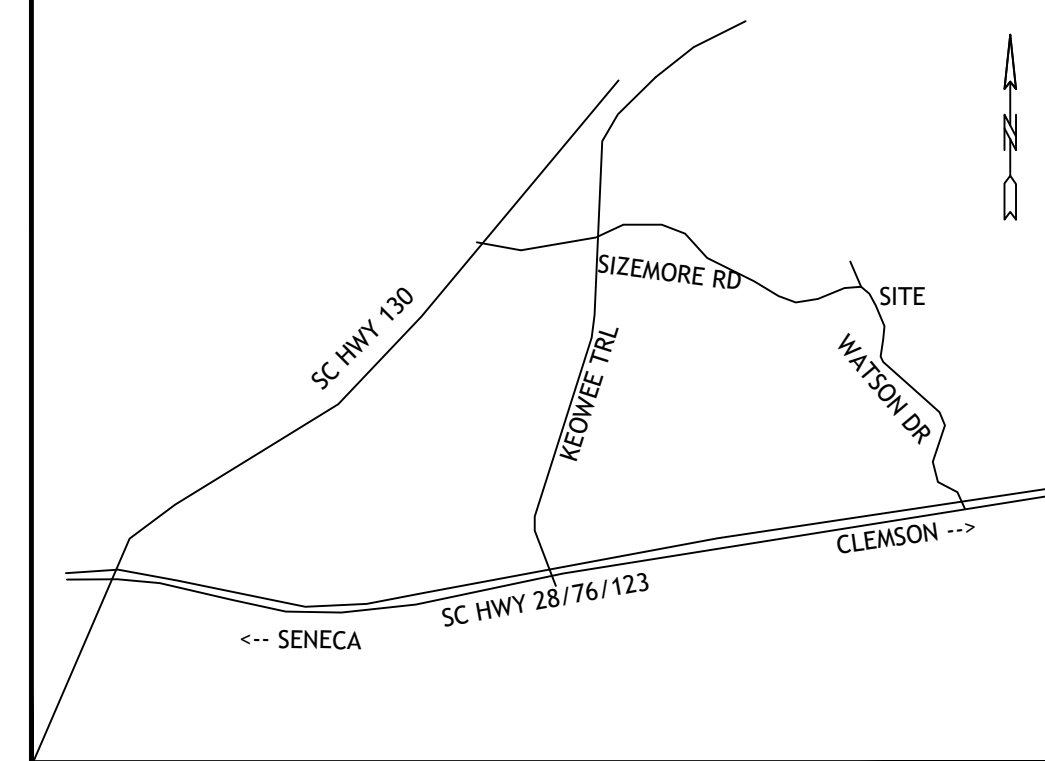
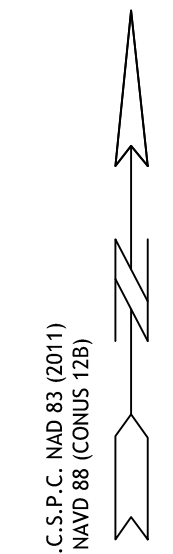
A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.

**LEGEND**

- Iron Pin, Old, Found (IPF) ●
- Iron Pin, New, Placed (IPS) ○
- Nail Or Nail & Bottle Cap (NBC) ⊙
- Computed Point △
- Sewer Line (gravity) — S —
- Sanitary Manhole (SM) ⊕
- Property Line ———
- Adjacent Property Line - - - - -

**NOTE:**

THERE EXISTS A 5-FOOT DRAINAGE AND UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES.



LOCATION MAP

**FINAL PLAT**

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

"The undersigned hereby acknowledge that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent and that I (we) establish the minimum building restriction lines, and hereby dedicate to public use as roads, streets, and easements, forever all areas so shown or indicated on said plat.

12/7/2022 Signed *[Signature]*  
 \_\_\_\_\_ Signed  
 \_\_\_\_\_ Signed

**CERTIFICATE OF ACCURACY**

"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 South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown. Plat was also prepared in accordance with the Oconee County subdivision regulations as adopted.

12-7-2022 Thomas E. Walls  
 Date: \_\_\_\_\_ Licensed Engineer or Registered Surveyor  
 Signed: *[Signature]*  
 S.C. Registration No. PLS 9324

**CERTIFICATE OF APPROVAL FOR RECORDING**

"I hereby certify that the subdivision plan shown hereon has been found to comply with the Subdivision Regulations for Oconee County, with the exception of such variances, if any, as are noted in the minutes of the Oconee County Planning Board of Oconee County, South Carolina, and that it has been approved for recording in the office of the County Register of Mesne Conveyance."

Date: \_\_\_\_\_ Subdivision Administrator  
 Oconee County Planning Board  
 FILE NUMBER: \_\_\_\_\_

**REFERENCES:**  
 PB A-484 PG 4  
 DB 1743 PG 63  
 TMS # 225-00-06-008

**WILLOW CREEK PHASE IV**

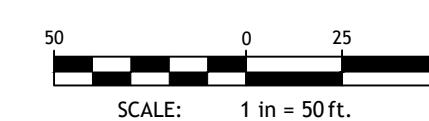
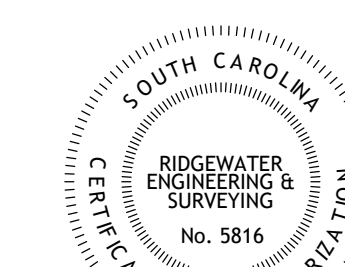
Focus Construction, LLC  
 387 College Ave.  
 Clemson, SC 29631

RidgeWater Engineering & Surveying, LLC P.O. Box 806  
 Anderson SC 29622

OWNER ENGINEER OR SURVEYOR

NO. OF ACRES: ±4.86 MILES OF NEW ROADS: 0  
 NO. OF LOTS: 15 DATE: 12-7-22  
 ZONE: CFD

Date: 12-7-22  
 Drawn By: KTSJR  
 Checked: TEW  
 Job Number: 21142  
 Revisions: 0



This drawing and the design shown thereon are the property of Ridgewater Engineering & Surveying, LLC. The reproduction, copying or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

**AREA CALCULATION**

HOMEOWNERS ASSOCIATION	3.89 AC
SEWER EASEMENT	*0.70 AC
TOWNHOMES LOTS	0.97 AC
<b>TOTAL</b>	<b>4.86 AC</b>

\*INCLUDED IN HOMEOWNERS ASSOCIATION TOTAL ACREAGE

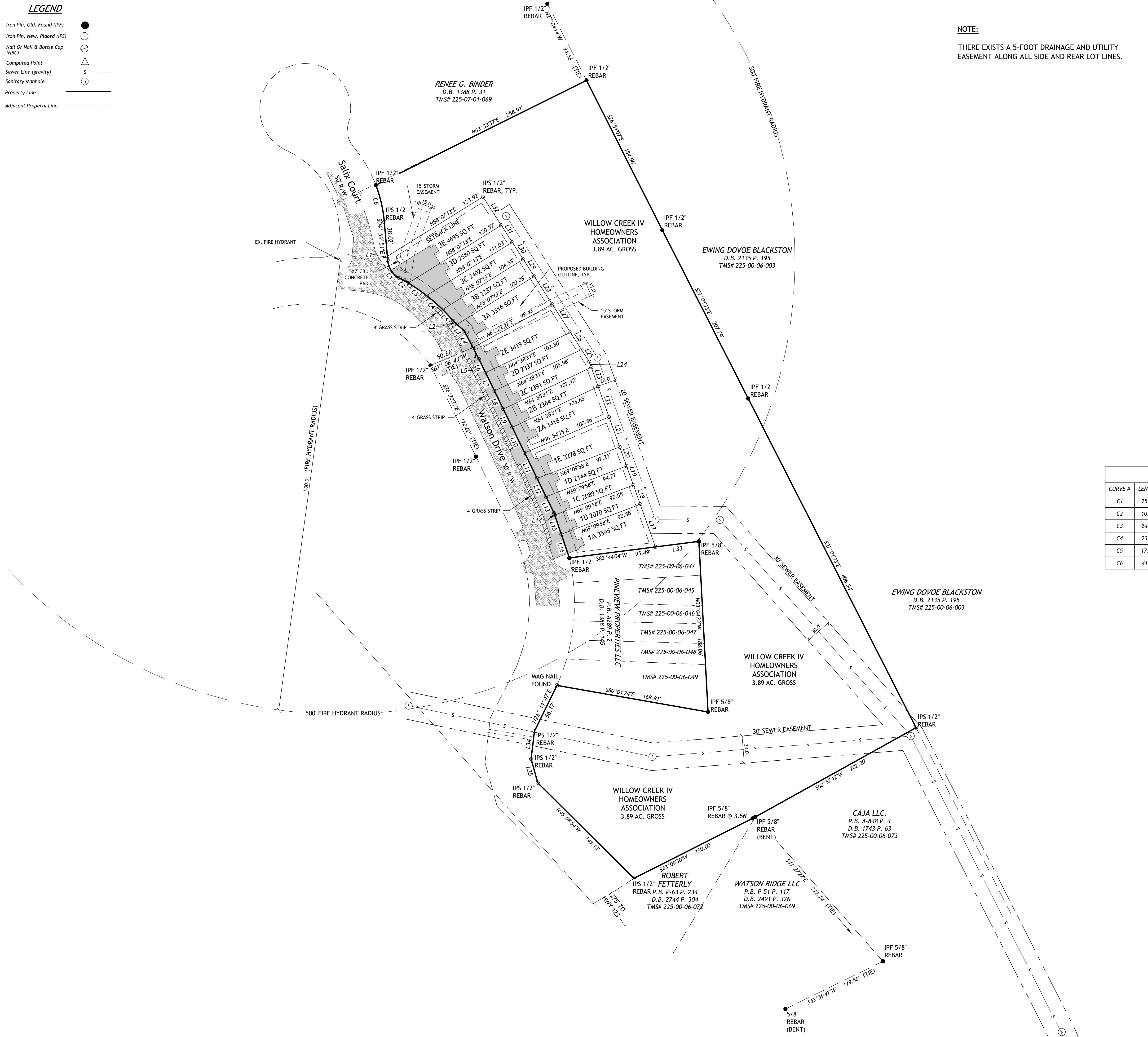
15 TOTAL UNITS  
 Zoning: CFD (Less than 1/2 acre lots)  
**SETBACKS:**  
 10' FRONT  
 5' SIDE  
 5' REAR  
 THE SITE IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER F.I.R.M. COMMUNITY PANEL NUMBER 45073C0335D WITH AN EFFECTIVE DATE OF 12/21/2017.

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	25.05	24.97	N33° 42' 48"W	24.01
C2	10.64	198.01	N60° 50' 36"W	10.64
C3	24.44	198.01	N55° 48' 00"W	24.43
C4	23.36	198.01	N48° 52' 37"W	23.35
C5	17.47	198.01	N42° 57' 50"W	17.46
C6	41.62	150.00	N12° 56' 52"W	41.49

**LINE TABLE**

LINE	LENGTH	BEARING
L1	4.33	N4° 59'51"W
L2	5.41	N48° 04'27"W
L3	10.56	N48° 04'27"W
L4	20.77	N27° 38'10"W
L5	14.48	N27° 38'10"W
L6	16.42	N25° 59'36"W
L7	22.33	N25° 59'36"W
L8	22.33	N25° 59'36"W
L9	22.33	N25° 59'36"W
L10	31.26	N25° 59'36"W
L11	31.22	N25° 59'36"W
L12	22.42	N25° 59'36"W
L13	20.38	N25° 59'36"W
L14	2.03	N18° 48'47"W
L15	22.34	N18° 48'47"W
L16	27.42	N18° 48'47"W
L17	49.81	S19° 39'16"E
L18	22.33	S19° 39'16"E
L19	22.33	S19° 39'16"E
L20	22.33	S19° 39'16"E
L21	35.08	S19° 39'16"E
L22	35.41	S19° 39'16"E
L23	22.44	S19° 39'16"E
L24	6.67	S19° 39'16"E
L25	15.83	S32° 49'21"E
L26	22.52	S32° 49'21"E
L27	36.85	S32° 49'21"E
L28	36.52	S32° 49'21"E
L29	22.33	S32° 49'21"E
L30	22.33	S32° 49'21"E
L31	22.33	S32° 49'21"E
L32	37.17	S32° 49'21"E
L33	48.26	S82° 44'04"W
L34	30.76	N6° 50'30"E
L35	27.22	N15° 34'24"W




## James Coley

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**From:** renee <rgbinder@hotmail.com>  
**Sent:** Thursday, January 26, 2023 11:22 AM  
**To:** James Coley  
**Subject:** Re: BZA Link

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

 **This message needs your attention**

- This is a personal email address.

Report or Mark as Safe Powered by Mimecast

Dear Mr. Coley:

These are my comments regarding the setbacks and general property development on the lot adjacent to mine at 204 Willow Leaf Drive (incorrectly labeled by Ridgewater Engineering as "Salix Court"). My main concern is that the berry bushes that previously grew to the corner of Willow Leaf Drive, along with almost all the trees adjoining my 17 year old Leyland Cypress along my property line, were bulldozed, leaving no screen between the now-eyesore that was woods and our line of sight from all our homes on Willow Leaf Drive. As such, I'm sure the properties are worth somewhat less, and in fact, the home on the cul de sac that most recently went on market has remained there for months, which is highly unusual in the current market. I understand that this is not the actual purview of the Zoning Appeals Board, but I humbly request that shrubs be replanted on the upside (my side) of the new culvert adjacent to Willow Leaf Drive, diagonally from the corner until they rejoin the trees that remain. This should be able to be accomplished without disturbing the nice grass that we've maintained up to the corner ever since I took the keys to my home on April 5, 2005. I also request that the grass median/curb strips planned in front of the townhome parking area continue as far as is possible up to that same culvert, such that when that part of the construction is complete, mud won't continue to be all over the street. Dumpsters should not be installed at our end either, as any toxic runoff would go directly into that unfiltered DHEC drainage, which feeds an intermittent stream that ultimately flows into the Seneca Creek. Hopefully that's not an issue at all, as the units that exist do not possess dumpsters (most people who live in this neighborhood do our own recycling at Center #1 just off of Old Clemson Highway). The unattended portajohn at our end of the construction has also fallen over twice in foul weather, and trash was consistently left around it when workers were on site, leaving us to clean up the mess. I'd appreciate it if something was done to remediate that situation before construction is restarted as well.

Thank you for your consideration. We have enjoyed a peaceful existence here for 17 years, with several of my neighbors having lived here even longer (the Burnside's and the Perezes), and I hope it continues to be a nice place for all of us: I do not mind the townhouses, I only want for vegetation to be replanted thoughtfully where it previously accorded us some measure of privacy and beauty.

Thank you, and stay well.

Renee Binder  
204 Willow Leaf Drive  
Seneca, SC 29672

On Jan 26, 2023, at 10:12 AM, James Coley <jcoley@oconeesc.com> wrote:

<https://oconeesc.com/council-home/committees-and-commissions/boards-and-commissions/board-of-zoning-appeals>

thanks,

*James Coley*

Director  
Oconee County Planning and Zoning  
415 S. Pine Street  
Walhalla, SC 29691  
Phone: (864) 638.4218



**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 correspondence is intended exclusively for the individual or entity to which it is addressed, and may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure. 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.*

Amendment to the Board's Rules of Procedure:

Article III.

Section 1. Form of Appeal

Appeals from administrative decisions, applications for variances, and applications for special exceptions shall be filed on forms approved by the Board and provided to applicants by the secretary. [Additional written or other materials that the appellant, applicant, or other party in interest wishes the Board to consider shall be filed with the secretary no less than three (3) business days prior to the scheduled hearing. The Board Chairman may require or allow the submission of additional materials prior to or during the hearing, as deemed necessary and appropriate. The failure to timely submit adequate information may be grounds for dismissal or continuance.] An application filed by an agent shall be accompanied by written designation of the agent signed by the applicant or party in interest.

Article VII.

Section 2. Amendment **These rules may be amended at any regular meeting of the Board by majority vote of the members of the Board at least seven (7) days after the written amendment is delivered to all members.**