



CITY OF WALHALLA BOARD OF ZONING APPEALS

Teara Barnwell, Chair
Josh Holliday

Frank Guldner, Vice-Chair
Kenny Johns

Monday, July 24, 2023
Board of Zoning Appeals Meeting
5:30 PM
206 North Church Street
Walhalla, South Carolina 29691

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes – April 6, 2023
4. Public Hearings
 - a. Special Exception: Request to place a manufactured home on Chris Court (TMS 500-14-13-003)
 - b. Special Exception: Request to place a manufactured home on W Ervin Street (TMS 500-22-01-002)
 - c. Variance: Request for variance from minimum setbacks on West Main Street (TMS 500-14-02-005)
 - d. Variance: Request for variance from minimum width at setback line on N Church Street (TMS 500-07-03-041)
5. Old Business
 - a. Tabled Appeal: Status of Family Fence LLC's use of 135 Kelley Drive as a permitted non-conforming use.
6. Public Comments, non-agenda items
7. Other Business
8. Adjournment

City of Walhalla Board of Zoning Appeals
Thursday, April 6, 2023 • 5:30 PM
Council Chambers • City Hall
Walhalla, South Carolina
Minutes

In accordance with the South Carolina Freedom of Information Act, Section 30-4-10 et seq., South Carolina Code, 1976, the media was duly notified of the date, time, and place of the meeting.

Members Present: Teara Barnwell (Zoom), Frank Guldner and Kenny Johns

Members Absent: Jennifer Crawford and Josh Holliday

Staff Present: Brandon Burton and Celia Myers

Call to Order: Chairwoman Barnwell called the meeting to order at 5:30PM, with a quorum present to conduct the meeting and welcomed all present to the meeting.

Approval of Agenda: Mr. Guldner moved to approve the agenda with Mr. Johns seconding. The motion to approve the agenda was unanimous.

Approval of Minutes: Mr. Guldner moved to approve the minutes of the February 2, 2023 meeting; and Mrs. Barnwell seconded. The vote was 2-0 with Mr. Johns abstaining. The minutes will be deferred to the next meeting.

Public Hearing:

Appeal: Status of Family Fence, LLC's use of 135 Kelley Drive as a permitted non-conforming use.

Chairwoman Barnwell opened the public hearing and invited the applicant to approach and provide his statement. Mr. Blair Stoudemire (applicant) declared his reasons for the use of 135 Kelley Drive as a non-conforming use to be overturned. He stated that the use of storage for College St Baptist's van(s) was discontinued in 2007 when new property was purchased and the van(s) were then stored elsewhere. Citing Walhalla Code, he stated that the property's non-conforming use status was discontinued for more than 365 days and therefore no longer "grandfathered". He also referenced the noise coming from the location. While it doesn't constitute a noise violation, he cited this as proof that more than storage was occurring on the property. He also mentioned the new Dogwatch business that was listed at the property, as indicated it may be a separate business from Family Fence.

Mrs. Cindy Reitano (Family Fence) rebutted. She stated that she and her husband received approval from the City and County prior to purchasing the property in 2017 and later in 2018 when the original complaint was investigated. She continued by stating that the church used the building for storage six (6) months after the sale in 2017. When a complaint was made in 2018, the previous Zoning Administrator Daniel Fletcher (who was a different Zoning Administrator from the one prior to the sale) came out to the property with the Fire Marshal. She reiterated that no manufacturing takes place onsite at 135 Kelley. She stated that the crew arrived around 8:00-8:30AM, loaded the materials into truck(s) and went to the site of customer to build and install. In the afternoon, the crew came back to switch into their personal cars and leave. She also stated that Dogwatch was a part of Family Fence and that the units and truck were housed at 328 Pine St, where the business was located. She added that she tried to be a good neighbor, allowing others to use the drive from Pine to Kelley when Pine St was closed due to construction. She also illustrated how before the Kelley property, the delivery truck would block Pine St for unloading, but this was discontinued with Kelley Dr. She also stated that she had intended to install a bathroom, but didn't due to the non-conforming use status that it had to stay

as storage only. She concluded by stating that she had relied on the approval from the City for +/-5 years and could bring in video to show when, where and how loud her business was conducted.

Due to a time limit in the Zoom connection, Mr. Johns moved to recess for 5 minutes to allow for reconnection. Mr. Guldner seconded; and the motion to recess passed 3-0.

Mr. Guldner moved to reconvene the meeting; and Mr. Johns seconded. The motion to reconvene was passed 3-0.

Mr. Julian Stoudemire requested to speak before the board. He described the location of his property in conjunction with Family Fence and his son, Mr. Blair Stoudemire. He described how College St Church built a "pole barn" around 1989 and used it until around 1999 to store their buses. He indicated that he could see and hear the buses come in at night, but that from 1999, he never saw a bus enter. He added that in 2005-2006 the church purchased property where their buses/property were kept. He indicated that he complained in 2018 to Mr. Brent Taylor (administrator), but never heard back from the City. (He added that he did not bid on the property.) He further described the sounds of hammering and banging and asked to play an audio recording that was taken March 1, 2023. The sounds of metal hitting metal were heard. This audio was offered to the Board for better viewing/listening.

Chairwoman Barnwell recounted the statements heard and asked Mrs. Reitano when the property was not in use as storage. Mrs. Reitano replied that with the church's property, including props, washer/dryer and other materials, it was never not used as storage from the 90s onward. The Board asked if both parties could provide their audio/video for the Board to review. Both indicated that they could supply this. Mr. Johns moved to defer action on this item until the next meeting for the purpose of obtaining additional information to render their decision. Mr. Guldner seconded. The motion to defer action for the gathering of additional information was passed 3-0.

Old Business: None

Public Comments, non-agenda items: None were presented.

Other Business: Chairwoman Barnwell called for any other business. Mrs. Myers explained the need to change to monthly meetings due to an increase in submissions and the request by Mrs. Barnwell to switch days. She asked the Board for direction on the best day of the week. Both the second Tuesday and Mondays were discussed. Mrs. Myers will send a poll to the Board members for final determination and will revise the published schedule. The remainder of items was deferred to the next meeting due to challenges with the Zoom connection.

Hearing no further business, Chairwoman Barnwell adjourned the meeting at 6:33 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP
Community Development Manager



CITY OF WALHALLA Community Development

206 N Church St. • P.O. Box 1099 • Walhalla, SC 29691 • (864) 638-4343 • Fax (864) 638-4357 • www.CityofWalhalla.com

Board of Zoning Appeals Application

Date Filed: 4-17-2023 Permit Application No. 2023-41 Appeal No. 2023-02

INSTRUCTIONS

This application and its corresponding form must be completed for a hearing on **appeal** (corresponding form on page 2) from action of a zoning official, application for a **variance** (corresponding form on page 3), or application for **special exception** (corresponding form on page 4). This application shall be accompanied by a \$ 100.00 check made payable to the CITY OF WALHALLA, to help defray the cost of processing. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent.

An accurate, legible plot plan showing property dimensions and locations of structures and improvements must be attached to an application for variance or special exception.

THE APPLICANT HEREBY APPEALS: for action of zoning official for a variance for a special exception

Applicant(s)

Name: MARY TANE FINKENSTADT

Address: 915 FINKENSTADT LANE

Telephone: _____ Mobile: 864-723-2292 Email: finkenst.finkensj@walhalla.sc.gov

Owner(s) (If other than the applicant)

Name: _____

Address: _____

Telephone: _____ Mobile: _____ Email: _____

Designation of Agent (Complete, if the owner is not applicant)

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application.

Owner's Signature: _____ Date: _____

Interest

Applicant holds the following interest: Owner Adjacent Owner Other, please explain _____

Property Description

Property Address: CHRIS COURT WALHALLA SC 29691

TMS #: 500 - 14 - 13 - 003 Zoning District: GR Acreage: 41-1.15

Lot: _____ Block: _____ Subdivision: _____ Lot Dimensions: _____

Plat Book: 1785 Page #: 218

I (we) certify that the information in this application and the attached is correct.

Applicant's Signature: Mary Jane Finkenstadt Date: 4-17-2023

Request for Special Exception Application

1. Applicant hereby appeals to the Board of Zoning Appeals for a special exception for use of the property described on page 1 of this application as: ABILITY TO PLACE MANUFACTURING
HOME
which is a permitted special exception under the district regulation in Section 330-1.17(D)(2) of the Zoning Ordinance.

2. Applicant will meet the standard in Section 330-1.17 of the Zoning Ordinance which are applicable to the proposed special exception in the following manner: _____

3. Applicant suggests that the following conditions be imposed to meet the standards in the Zoning Ordinance: _____

4. The following documents are submitted in support of this application: *(A plot plan must be submitted.)*

Applicant's Signature: Mary Jane Finkbeiner Date: 4-17-2023

For Official Use

Date of Hearing: 7/24/2023 Board of Zoning Appeals' Decision: _____
Reason: _____
Board of Zoning Appeals Chair: _____ Date: _____

Photographs



Applicant: Jane Finkenstadt
Location: Chris Court and Coffee Road

§ 330-1.17. GR General Residential District.

- A. Intent of district. It is the intent of this section that the GR Zoning District be developed and reserved for medium-density residential purposes on lots not less than 5,000 square feet in size. The regulations which apply within this district are designed to discourage any land use which would generate nonresidential traffic on local or collector streets, to encourage the formation and continuation of a stable, healthy residential environment and to discourage unwarranted encroachment of commercial, industrial or other uses capable of adversely affecting the residential character of the district.
- B. Permitted uses. The following uses shall be permitted in any GR Zoning Districts:
 - (1) All permitted uses in the R-15 Single-Family Residential District, as shown in § 330-1.15B.
 - (2) Duplex dwellings and dwellings with garage apartments, with no more than two dwelling units per building.
- C. Conditional uses. The following uses shall be permitted on a conditional basis in any GR Zoning District:
 - (1) All conditional uses permitted in the R-25 and R-15 Zoning Districts, as shown in § 330-1.14C and § 330-1.15C;
 - (2) Public or private care homes, provided such uses meet the following requirements:
 - (a) Minimum lot area: one acre.
 - (b) Minimum lot width: 100 feet, measured at the front setback line.
 - (c) Minimum front yard setback: 35 feet.
 - (d) Minimum side yard setback: 15 feet.
 - (e) Minimum rear yard setback: 20 feet.
 - (f) Maximum building height: 2.5 stories or 35 feet. **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]**
 - (3) Vegetative screening. The owner of any public or private care home in this district which adjoins a lot restricted to residential use shall provide and maintain a suitable vegetative screen at least six feet in height above finished grade between it and any lot restricted to residential use.
 - (4) Additional requirements. Any public or private care home in this district shall meet all standards set forth in county, state, federal and local law.
- D. Special exception uses.
 - (1) Certain uses within any GR Zoning District are to be special exception uses pursuant to the requirements and procedures of § 330-1.47 and all subsections and all conditions stipulated herein:
 - (a) Antennas, towers, masts and similar structures measuring over 17 feet above the top of the highest peak of the roofline.
 - (b) Mobile homes. Mobile homes and mobile home parks are special exceptions in any GR

§ 330-1.17

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Districts, subject to the requirements and procedures of § 330-1.47, all subsections and all conditions stipulated herein.

(2) Mobile home parks.

- (a) Each mobile home park shall be no less than one acre in size and be located on a well-drained site properly graded to ensure rapid drainage and freedom from stagnant pools of water.
- (b) Each mobile home park shall not contain more than eight mobile home units per gross acre.
- (c) Mobile home spaces shall be provided consisting of an average of not less than 5,000 square feet in area, each space to be at least 40 feet wide and 100 feet in depth.
- (d) All mobile home spaces shall abut upon an all-weather surface driveway not less than 20 feet in width, which shall have unobstructed access to a street. The driveway surface may be of concrete, brick, asphalt, gravel or similar material, but not grass or dirt.
- (e) Each mobile home park must be serviced by an approved community or public water and sewer system, and safe and adequate provisions for the centralized collection of waste and garbage must be provided by the owner or operator of the mobile home park, all of which shall comply fully with all laws, ordinances or regulations prescribed by the County Board of Health and the South Carolina Department of Health and Environmental Control (SCDHEC).
- (f) Mobile home parks shall have a minimum of 25% common open space for active or passive recreation, which shall be easily accessible from all mobile home lots or spaces.
- (g) All mobile homes, within or outside of mobile home parks, shall adhere to the standards and conditions set forth in Subsection E, below.

E. **Manufactured home standards. [Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]**

(1) **Manufactured homes are permitted by special exception in the GR General Residential District and must comply with the requirements of Chapter 199, Manufactured Homes, of the City Code.**

(2) Abandoned mobile homes.

- (a) Any mobile home which has been abandoned and is declared to be a nuisance under the terms of this Part 1 or Chapter 199 shall be removed by the owner of the land within 90 days of notification. A mobile home shall be considered abandoned if any one of the following applies:
 - [1] If it has been unoccupied with utilities disconnected for a period of one year or greater; or
 - [2] If it has been deemed unsafe, unfit or condemned by the Building Inspector, code official or a Health Authority and no attempt has been made to remedy or repair to current code requirements within 60 days of being declared uninhabitable; or
 - [3] If the needed repairs exceed 75% of its replacement value.

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(b) The City may recover from the owner of the land upon which such abandoned mobile home is located the expense of removal and disposal of the mobile home and any administrative fees.

(3) Enforcement. It shall be unlawful for any person to place or park any mobile home or manufactured home upon any premises within the corporate limits, except as provided by this Part 1, Chapter 199 and any amendments thereto; and in the event of any violation of these provisions, such shall be sufficient grounds for the City of Walhalla to discontinue all municipal services to such mobile home.

F. Other requirements. Uses permitted or conditional uses in GR Zoning Districts shall be required to conform to the specific dimensional requirements unless otherwise specified. All other relevant portions of this Part 1 shall apply.

(1) Minimum lot requirements: 5,000 square feet.

(2) Minimum width in feet: 60 feet measured at the front setback line, but in no case is the lot to be less than 25 feet at the right-of-way line.

(3) Minimum setback requirements:

(a) Front: 25 feet.

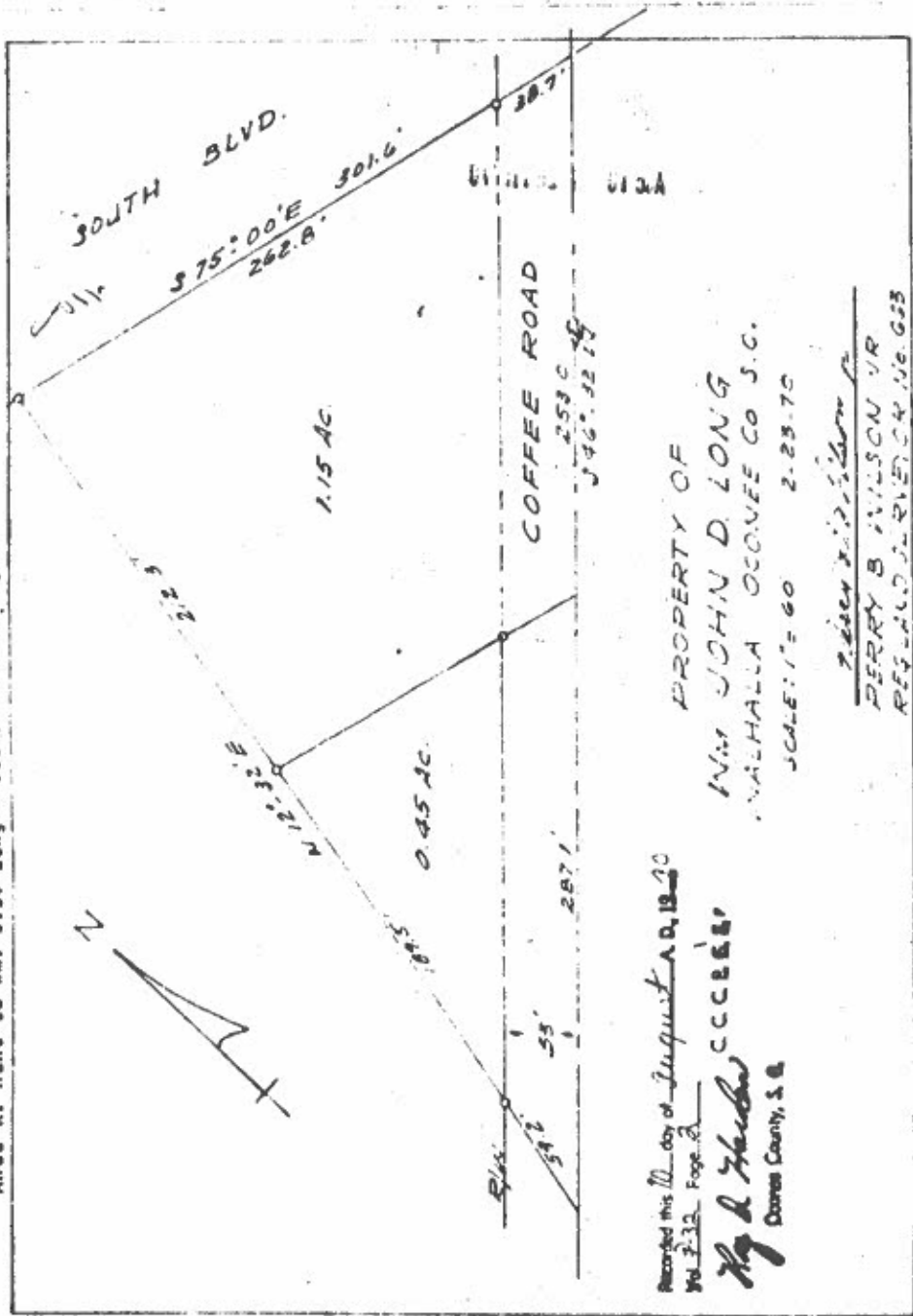
(b) Side: 10 feet.

(c) Rear: 10 feet.

(4) Maximum height of building: 2.5 stories or 35 feet. **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]**

(5) Maximum structure surface coverage of lot: 60%.

Ande R. Hunt to Wm. J.D. Long - See Deed 10-W, Pg. 52



Recorded this 10 day of August A.D. 1920, Vol. 2-12, Page 2

Perry B. Wilson
DORRIS COUNTY, S.C.

PROPERTY OF
Wm JOHN D. LONG
WALTHALLA OCOFEE CO S.C.
SCALE: 1" = 60' 2-25-70

Perry B. Wilson
PERRY B WILSON JR
REGISTERED PROFESSIONAL SURVEYOR NO. 655



2003

CITY OF WALHALLA Community Development

206 N Church St. • P.O. Box 1099 • Walhalla, SC 29691 • (864) 638-4343 • Fax (864) 638-4357 • www.CityofWalhalla.com

Board of Zoning Appeals Application

Date Filed: 5-10-23 Permit Application No. 2023-54 Appeal No. 2003-03

INSTRUCTIONS

This application and its corresponding form must be completed for a hearing on **appeal** (corresponding form on page 2) from action of a zoning official, application for a **variance** (corresponding form on page 3), or application for **special exception** (corresponding form on page 4). This application shall be accompanied by a \$ 100.00 check made payable to the CITY OF WALHALLA, to help defray the cost of processing. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent.

An accurate, legible plot plan showing property dimensions and locations of structures and improvements must be attached to an application for variance or special exception.

THE APPLICANT HEREBY APPEALS: for action of zoning official for a variance for a special exception

Applicant(s)

Name: Benito Zapata
Address: 207 W Ervin St Walhalla, SC 29691
Telephone: 864-557-0206 Mobile: _____ Email: bzapata044@gmail.com

Owner(s) (if other than the applicant)

Name: Benito Zapata
Address: 207 W Ervin St Walhalla, SC 29691
Telephone: 864-557-0206 Mobile: _____ Email: _____

Designation of Agent (Complete, if the owner is not applicant)

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application.
Owner's Signature: Benito Zapata Date: 09/10/2023

Interest

Applicant holds the following interest: Owner Adjacent Owner Other, please explain _____

Property Description

Property Address: 207 W Ervin St Walhalla, SC 29691
TMS #: 500 - 22 - 01 - 002 Zoning District: GR Acreage: +/- 0.49
Lot: _____ Block: _____ Subdivision: _____ Lot Dimensions: _____
Plat Book: 2448 Page #: 104

I (we) certify that the information in this application and the attached is correct.

Applicant's Signature: Benito Zapata Date: 09/10/2023

Request for Special Exception Application

1. Applicant hereby appeals to the Board of Zoning Appeals for a special exception for use of the property described on page 1 of this application as: We would like to use this property to place a Manufactured home which is a permitted special exception under the district regulation in Section _____ of the Zoning Ordinance.
2. Applicant will meet the standard in Section 380-117 (E) of the Zoning Ordinance which are applicable to the proposed special exception in the following manner: _____

3. Applicant suggests that the following conditions be imposed to meet the standards in the Zoning Ordinance: _____

4. The following documents are submitted in support of this application: *(A plot plan must be submitted.)*

Applicant's Signature: Benito Zapata Date: 09/10/2023

For Official Use	
Date of Hearing: <u>0923-24-7</u>	Board of Zoning Appeals' Decision: _____
Reason: _____	_____
Board of Zoning Appeals Chair: _____	Date: _____

Photographs



Applicant: Benito Zapata
Location: West Ervin Street, near S Church Street

§ 330-1.17. GR General Residential District.

- A. Intent of district. It is the intent of this section that the GR Zoning District be developed and reserved for medium-density residential purposes on lots not less than 5,000 square feet in size. The regulations which apply within this district are designed to discourage any land use which would generate nonresidential traffic on local or collector streets, to encourage the formation and continuation of a stable, healthy residential environment and to discourage unwarranted encroachment of commercial, industrial or other uses capable of adversely affecting the residential character of the district.
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 - (2) Public or private care homes, provided such uses meet the following requirements:
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§ 330-1.17

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Districts, subject to the requirements and procedures of § 330-1.47, all subsections and all conditions stipulated herein.

(2) Mobile home parks.

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- (b) Each mobile home park shall not contain more than eight mobile home units per gross acre.
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- (d) All mobile home spaces shall abut upon an all-weather surface driveway not less than 20 feet in width, which shall have unobstructed access to a street. The driveway surface may be of concrete, brick, asphalt, gravel or similar material, but not grass or dirt.
- (e) Each mobile home park must be serviced by an approved community or public water and sewer system, and safe and adequate provisions for the centralized collection of waste and garbage must be provided by the owner or operator of the mobile home park, all of which shall comply fully with all laws, ordinances or regulations prescribed by the County Board of Health and the South Carolina Department of Health and Environmental Control (SCDHEC).
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(2) Abandoned mobile homes.

- (a) Any mobile home which has been abandoned and is declared to be a nuisance under the terms of this Part 1 or Chapter 199 shall be removed by the owner of the land within 90 days of notification. A mobile home shall be considered abandoned if any one of the following applies:
 - [1] If it has been unoccupied with utilities disconnected for a period of one year or greater; or
 - [2] If it has been deemed unsafe, unfit or condemned by the Building Inspector, code official or a Health Authority and no attempt has been made to remedy or repair to current code requirements within 60 days of being declared uninhabitable; or
 - [3] If the needed repairs exceed 75% of its replacement value.

§ 330-1.17

§ 330-1.17

(b) The City may recover from the owner of the land upon which such abandoned mobile home is located the expense of removal and disposal of the mobile home and any administrative fees.

(3) Enforcement. It shall be unlawful for any person to place or park any mobile home or manufactured home upon any premises within the corporate limits, except as provided by this Part 1, Chapter 199 and any amendments thereto; and in the event of any violation of these provisions, such shall be sufficient grounds for the City of Walhalla to discontinue all municipal services to such mobile home.

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(1) Minimum lot requirements: 5,000 square feet.

(2) Minimum width in feet: 60 feet measured at the front setback line, but in no case is the lot to be less than 25 feet at the right-of-way line.

(3) Minimum setback requirements:

(a) Front: 25 feet.

(b) Side: 10 feet.

(c) Rear: 10 feet.

(4) Maximum height of building: 2.5 stories or 35 feet. **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]**

(5) Maximum structure surface coverage of lot: 60%.



FILED
MAR 18 2019
REC'D
OCONEE COUNTY, SC

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
2019 MAR 18 P 3:35 TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS THAT **ROBERT PERRY AND SHARON PERRY**, herein referred to as Grantor, for and in consideration of the sum of **EIGHT THOUSAND AND 00/100 Dollars (\$8,000.00)** to me paid by **BENITO ZAPATA RODRIGUEZ**, hereinafter referred to as Grantee, in the state aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto said Grantee, **BENITO ZAPATA RODRIGUEZ**, his heirs, successors and assigns forever.

B+C
1000
11064

ALL that certain piece, parcel or lot of land with any improvement thereto, situate, lying and being in the State of South Carolina, County of Oconee, fronting 104.5 feet on the South side of Ervin Street and running back 209 feet, same being the eastern half of Lot No. 31 as shown on the map of the Court House survey and bounded on the east by Lot No. 32 and on the south by Lot No. 33. The lot hereby conveyed being in the form of a parallelogram of 104.5 feet by 209 feet as shown by plat of Harry U Earle, Surveyor, dated June 20, 1945 and recorded in Deed Book A, page 28, records of Oconee County, South Carolina.

TMS# 500-00-01-002

This being the same property conveyed unto Robert Perry and Sharon Perry by deed from Deed of Peggy J Cobb, Frances Chastie and Sherri Chastie Gambrell dated October 30th, 2017 and recorded November 9th, 2017 in Deed Book 2314 at Page 27, records of Oconee County, South Carolina.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances, setback lines, and restrictions or protective covenants that may appear of record, on the recorded plat(s), or on the premises, of record, including matters shown on recorded plats.

Grantee's Address: 303 Verner St
Walhalla, SC 29691

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

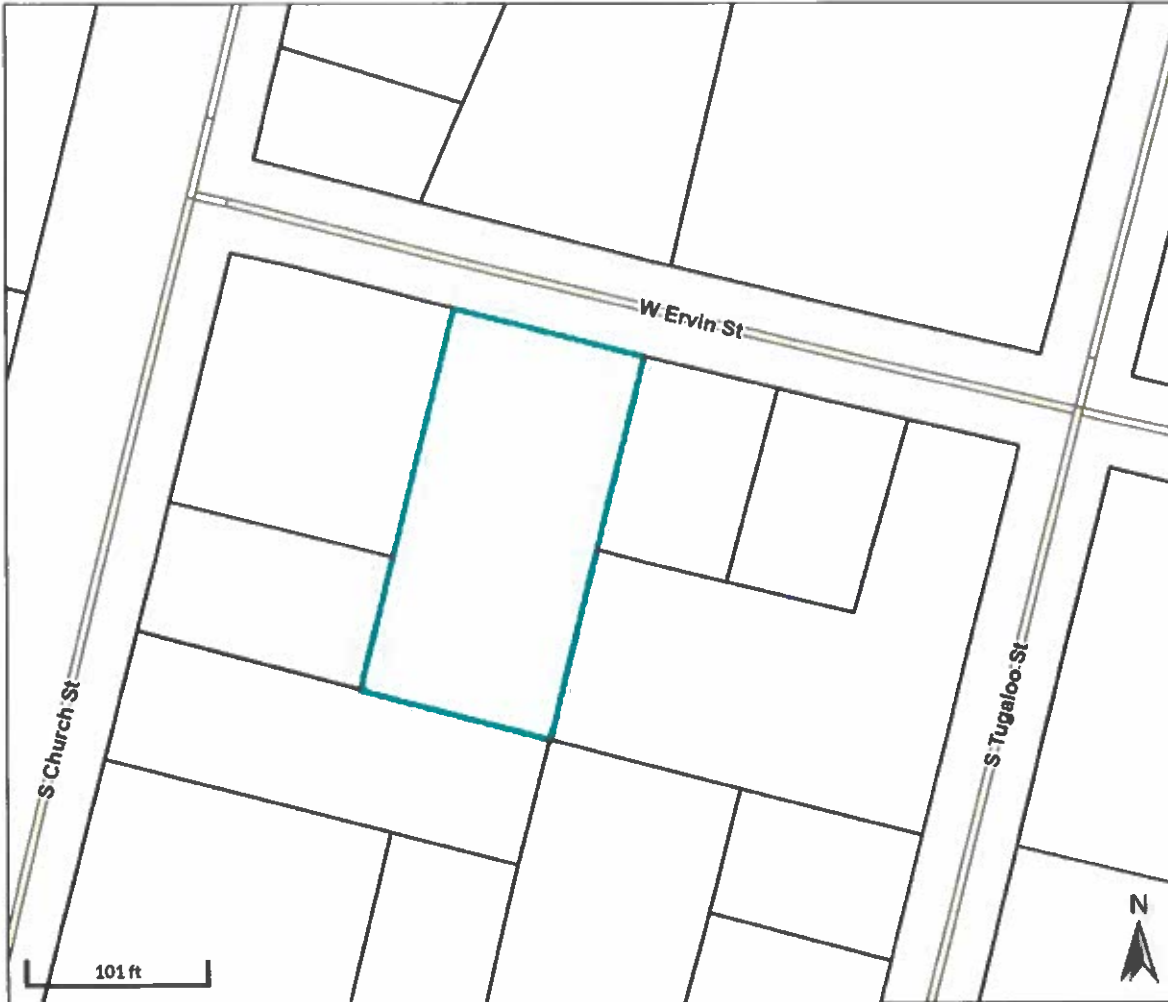
TO HAVE AND TO HOLD all and singular the premises before mentioned unto said Grantee, **BENITO ZAPATA RODRIGUEZ**, his heirs, successors and assigns forever.

AND GRANTOR, Robert Perry and Sharon Perry, does hereby bind Grantor, and Grantor's heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto said Grantee, Benito Zapata Rodriguez, his heirs, successors and assigns, against Grantor and Grantor's heirs, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

FOR OFFICE USE ONLY
THIS PROPERTY DESIGNATED AS
MAP 500 SUB 22 BLK 01 PARC 002
ON OCONEE COUNTY TAX MAPS
Mar 13, 2019

MAR 19 2019
[Signature]
Auditor, Oconee County S.C.

OCONEE COUNTY
STATE TAX 20.80
COUNTY TAX 8.80
EXEMPT _____



Overview



Legend

- Parcels
- Landhook
- Roads

Parcel ID	500-22-01-002	Alternate ID	54410	Owner Address	RODRIGUEZ BENITO Z	Last 2 Sales			
Sec/Twp/Rng	n/a	Class	n/a		303 VERNER ST	Date	Price	Reason	Qual
Property Address	207 W ERVIN ST	Acreage	0.49		WALHALLA, SC 29691	3/18/2019	\$8000	n/a	Q
						9/13/2018	\$21000	9	U

District 30
Brief (0.49 AC)
Tax Description

(Note: Not to be used on legal documents)

Date created: 7/19/2023
 Last Data Uploaded: 7/18/2023 9:06:48 PM



- Legend**
- Parcels
 - Landhook
 - Roads

Parcel ID	500-22-01-002	Alternate ID	54410	Owner Address	RODRIGUEZ BENITO Z	Last 2 Sales			
Sec/Twp/Rng	n/a	Class	n/a		303 VERNER ST	Date	Price	Reason	Qual
Property Address	207 W ERVIN ST	Acreage	0.49		WALHALLA, SC 29691	3/18/2019	\$8000	n/a	Q
						9/13/2018	\$21000	9	U
District	30								
Brief	(0.49 AC)								
Tax Description									
		(Note: Not to be used on legal documents)							

Date created: 7/19/2023
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CITY OF WALHALLA Community Development

206 N Church St. • P.O. Box 1099 • Walhalla, SC 29691 • (864) 638-4343 • Fax (864) 638-4357 • www.CityofWalhalla.com

Board of Zoning Appeals Application

Date Filed: 6/21/2023 Permit Application No. 2023-76 Appeal No. 2023-04

INSTRUCTIONS

This application and its corresponding form must be completed for a hearing on **appeal** (corresponding form on page 2) from action of a zoning official, application for a **variance** (corresponding form on page 3), or application for **special exception** (corresponding form on page 4). This application shall be accompanied by a \$ 100.00 check made payable to the CITY OF WALHALLA, to help defray the cost of processing. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent.

An accurate, legible plot plan showing property dimensions and locations of structures and improvements must be attached to an application for variance or special exception.

THE APPLICANT HEREBY APPEALS: for action of zoning official for a variance for a special exception

Applicant(s)

Name: Eugene Smith
Address: 900 West Main Street Walhalla SC 29691
Telephone: _____ Mobile: 864-364-1014 Email: genesandysmith@gmail.com

Owner(s) (If other than the applicant)

Name: _____
Address: _____
Telephone: _____ Mobile: _____ Email: _____

Designation of Agent (Complete, if the owner is not applicant)

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application.
Owner's Signature: _____ Date: _____

Interest

Applicant holds the following interest: Owner Adjacent Owner Other, please explain _____

Property Description

Property Address: 900 West Main Street Walhalla SC 29691
TMS #: 500 - 14 - 02 - 005 Zoning District: OC Acreage: +- 0.25
Lot: _____ Block: _____ Subdivision: NA Lot Dimensions: _____
Plat Book: 2857 Page #: 71

I (we) certify that the information in this application and the attached is correct.

Applicant's Signature: Eugene Smith Date: 6-21-23

Request for Variance Application

1. Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described on page 1 of this application of the following provisions of Zoning Ordinance: _____

380-1.19 E (3) Minimum Setback Requirements

so that a zoning permit may be issued to allow use of the property in a manner shown on the attached plot plan, described as follows: BUILDING 24' X 24' ALUM. CAR PORT, COVER. INSTEAD OF 10', I WOULD NEED AT LEAST 5'

for which a permit has been denied by a zoning official on the grounds that the proposal would be in violation of the cited sections(s) of the Zoning Ordinance.

2. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State law and the ordinance are met by the following facts.

***NOTE: All of the standards set forth in a, b, c and d below must be met before the Board of Appeals can grant a variance. ***

a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows: SETBACK DOES NOT ALLOW FOR CARPORT COVER

b. These conditions do not generally apply to the property in the vicinity as shown by: HOME WAS BUILT IN 50'S BEFORE CODES

c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: THIS WILL NOT EFFECTIVELY PROHIBIT, OR RESTRICT THE PROPERTY.

d. The authorization of the variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by granting the variance for the following reasons: THIS WILL NOT HARM THE PUBLIC GOOD OR CHANGE THE CHARACTER OF THE DISTRICT.

DUE TO EXISTING BUILDINGS -

3. The following documents are submitted in support of this application: *(A plot plan must be submitted.)*

Applicant's Signature: Eugene Smith Date: 6-21-23

Date of Hearing: <u>7/24/2023</u>	For Official Use
Reason: _____	Board of Zoning Appeals' Decision: _____
Board of Zoning Appeals Chair: _____	Date: _____

Photographs



Applicant: Eugene Smith
Location: W Main Street and Smith Street

§ 330-1.19. OC Office Commercial District.

A. Purposes.

- (1) It is the intent of this section that the OC Zoning District be developed and reserved for local or neighborhood-oriented business and compatible residential use purposes. The regulations which apply within this district are designed to encourage the formation and continuation of a stable, healthy and compatible environment for uses that are located so as to provide nearby residential areas with convenient shopping and service facilities; reduce traffic and parking congestion; avoid the development of "strip" business districts; promote residential uses compatible with commercial activities; and discourage industrial and other encroachment capable of adversely affecting the localized commercial character of the district.
- (2) If a property contained within the OC District is also included in the Downtown Development Overlay District, the requirements of § 330-1.10A of this Part 1 will also apply to said property. See § 330-1.25 for sign standards for properties within the overlay district.

B. Permitted uses. The following uses shall be permitted in the OC Zoning District:

- (1) Retail business involving the sale or rental of merchandise on the premises, specifically including, but not limited to:
 - (a) Gift shop.
 - (b) Candy store.
 - (c) Office equipment and supplies shop.
 - (d) Drugstore or pharmacy, health and beauty aids.
 - (e) Grocery store.
 - (f) Hardware store, household goods, wallpaper.
 - (g) Package liquor store.
 - (h) Video and record store.
 - (i) Flower shop.
 - (j) Catalog sale store.
- (2) Business involving the rendering of a personal service or the servicing of small equipment, specifically including, but not limited to:
 - (a) Bank, savings and loan association, personal loan agency.
 - (b) Barbershop, beauty shop, or combination thereof.
 - (c) Self-service dry cleaning or laundromat.
 - (d) Medical, dental or chiropractic office.
 - (e) Real estate agency.
 - (f) School offering instruction in art, music, dancing, drama or similar cultural activities.

§ 330-1.19

§ 330-1.19

- (g) Shoe repair shop.
- (h) Club, lodge, union hall or social center.
- (i) Legal office.
- (j) Insurance sales office.
- (k) Custom embroidery production and sales.

(3) Accessory use in compliance with the provisions of § 330-1.46.

(4) All residential activities as described in the MFR Zoning District.

C. Conditional uses. The following uses shall be permitted on a conditional basis in any OC Zoning District:

(1) Auto accessory store, provided there is no storage of wrecked automobiles or scrapped or salvage auto parts on the premises.

(2) Automobile service station (not gasoline stations), provided operations involving major repairs, body and fender work, painting or the sale or rental of new or used cars or trucks, trailers of any type or boats is not conducted on the premises. No junk or salvage vehicles shall be stored on site.

(3) Bakery, provided that goods baked on the premises are sold only at retail on the premises.

(4) Delicatessen, restaurant, soda fountain or other eating and drinking establishments (other than drive-in establishments), provided no outside loudspeaker systems are utilized, and provided all lights or lighting arrangements used for purposes of advertising or night operations are directed away from adjoining or nearby residential properties.

(5) Dry cleaning or laundry pickup agency, provided that any laundering, cleaning or pressing done on the premises involves only articles delivered to the premises by individual customers.

(6) Temporary use in compliance with the provisions of § 330-1.45.

(7) Funeral homes, provided that the minimum lot size is one acre.

(8) Single-family and multifamily residential uses as set forth in the MFR District.

(9) Any commercial establishment selling or serving alcoholic beverages, whether consumed on the premises or not.

(10) Accessory uses as provided for in § 330-1.46.

(11) Major retailers, provided they adhere to the following conditions: They must comply with the Downtown Design Guidelines. **[Added 9-21-2021 by Ord. No. 2021-17]**

D. Special exception uses. Certain uses within any OC Zoning District are to be special exception uses pursuant to the requirements and procedures of § 330-1.47 and all subsections and all conditions stipulated herein:

(1) Gasoline filling stations. In addition to all conditions of the special exception use permit, at a minimum all pumps must be set back at least 25 feet from the right-of-way line of all abutting streets. No junk or salvage vehicles shall be stored on site.

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§ 330-1.19

- (2) Antennas, towers, masts and similar structures measuring over 17 feet above the top of the highest peak of the roofline.
- (3) Communication towers.

E. Other requirements. Uses in Office Commercial Zoning Districts shall be required to conform to the standards set forth below. All other relevant portions of this Part 1 shall apply.

- (1) Minimum lot requirements: 8,000 square feet.
- (2) Minimum width in feet: 60 feet measured at the front setback line.
- (3) Minimum setback requirements.
 - (a) Front: 30 feet.
 - (b) Side: 10 feet on either side, but the total shall not be less than 25 feet.
 - (c) Rear: 10 feet.
- (4) Maximum height of building: four stories or 56 feet. **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]**
- (5) Maximum structure surface coverage of lot: 60%.
- (6) There shall be no more than two access points on an arterial street for every one lot of record; provided, however:
 - (a) If a primary access to a lot of record is available on an intersecting street, then access on the arterial street shall be limited to one access per lot of record.
 - (b) Such access on an arterial street is granted only provided that there is a minimum of 80 feet from such access to the right-of-way of an intersecting street.
 - (c) There shall be no more than one access point granted within a given 50 feet of frontage.
- (7) No drive-throughs of any kind are permitted. **[Added 9-21-2021 by Ord. No. 2021-17]**



Overview



Legend

- Parcels
- Landhook
- Roads

Parcel ID	500-14-02-005	Alternate ID	53692	Owner Address	SMITH EUGENE 900 W MAIN ST WALHALLA, SC 29691	Last 2 Sales			
Sec/Twp/Rng	n/a	Class	101 Residential 1			Date	Price	Reason	Qual
Property Address	900 W MAIN ST	Acreeage	0.25			9/15/2022	\$1	7	U
District	30					9/15/2022	0	9	U
Brief Tax Description	W MAIN ST (0.25 AC)								
	(Note: Not to be used on legal documents)								

Date created: 6/21/2023
 Last Data Uploaded: 6/20/2023 9:03:47 PM



CITY OF WALHALLA

Community Development

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Board of Zoning Appeals Application

Date Filed: _____ Permit Application No. 2023-82 Appeal No. 2023-05

INSTRUCTIONS

This application and its corresponding form must be completed for a hearing on **appeal** (corresponding form on page 2) from action of a zoning official, application for a **variance** (corresponding form on page 3), or application for **special exception** (corresponding form on page 4). This application shall be accompanied by a \$ 100.00 check made payable to the CITY OF WALHALLA, to help defray the cost of processing. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent.

An accurate, legible plot plan showing property dimensions and locations of structures and improvements must be attached to an application for variance or special exception.

THE APPLICANT HEREBY APPEALS: for action of zoning official for a variance for a special exception

Applicant(s)

Name: Glory Hotko, Keowee Construction Services LLC
Address: 538 Riverstone Drive, Salem, SC 29676
Telephone: _____ Mobile: 864-557-6940 Email: keoweecs@gmail.com

Owner(s) (if other than the applicant)

Name: Gerardo Carrillo
Address: 415 Pitchford Street, Walhalla, SC 29691
Telephone: _____ Mobile: 864-280-1202 Email: g-c-87@live.com

Designation of Agent (Complete, if the owner is not applicant)

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application.

Owner's Signature: Gerardo Carrillo Date: 06.29.23

Interest

Applicant holds the following interest: Owner Adjacent Owner Other, please explain _____

Property Description

Property Address: ### N. Church St., Walhalla (Not Addressed yet, between 444 and 518)
TMS #: 500 - 07 - 03 - 041 Zoning District: R-25 Acreage: 1.788 acres
Lot: NA Block: NA Subdivision: NA Lot Dimensions: 288'x553'x673'
Plat Book: A-952 Page #: 1

I (we) certify that the information in this application and the attached is correct.

Applicant's Signature: Gerardo Carrillo Date: 06.29.23

Request for Variance Application

1. Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described on page 1 of this application of the following provisions of Zoning Ordinance: 330-1.14 E.(2) Minimum width in feet at setback line

so that a zoning permit may be issued to allow use of the property in a manner shown on the attached plot plan, described as follows: Minimum width at setback line is less than 100', but equal to or greater than the minimum required 25' at the right-of-way line for each proposed lot

for which a permit has been denied by a zoning official on the grounds that the proposal would be in violation of the cited sections(s) of the Zoning Ordinance.

2. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State law and the ordinance are met by the following facts.

***NOTE: All of the standards set forth in a, b, c and d below must be met before the Board of Appeals can grant a variance. ***

- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows: the lot is an odd shape & created before standards were in place
b. These conditions do not generally apply to the property in the vicinity as shown by: lots in the vicinity do not have an odd shape
c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: prohibit access to the rear lot
d. The authorization of the variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by granting the variance for the following reasons: the proposed lots will meet all other requirements as outlined in section E for District R-25, the local road can accommodate the additional traffic, SCDOT has been consulted

3. The following documents are submitted in support of this application: *(A plot plan must be submitted.)* Proposed Preliminary Plat (plot plan), Property Deed, SCDOT communication

Applicant's Signature: Gerardo Carrillo Date: 06-29-23

For Official Use
Date of Hearing: 7/24/2023 Board of Zoning Appeals' Decision: _____
Reason: _____
Board of Zoning Appeals Chair: _____ Date: _____

Photographs



Applicant: Glory Hotko
Location: North Church Street (Across from Holloway Street)

§ 330-1.14. R-25 Single-Family Residential District.

- A. Intent of district. It is the intent of this section that the R-25 Zoning District be developed and reserved for low-density single-family residential purposes. No use or activity shall be permitted that would disturb or impair the natural character of the district. Areas impaired during construction shall be corrected, so as not to disturb the character of the district. The regulations which apply within this district are designed to encourage the formation and continuation of a stable, healthy environment with single-family dwelling units situated on lots of 25,000 square feet or more, and to discourage any encroachment by commercial, industrial or other use capable of adversely affecting the residential character of the district.
- B. Permitted uses. The following buildings and uses shall be permitted in any R-25 Zoning District:
- (1) Single-family dwellings, detached (other than mobile homes);
 - (2) Cultivation of land and general gardening, horticulture or growing agricultural crops, and plant nursery and sales;
 - (3) Accessory buildings and structures in conjunction with permitted uses as prescribed in § 330-1.46.
- C. Conditional uses. The following uses shall be permitted in any R-25 Zoning District, subject to the conditions of this Part 1:
- (1) Temporary use in compliance with the provisions of § 330-1.45.
 - (2) Lots containing one acre or more which is suitable for agriculture purposes, and which are in the R-25 Zoning District, may have horses and cattle at one animal per acre of pasturage, unless the County Extension Services Officer certifies that the land uses will support additional animals, grandfathered for one year and ceases to exist. This subsection is not to exclude Subsection B(3) or uses therein.
 - (3) A single parcel or lot which is two acres or greater may have one horse or head of cattle for each two acres unless the County Extension Service Officer certifies that the land uses will support additional animals. Such certificate shall be presented to the Zoning Administrator. Any such conditional use is subject to an annual review. This subsection is not to exclude Subsection B(3) or uses therein.
 - (4) Home occupations pursuant to § 330-1.43.
 - (5) Bed-and-breakfast facilities shall be allowed but must meet the following requirements:
 - (a) The building shall be occupied by an owner or tenant at any time that a room is leased.
 - (b) One sign shall be allowed on the property, no larger than six feet tall and eight feet long.
 - (c) A maximum of six bedrooms shall be allowed, with no more than two adults in each room.
 - (d) All occupants shall sleep in bedrooms only.
 - (e) Parking shall conform to Article VI of this Part 1.
 - (f) Rooms shall be rented to tenants for a maximum of 14 consecutive days.
 - (g) Cooking shall be allowed in the kitchen area only, with the exception of outdoor grills.

§ 330-1.14

§ 330-1.14

D. Special exception uses. Certain uses within an R-25 Zoning District are to be special exception uses pursuant to the requirements and procedures of § 330-1.47 and all subsections and all conditions stipulated herein:

(1) Antennas, towers, masts and similar structures measuring over 17 feet above the top of the highest peak of the roofline.

E. Other requirements. Uses permitted or conditionally permitted in R-25 Zoning Districts shall be required to conform to the specific dimensional requirements unless otherwise specified. All other relevant portions of this Part 1 shall apply.

(1) Minimum lot requirements: 25,000 square feet.

(2) Minimum width in feet: 100 feet measured at the front setback line; but in no case is the lot to be less than 25 feet at the right-of-way line.

(3) Minimum setback requirements:

(a) Front: 30 feet.

(b) Side: 10 feet.

(c) Rear: 15 feet.

(4) Maximum height of building: 2.5 stories or 35 feet. **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]**

(5) Maximum structure surface coverage of lot: 35%.

§ 330-2.27. Lots.

- A. The lot arrangement and design shall be such that all lots will provide satisfactory and desirable building sites, properly related to topography and the character of surrounding development.
- B. Where easements for public utilities and sewers are contemplated, the lot lines shall be located in such manner as to facilitate the construction and maintenance of such improvements.
- C. Lot areas shall not be less than minimum zoning requirements in the area in which the property is located.
- D. All side lines of lots shall be at right angles or radial to street lines, except where a variation will provide a better street and lot layout.
- E. Double-frontage lots shall be avoided wherever possible.
- F. Corner lots for residential use shall have additional width sufficient to provide equal setback from front and side streets.
- G. Every lot shall abut on a street. In no case shall an alley serve as the only access to a lot.
- H. The depth of a lot shall not be less than 100 feet, and excessive depth in relation to width shall be avoided.

2023-236 CARRILLO

Barcode ID: 2350430 Type: DEE
Recorded: 06/27/2023 at 04:06:00 PM
Fee Amt: \$200.00
Tax: \$185.00
Oconee, South Carolina, Register Of Deeds
Anna Davison - Register Of Deeds
Page 1 of 2

FILED OCONEE COUNTY, SC
ANNA K. DAVISON
REGISTER OF DEEDS

STATE OF SOUTH CAROLINA

2023 JUN 27 PM 4: 06

TITLE TO REAL E

BK 2956

PG 228-229

COUNTY OF OCONEE

KNOW ALL MEN BY THESE PRESENTS THAT, **CESAR SOSA AND ALEJANDRO SOSA**, herein referred to as Grantor, for and in consideration of the sum of **FIFTY THOUSAND AND 00/100 DOLLARS (\$50,000.00)** to me paid by **GERARDO CARRILLO AND ALISHA GENIS VILLALBA**, as joint tenants, with the right of survivorship and not as tenants in common, hereinafter referred to as Grantees, in the state aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto said Grantees, **GERARDO CARRILLO AND ALISHA GENIS VILLALBA**, as joint tenants, with the right of survivorship and not as tenants in common, their heirs, successors and assigns forever.

ALL that certain piece, parcel or lot of land with any improvement thereto, situate, lying and being in the State of South Carolina, County of Oconee, containing 1.788 acres, more or less, as shown and designated and more fully described on Plat prepared by James G Hart, RLS #6674 dated June 23, 2003 and recorded on July 21, 2003 in Plat Book A952, at Page 1, records of Oconee County, South Carolina. Reference being hereby given for a more complete metes and bounds description thereof.

TMS# 500-07-03-041

This being the same property conveyed unto Cesar Sosa and Alejandro Sosa from Ronald A Mattox and Sandra E Mattox by deed dated August 9, 2018 and recorded on August 13, 2018 in Deed Book 2387 at Page 3, records of Oconee County, South Carolina.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances, setback lines, and restrictions or protective covenants that may appear of record, on the recorded plat(s), or on the premises.

Grantee's Address: 415 PITCHFORD ST
WALHALLA SC 29691

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto said Grantees, Gerardo Carrillo and Alisha Genis Villalba, as joint tenants, with the right of survivorship and not as tenants in common, their heirs, successors and assigns forever.

AND GRANTOR, Cesar Sosa and Alejandro Sosa, does hereby bind Grantor, and Grantor's heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto said Grantees, Gerardo Carrillo and Alisha Genis Villalba, as joint tenants, with the right of survivorship and not as tenants in common, their heirs, successors and assigns, against Grantor and Grantor's heirs, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

FOR OFFICE USE ONLY
THIS PROPERTY DESIGNATED AS
MAPS SUB 07 BLK 03 PARCEL A1
ON OCONEE COUNTY TAX MAPS
13. 00
OCONEE COUNTY ASSESSOR

Chus
JUN 28 2023
Auditor, Oconee County S.C.

OCONEE COUNTY
STATE TAX 120.00
COUNTY TAX 55.00
EXEMPT _____

1500
B+C
016441

Louis K Harber of Richard A Harber & Louis K Harber Atty Atty At

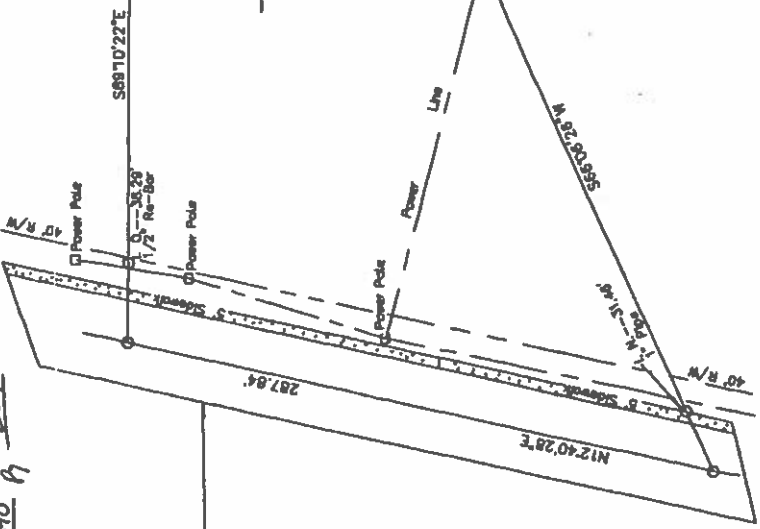
PROPERTY OF RONALD A. MATTOX AND SANDRA E. MATTOX

WAGNER TOWNSHIP --- OCOREE COUNTY --- SOUTH CAROLINA

DATE: June 23, 2003
FILE MAP #500-07-03-036 DB 1290 A 207
FILE: MATTOX, RONALD A.

102711
102710
102710

N. CHURCH STREET
S. C. Road S-37-148
80' R/W



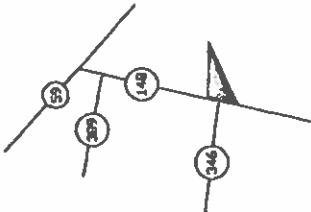
JOSEPH MITCHELL
D. B. 1259-102
P. B. A860-10

1.533 Net Ac.
0.255 R/W
1.788 Total Ac.

LOUIS K. HARBER
D. B. 445-09
P. B. 592-204

SCOTT W. KELLEY
D. B. 1030-005
P. B. A476-09

Town of Vahalla



LOCATION MAP--NO SCALE

I CERTIFY THAT THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN AND THAT THE BUILDING LOCATION DOES NOT LE WITHIN A DESIGNATED FLOOD AREA.

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 1983 M STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND DOES NOT EXCEED THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

SURVEYED BY JAMES G. HART
REG. L.S. # 8574
285 FRENCHMAN VALLEY ROAD
SENECA, SC 29576
TELEPHONE 865-892-5285

OCOREE COUNTY PLANNING COMMISSION
415 S. Pine Street
Wahalla, SC 29581



FILED FOR RECORD
OCOREE COUNTY, S.C.
REGISTER OF DEEDS

2003 JUL 21 P 2:50

Record this 21 day of
July 2003
Vol. 152 Pgs. 1 and Certified
Register of Deeds, Ocoree County



Scale: 1" = 60'

SCDOT recommendation

From: [Dean, Barbara](mailto:Dean.Barbara)
To: keoweecs@gmail.com
Subject: RE: Property ID#500-07-03-041
Date: Friday, June 2, 2023 2:35:42 PM

Glory –hope you are doing well. We would recommend that all lots come off of the flagged lot access point. As for sight distance concerns that would need to be checked through my office. If the storm drains onto the property that is the way it would has always drained as the drain is at the lowest point on the property.

Thank you

From: keoweecs@gmail.com <keoweecs@gmail.com>
Sent: Thursday, June 1, 2023 3:18 PM
To: Dean, Barbara <DeanBS@scdot.org>
Subject: Property ID#500-07-03-041

*** This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. ***

Hi Barbara,

Attached is a draft Preliminary Plat for the proposed subdivision of the subject property. My client wishes to build three, small single-family homes over time for his family. I will be applying for a variance on his behalf with the City of Walhalla because the flag lot does not meet the minimum required road frontage of 100 feet. Before we go through that exercise, can you review and provide feedback as to whether or not the driveway encroachment for each lot would be approved, or if anything needs to be addressed?

The Preliminary Plat shows a proposed location for each driveway, but those are flexible, except for the flag lot. The driveways would be a minimum of 10 feet wide. The existing drainage pattern dictates a culvert would be necessary under each driveway. There is a low point at the SW corner of the lot that I am a bit concerned about. It appears that the storm drain system in N Church Street discharges onto the property here, can you verify? Is there a drainage easement on the property for this purpose; would I need to include that on the Plat? Because of this, I would suggest moving the driveway north (towards the flag lot driveway) as much as allowable. Let me know your thoughts.

I've also attached the existing Plat, county topo, and a few pictures for your reference.

N Church St: S-37-148, est. AADT for 2022 was 1150. The speed limit is 35MPH. There are no site distance concerns related to topography, sharp turns, or hazards.

That's all the information I have to share at this time. Let me know if you have any questions. Thanks so much for your assistance.

GERARDO CARRILLO PRELIMINARY PLAT



**KEOWEE
CONSTRUCTION
SERVICES**

ADDRESS
538 RIVERSTONE DR
SALEM, SC 29676

E-MAIL
keoweecc@gmail.com

PHONE
854-723-9239

PROJECT NAME
GERARDO CARRILLO

ADDRESS
TBD N. CHURCH STREET
WALHALLA, SC 29691

SUBDIVISION AND LOT
N/A

PROPERTY ID
ID# 500-07-03-041

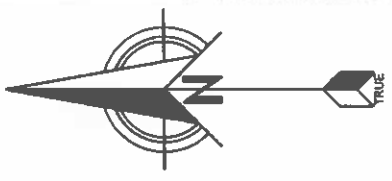
PROJECT NO.
014

DESIGN BY
GRH

DATE
9/28/2023

REV

SHEET NO.
1



PLAN NOTES

- EXISTING PLAT BY JAMES HART RECORDED JUNE 23, 2003 IN PLAT BOOK A-852 PAGE 1
- THE LOTS FRONT N CHURCH STREET (S-37-148), AN 80 FT ROW, THE SPEED LIMIT IS 35 MPH. ON THE EAST SIDE THERE IS A SIDEWALK WITH CURB AND GUTTER, AS WELL AS A STORM DRAIN SYSTEM THAT COLLECTS ON THE SOUTH SIDE OF THE PROPERTY. THE LOCATION SHOWN IS SCHEMATIC IN NATURE AND WILL BE SURVEYED FOR PLATTING.
- EXISTING LOT IS 1.788 ACRES (77,895 SF). THE PROPOSED SUBDIVISION WILL CREATE THREE LOTS, MEETING THE REQUIREMENTS OF 330-1.14 R-25 SINGLE-FAMILY RESIDENTIAL DISTRICT, WITH THE EXCEPTION OF E.(2). LOT DIMENSIONS SUBJECT TO CHANGE ONCE SURVEYED; MINIMUM LOT AREA SHALL BE MAINTAINED.
- OVERHEAD POWER RUNS THE LENGTH OF THE ROAD FRONTAGE, AS WELL AS BISECTS THE PROPERTY. THE LOCATION SHOWN IS SCHEMATIC IN NATURE AND WILL BE SURVEYED FOR PLATTING.

PLAN NOTES

- EXISTING POWER POLE
- EXISTING OVERHEAD POWER
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN LINE
- PROPOSED 18" CULVERT
- ASPHALT
- CONCRETE
- GRAVEL

