



Oconee County Board of Zoning Appeals

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The Oconee County Board of Zoning Appeals held their regularly scheduled monthly meeting at 7:00 p.m. on October 9, 2008 in the Council Chambers of the Oconee County Administrative Offices, 413 S. Pine St., Walhalla, SC 29691.

Members Present: Eric Molin (Chairman)
Clark Wilmot (Vice-Chair)
Sam Lee
Gary Littlefield
Paul Reckert

Aaron Gadsby (Secretary)

Item 1: Call to Order- Chairman Molin called the meeting to order.

Item 2: Approval of Minutes- Mr. Wilmot made a motion to approve the minutes from the August 21, 2008 meeting. Mr. Littlefield seconded the motion. Approved unanimously.

Item 3: Public Hearing Land Use Application 2008-3: *An appeal for a special exception by Verizon Wireless for a permit to construct a communication tower at 11767 Long Creek Highway, SC 29693-* Mr. Gadsby presented the staff's recommendation and opinion that the proposed tower meets the standards for a special exception under the Unified Performance Standards Ordinance. Ms. Graham (representative Verizon Wireless) presented reasons why the Board should approve the tower at the site proposed. Ms. Graham explained why the tower was needed and how the addition of this tower would provide better coverage for the citizens of Oconee County. Mr. Reckert questioned the need for a two hundred and fifty foot tower. Ms. Graham explained that they looked at all options available and to get the coverage needed a two hundred and fifty foot tower was required. Chairman Molin questioned the availability of additional space on the construction pad. Ms. Graham clarified that the additional space would be reserved for up to three other carriers, who could co-locate on the tower. Mr. Lee asked regarding the construction time frame and Ms. Graham stated that it would be as soon as possible. The Board approved unanimously that the condition be added to the Board Order for application 2008-3. The Board made the following conclusions:

- 1) The Board concludes that the standards in Chapter 4 of the Oconee County Unified Performance Standards Ordinance which are application to the proposed special exception have been met.

- 2) The Board concludes that the proposed special exception is compatible with land uses in the district, and will not substantially diminish the value of adjacent property or property in the district.
- 3) The Board concludes that the proposed special exception will have a positive impact upon the general health, safety, and welfare of the citizens of Oconee County.

The Board unanimously approved the special exception for land use application 2008-3.

Item 4: Old Business- Mr. Gadsby had no old business to bring before the Board. Mr. Littlefield suggested that the Board consider conducting workshops on the proposed Zoning Enabling Ordinance that appears to be headed toward third and final reading. The Board agreed to have workshops as needed so that they fully understand the ordinance and their responsibilities in administering it. Chairman Molin instructed Mr. Gadsby to set up a workshop once the ordinance was on the agenda for third reading.

Item 5: New Business- There was none.

Item 6: Adjourn-Chairman Molin adjourned the meeting.