



Oconee County Board of Zoning Appeals

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Minutes

6:00 P.M., Thursday, January 26, 2011

Oconee County Council Chambers

Members Present:

Mr. Hughes
Mr. Winters
Mr. Nichols
Mr. Littlefield
Mr. Reckert

Mr. Yancey Green (Planner)
Mack Kelly (County Engineer)

Item 1. Call to Order

Vice-Chairman Reckert called the meeting to order.

Item 2. Election of Officers (Chairperson and Vice-Chairperson)

Mr. Littlefield made a motion to elect Mr. Sam Lee as the Chairman. Mr. Hughes seconded the motion. The motion passed unanimously.

Mr. Nichols made a motion to elect Mr. Paul Reckert as the Vice Chairman. Mr. Littlefield seconded the motion. The motion passed unanimously.

Item 3. Approval of Minutes (October 13, 2011 Meeting)

Mr. Nichols made a motion to approve the minutes. Mr. Littlefield seconded the motion. The minutes were approved.

Item 4. Approval of Board Order for Lake Keowee Investors, Inc. (October 13, 2011)

Mr. Green read the Board Order for Lake Keowee Investors, Inc. for the record. Mr. Hughes made a motion to approve the Board Order. Mr. Nichols seconded the motion. The Board Order was passed unanimously.

Item 5. Public Hearing for a Affirmation of Variance requested by Pointe West, Inc.

Mr. Green stated the matter before the Board. “The public hearing tonight stems from a request to uphold and affirm the previously granted variances that were granted on June 2, 2011 to Pointe West, Inc. regarding the Oconee County Road Ordinance Ch. 26-1.

The required legal ad was published in the Seneca Daily Journal on January 7, 2012 and notification of the hearing was sent to adjacent property owners by mail. Signs were posted at the site more than 15 days in advance.

I would like to note that should the Board approve a motion to affirm and uphold the variances, I recommend the Board take into account the possible need to go beyond some details shown in the plans considered at the time the variance request was originally presented. Specifically, the additional traffic that may result from the change in land use may in some places require wider roads than originally proposed (last June). Therefore, should the variances be affirmed I recommend the Board’s motion allow for necessary changes to road design directly related to accommodating the increase in traffic resulting from the change in land use.”

Pointe West, Inc. (Mr. Neal Workman) made the case for Affirming and Upholding the variance. The Board questioned Mr. Workman concerning the nature of the development and of the requested variances how parking and traffic would be different with the change in land use.

Public Comment

No one was signed up to speak. Mr. Reckert asked the audience if anyone had any public comment. None.

The Board questioned the County Engineer (Mack Kelley) concerning the safety and the change in land use.

Mr. Nichols made a motion to Affirm and Uphold the previously granted variances for Pointe West, Inc., originally granted on June 2, 2011. Mr. Winters seconded the motion. Discussion followed.

Mr. Reckert made a motion that the variances only be valid so long as the change in land use was only in the first phase of the cottages. Mr. Nichols seconded the motion. Discussion followed. The motion failed 2-3 with Mr. Nichols and Mr. Reckert being the only members voting positively for the motion.

The original motion passed unanimously.

Item 6. Old Business

None

Item 7. New Business

The Board agreed to schedule their meetings for the third Thursday of every month as needed.

Item 8. Adjourn

Adjourn.