



Oconee County Board of Zoning Appeals

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Minutes

6:00 P.M., Thursday, March 15, 2012

Oconee County Council Chambers

Members Present:

Mr. Hughes
Mr. McKee
Mr. Nichols
Mr. Littlefield
Mr. Reckert
Mr. Lee

Mr. Yancey Green (Planner)

Item 1. Call to Order

Chairman Lee called the meeting to order.

Item 2. Approval of Minutes (January 26, 2012 Meeting)

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

Item 3. Approval of Board Order for Pointe West, Inc. (January 26, 2012)

Mr. Green read the Board Order for Pointe West, 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 4. Public Hearing for Proposed Communication Tower located at 2328 Sandifer Blvd., Seneca

Mr. Green stated the matter before the Board. "The public hearing tonight stems from a request for a Special Exception to construct a communication tower and a Variance for the tower regarding the Oconee County Unified Performance Standards Sec. 32. applied for on February 10, 2012 by Blue Ridge Electric Cooperative.

The required legal ad was published in the Seneca Daily Journal on March 1, 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.”

Mr. Barney Drake spoke concerning the construction of the tower, why it was needed and how Blue Ridge would take measures to not need the Variance, but at the moment did need the Variance. The Board questioned Mr. Drake on the construction of the tower and its possible effects on the neighboring property.

Public Comment

No one spoke.

Mr. Littlefield made a motion to grant the Special Exception and the Variance to the setback standards. Mr. Reckert seconded the motion. The motion passed.

Item 5. Public Hearing for Proposed Communication Tower located at 6095 West Oak Hwy., Westminster

Mr. Green stated the matter before the Board, “The public hearing tonight stems from a request for a Special Exception to construct a communication tower and a Variance for the tower regarding the Oconee County Unified Performance Standards Sec. 32. applied for on February 10, 2012 by Blue Ridge Electric Cooperative.”

Mr. Drake presented to the Board why Blue Ridge needed the tower and how it was constructed. The Board questioned Mr. Drake on the construction of the tower and its possible effects on the neighboring property.

Public Comment

No one Spoke.

The Board questioned Mr. Drake concerning the liability of Oconee County if the tower failed.

Mr. Littlefield made a motion to table the request until the Board had an opinion from the County Attorney concerning Oconee County’s liability should the tower fail. Mr. Hughes seconded the motion. The motion passed.

Item 6. Public Hearing for Proposed Communication Tower located at 120 Hagood Dr, Seneca

Mr. Paul Hewey (Pinnacle Towers) stated how T-Mobile needed the tower extension in order to increase their service area. The Board questioned Mr. Hewey on the construction of the tower and its possible effects on the neighboring property.

Public Comment

Mr. Alvin Clark was concerned about the tower and did not like that it attracted buzzards and wanted the existing tower torn down.

Ms. Alice Benson was concerned about her property value that is near the tower and had health concerns for those who live in close proximity to the tower.

Mr. Littlefield made a motion to table the request until a fall zone for the tower was shown by the applicant and until the Board had an opinion from the County Attorney concerning Oconee County's liability should the tower fail. Mr. McKee seconded the motion. The motion passed.

Item 7. Old Business

None

Item 8. New Business

None.

Item 9. Adjourn

Adjourn.