

415 South Pine Street - Walhalla, SC



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MINUTES

6:00 PM, MONDAY, JANUARY 25, 2016

COUNCIL CHAMBERS

OCONEE COUNTY ADMINISTRATIVE COMPLEX

The Oconee County Board of Zoning Appeals held a meeting on January 25, 2016 at 6:00 PM in Council Chambers at the Oconee County Administrative Building, 415 S. Pine St., Walhalla, SC 29691.

Members Present: Mr. Gilster
Mr. Lee
Mr. Medford
Mr. Menzies
Mr. McKee
Mr. Nichols
Mr. Reckert

Staff Present: Mr. Josh Stephens, Deputy Director
Mr. William Brewer, Planning Intern

Media present: None

Item 1. Call to Order

Mr. Stephens called the meeting to order. 6:00 PM

Item 2. Approval of Minutes – December 10, 2015

Mr. Medford motioned to approve the minutes.

Mr. Nichols seconded the motion. The motion passed unanimously with Mr. Gilster and Mr. Reckert abstaining.

Item 3. Public Comment – Non-Agenda Item

Mr. Jim Codner presented his comments regarding the criteria for approval of telecommunications towers. His comments included a discussion on the visual impact and requirements.

Item 4. Election of Officers

a. Chair

Mr. McKee forfeited any nomination and motioned to nominate Mr. Medford as the Chair. The motion passed unanimously.

b. Vice-Chair

Mr. Nichols motioned to nominate Mr. Lee as the Vice-Chair. Mr. McKee seconded the motion. The motion passed unanimously.

Item 5. Variance Hearing for Application VA16-000001 (Preston Ridge - Setbacks)

a. Statement of Matter before the Board Applicant comments

Mr. presented the matter before the Board concerning the applicant's request for a variance regarding setbacks (VA16-000001).

b. Applicant comments

Mr. Les Walden presented the proposed development and why the applicant is seeking a variance for relief from the required setbacks.

c. Staff Comments

Staff recommended that the Board approve the variance request as presented.

d. Opposition/Item Specific from Public Comments

There was no opposition from the public.

e. Rebuttal by applicant

There was no rebuttal by the applicant.

f. Unsworn public comment

There was no unsworn public comment.

g. Questions from the Board

- 1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;**

2. **These conditions do not generally apply to other property in the vicinity;**
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**
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. Gilster motioned to approve the variance request based the four stated criteria. Mr. Lee seconded the motion.

b. Discussion

There was no discussion.

c. Vote

The motion carried 6 – 1, with Mr. Reckert dissenting.

1. **Based on the evidence presented to the board, the proposed Variance does meet the standards put forth in the Oconee County Unified Road Standards Ordinance.**

a. Motion

Mr. Lee motioned to approve the stated criteria. Mr. McKee seconded the motion.

b. Discussion

No discussion was held.

c. Vote

The motion carried 6 – 1 with Mr. Reckert dissenting.

2. **Based on evidence presented to the Board, the proposed Variance is compatible with current and known planned land uses in the district, and will not substantially diminish the value of adjacent property in the district.**

d. Motion

Mr. McKee motioned to approve the stated criteria. Mr. Gilster seconded the motion.

e. Discussion

No discussion was held.

f. Vote

The motion carried unanimously.

3. Based on the evidence presented to the Board, the proposed Variance will have a positive impact upon the general health, safety, and welfare of the residents of Oconee County.

g. Motion

Mr. Lee motioned to approve the stated criteria. Mr. Nichols seconded the motion.

h. Discussion

No discussion was held.

i. Vote

The motion carried 6 – 1 with Mr. Reckert dissenting.

4. Approval of the Variance

j. Motion

Mr. Gilster motioned to approve the variance. Mr. Lee seconded the motion.

k. Discussion

No discussion was held.

l. Vote

The motion carried 6 – 2 with Mr. Reckert and Mr. Medford dissenting.

5. Approval of the Board Order

m. Motion

Mr. McKee motioned to approve the Board Order. Mr. Nichols seconded the motion.

n. Discussion

No discussion was held.

o. Vote

The motion carried 6 -1 with Mr. Reckert dissenting.

Item 6. Old Business

No old business was discussed.

Item 7. New Business

No new business was discussed.

Item 8. Adjourn

Mr. McKee motioned to adjourn.

Mr. Gilster seconded the motion. The motion passed unanimously. 7:11 PM