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Meeting agenda  
Monday, January 24, 2022 6:00pm

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1. Call to order
2. Election of officers – Chair, Vice-Chair, and Secretary
3. Approval of the 2022 calendar
4. Approval of minutes: 11/30/2021
5. Brief statement about rules and procedures
6. Variance request Continuation #VA 21-011: Ridgewater Engineering and Surveying – Joe Meaders is requesting an 18.1’ variance from the 50’ Right of Way for the entrance of the subdivision due to the end of the existing road not making full access into the property and only having a prescriptive ditch to ditch right-of-way. TMS # 150-00-01-459 an unaddressed parcel with the closest address of 599 Ellenburg Rd, Seneca, SC 29672.
7. Variance application #VA 21-012A: Variance allowing the side setback for lot lines dividing attached single family units to be reduced to zero feet thus allowing the construction of individually-platted, attached single family units.  
Variance application VA21-012B: 27’ Variance from the 50’ road right of way to allow for the new townhomes to be consistent with the existing townhomes. Resideum, LLC – Greg Kurzner is requesting these variances. TMS# 257-00-02-008 an unaddressed parcel with the closest address of 304 Breakwater Lane, Seneca, SC 29678.

**Oconee County  
Board of Zoning  
Appeals**

Council Chambers  
415 South Pine Street  
Walhalla, S.C. 29691

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YouTube: “YourOconee”

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**BOARD MEMBERS**

Jim Codner, Chairman, District I

Marty McKee, District IV

Gwen Fowler, District II

Bill Gilster, Vice Chairman, District III

John Eager, At-Large

Tim Mays, District V

Bill Decker, At-Large



8. Variance application #VA21-013: Joe and Lynn Arve are requesting a 4.9' variance from the 25' required setback from the right-of-way to permit an existing foundation for a home. TMS# 149-04-01-050 with an address of 851 Little Bay Lane, Seneca, SC 29672.
9. Variance application #VA21-014: Dennis and Michelle Hill are requesting a 1.86' variance from the 25' required setback from the right-of-way to permit an existing porch for a home. TMS# 162-05-01-057 with an address of 419 Peninsula Rd, West Union, SC 29696.
10. Special Exception application SE21-005: Pandacon, LLC – Ben Collins is requesting a special exception for a rental cabin project in the Lake Overlay District. TMS# 209-00-01-051 with an address of 128 Tuscany Lane Seneca, SC 29672.
11. Adjourn

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