

# Oconee County Board of Zoning Appeals



415 S. Pine Street  
Wahalla, SC 29691  
Telephone (864)638-4218 Fax (864)638-4168

## ORDER ON SPECIAL EXCEPTION APPLICATION

**Application Date: February 10, 2012 Permit Application No.: -120210-1**

The Board of Zoning Appeals held a public hearing on March 15, 2012 to consider the request for a Special Exception and variance appeal by Blue Ridge Electric Cooperative which may be approved by the Board pursuant to Section 32-134 of the Oconee County Unified Performance Standards for the unincorporated areas of Oconee County (Chapter 32, Article 4). The request for a Special Exception and variance by said Blue Ridge Electric Cooperative was set forth on the Land Use Application #-120210-1, submitted on February 10, 2012, requesting a to build a communication tower at 2328 Sandifer Blvd., Seneca, SC 29672 (Tax Map # 251-00-02-048).

After consideration of the evidence and arguments presented, the Board makes the following conclusions:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property. These conditions do not generally apply to other property in the vicinity.
2. The Board concludes that the variance to the setback standards is appropriate so it can locate within the existing office station.
3. 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.

THE BOARD, THEREFORE, ORDERS that the variance is granted.

1. The Board concludes that the standards in Chapter 32 of the Oconee County Unified Performance Standards Ordinance which are applicable to the proposed special exception have been met.
2. 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, THEREFORE, ORDERS that the special exception is granted.

Date issued: \_\_\_\_\_

8/16/12

Chairman

*Don Young Green*  
Secretary

Date mailed to parties in interest:

Notice of appeal to Circuit Court must be filed within 30 days after date this Order was mailed.

# Oconee County Board of Zoning Appeals



415 S. Pine Street  
Wahalla, SC 29681  
Telephone (864)638-4218 Fax (864)638-1168

## ORDER ON SPECIAL EXCEPTION APPLICATION

**Application Date: February 10, 2012 Permit Application No.: -120210-1**

The Board of Zoning Appeals held a public hearing on March 15, 2012 to consider the request for a Special Exception and variance appeal by Blue Ridge Electric Cooperative which may be approved by the Board pursuant to Section 32-134 of the Oconee County Unified Performance Standards for the unincorporated areas of Oconee County (Chapter 32 Article 4). The request for a Special Exception and variance by said Blue Ridge Electric Cooperative was set forth on the Land Use Application #120210-1, submitted on February 10, 2012, requesting a to build a communication tower at 2328 Sandifer Blvd., Seneca, SC 29672 (Tax Map # 251-00-02-048).

After consideration of the evidence and arguments presented, the Board makes the following conclusions:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property. These conditions do not generally apply to other property in the vicinity.
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3. 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.

THE BOARD, THEREFORE, ORDERS that the variance is granted.

1. The Board concludes that the standards in Chapter 32 of the Oconee County Unified Performance Standards Ordinance which are applicable to the proposed special exception have been met.
2. 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, THEREFORE, ORDERS that the special exception is granted.

Date issued: \_\_\_\_\_

8/16/12

Chairman

*David Young Green*  
JUDGE

Date mailed to parties in interest: 12-13-2012

Notice of appeal to Circuit Court must be filed within 30 days after date this Order was mailed.

# Oconee County Board of Zoning Appeals



415 S. Pine Street  
Walhalla, SC 29691  
Telephone (864)638-4218 Fax (864)638-4168

.....LEGAL AD.....

**PLEASE ADVERTISE IN THE NEXT ISSUE  
OF YOUR NEWSPAPER**

TO: DAILY JOURNAL [classadmgr@dailyjm.com]

The Oconee County Board of Zoning Appeals will conduct a public hearing on Thursday, March 15th, 2012 at 6:00 p.m. in the Council Chambers of the County Administrative Complex, 415 S. Pine Street, Walhalla, SC 29691. The applicant, Blue Ridge Electric Cooperative, is requesting to construct two communication towers located at 2328 Sandifer Blvd. Seneca and 6095 West Oak Highway, Westminster. If you would like additional information concerning these requests, please contact the Planning Department at 864-638-4218.

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.....LEGAL AD.....

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OF YOUR NEWSPAPER**

TO: DAILY JOURNAL [classadmgr@dailyjm.com]

The Oconee County Board of Zoning Appeals will conduct a public hearing on Thursday, March 15th, 2012 at 6:00 p.m. in the Council Chambers of the County Administrative Complex, 415 S. Pine Street, Walhalla, SC 29691. The applicant, Pinnacle Towers, LLC, is requesting to construct a communication tower located at 120 Hagood Dr., Seneca. If you would like additional information concerning these requests, please contact the Planning Department at 864-638-4218.

# Oconee County Planning Department



415 S. Pine Street  
Walhalla, SC 29691  
Telephone (864)638-4218 Fax (864)638-4168

## NOTICE OF PUBLIC HEARING

### Amendment to first notice

This notice is to all owners of properties adjacent to parcels located at:  
**Tax Map # 290-00-04-009(6095 West Oak Hwy.) and 251-00-02-048(2328 Sandifer Blvd.)**

The Oconee County Board of Zoning Appeals will conduct a public hearing on Thursday, March 15th, 2012 at 6:00 p.m. in the Council Chambers of the County Administrative Complex, 415 S. Pine Street, Walhalla, SC 29691. The applicant, Blue Ridge Electric Cooperative is requesting a Special Exception to construct a communication tower at the above mentioned locations **and is requesting a Variance from the setback standards set forth in Oconee County Unified Performance Standards Sec. 32-134 (m)**. If you would like additional information concerning this request, please contact the Planning Department at 864-638-4218.

A copy of the application is available for public viewing in the Oconee County Planning Department (Telephone 864-638-4218).