

# Oconee County Board of Zoning Appeals



415 S. Pine Street  
Walhalla, SC 29691

Telephone (864)638-4218 Fax (864)638-4168

## ORDER ON SPECIAL EXCEPTION APPLICATION

**Application Date: November 15, 2012 Permit Application No.: -121120-1**

The Board of Zoning Appeals held a public hearing on December 13, 2012, to consider the request for a Special Exception and Variance by Highwood Towers 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 Highwood Towers was set forth on the Land Use Application #121120-1, submitted on November 15, 2012, requesting to build a communication tower at 321 Lawrence Bridge Road, Seneca SC, 29678 (Tax Map # 211-00-01-025).

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 because of these conditions, the application of the Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.
2. The Board concludes that the variance to the height limit is appropriate so the tower may offer cell phone coverage to the surrounding communities.

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 is compatible with land uses in the district, and will not substantially diminish the value of adjacent property or property in the district.
3. 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: 1-8-13

Paul F. Reckart  
Chairman

Paul J. Green  
Secretary

Date mailed to parties in interest: 1-9-13

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

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TO: DAILY JOURNAL [classadmgr@dailyjm.com]

The Oconee County Board of Zoning Appeals will conduct a public hearing on Thursday, December 13th, 2012 at 6:00 p.m. in the Council Chambers of the County Administrative Complex, 415 S. Pine Street, Walhalla, SC 29691. The applicant, Highwood Towers LLC, is requesting a Special Exception and Variance, due to the height, regarding a proposed cell tower located at 321 Lawrence Bridge Road TMS# 211-00-01-025. If you would like additional information concerning this request please contact the Community Development Department at 864-638-4218.