



## Oconee County Board of Zoning Appeals

415 S. Pine Street, Walhalla, SC 29691

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### Minutes

6:00 P.M., Thursday, May 30, 2013

Oconee County Council Chambers

#### Members Present:

Mr. Lee, Chairman

Mr. Nichols

Mr. Medford

Mr. Hughes

Mr. McKee

Mr. Littlefield

Mr. Josh Stephens, Zoning Administrator

Media present: Norman Cananada

#### Item 1. Call to Order

Mr. Lee called the meeting to order.

#### Item 2. Approval of Minutes (March 28, 2013)

Mr. Littlefield made a motion to approve the minutes. Mr. Medford seconded the motion. The minutes were approved 6-0.

#### Item 3. Public Comment

None

#### Item 4. Approval of Board Order – March 28, 2013

Mr. Hughes made a motion to approval the board order. Mr. Nichols seconded the motion. The board order was approved 6-0.

#### Item 5. Special Exception Hearing Regarding the Height of a Proposed Office Building 138-00-01-001

Mr. Lee stated the he would recuse himself from the meeting and turn the meeting over to the Vice-Chairman, Mr. Littlefield. (See Attached)

Mr. Stephens stated the matter before the Board. Specifically, that the matter arose from the standards contained within Ch. 32 Article 9 of Oconee's Code of Ordinances.

Mr. Steve Owings spoke on behalf of Duke Energy. Mr. Owings stated the location of the proposed building, and heights of surrounding buildings and grading related to the building. He asked the Board consider Duke's request.

Mr. Stephens verified the information that Mr. Owings presented.

No member of audience spoke regarding this matter.

Mr. Littlefield asked if temporary buildings would be removed when the building was constructed. Mr. Owings replied that the temporary structures would be replaced by the proposed office building.

Mr. Medford made a motion that: based on the evidence presented to the Board, the proposed Special Exception does meet the standards put forth in the Oconee County Unified Performance Standards Ordinance. Mr. Hughes seconded the motion. The motion passed 5-0.

Mr. McKee made a motion that: based on the evidence presented to the Board, the proposed Special Exception 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. Mr. Nichols seconded the motion. The motion passed 5-0.

Mr. Hughes made a motion that: based on the evidence presented to the Board, the proposed Special Exception will have a positive impact upon the general health, safety, and welfare of the residents of Oconee. Mr. Medford seconded the motion. The motion passed 5-0.

Mr. Medford made a motion to approve the Special Exception. Mr. Nichols seconded. The motion passed 5-0.

Mr. Littlefield proposed a 5 minute recess which Mr. Hughes seconded and the motion passed 5-0.

Mr. Medford made a motion to reaffirm the Board approval of the Special Exception. Mr. Hughes seconded. The motion passed 5-0.

Mr. Lee was called back in the meeting and the gavel was returned to him as Chairman.

**Item 6. Variance Request 123-00-02-024**

Mr. Stephens stated that the applicant had requested that the hearing be moved to the next meeting.

Mr. Littlefield made a motion to move the hearing to June 27<sup>th</sup>. Mr. Mckee seconded the motion. The motion passed 6-0.

**Item 7. Special Exception Hearing/Variance Request Regarding Proposed Cell Tower 113-00-02-014**

Mr. Stephens stated that the applicant had requested that the hearing be moved to the next meeting.

Mr. Medford made a motion to move the hearing to June 27<sup>th</sup>. Mr. Littlefield seconded the motion. The motion passed 5-1, with Mr. Nichols dissenting.

**Item 8. Old Business**

None

**Item 9. New Business**

Mr. Stephens stated that the Planner I position had been filled.

**Item 10. Adjourn**

Mr. McKee made a motion to adjourn and Mr. Nichols seconded the motion. The motion passed 6-0.



# OCCONEE BOARD OF ZONING APPEALS ABSTENTION FORM

Board Member Name: Sam Lee  
(Please Print)

Board Member Signature: 


Meeting Date: 5/30/2013

Item for Discussion/Vote: Office Building in Excess of 65' Height Standard Proposed  
by Duke Power - Item 5 on Agenda Dated 5/30/2013

Reason for Absention:  I was not present for original meeting/discussion

I have a personal/familial interest in the issue.

Other: I Am Employed By a Contract  
Firm that provides Staffing to  
Duke Energy and presently working at  
Oconee Nuclear Station.

  
Joshua A. Stephens  
Staff Liason  
Zoning Administrator  
Oconee County

[This form to be filed as part of the permanent record of the meeting.]