

OCONEE COUNTY BOARD OF ZONING APPEALS

415 South Pine Street - Walhalla, SC



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MINUTES

6:00 PM, 2013

11/25/13

The Oconee County Board of Zoning Appeals held a meeting on November 25, 2013 at 6:00 PM in Council Chambers at the Oconee County Administrative Building, 415 S. Pine St., Walhalla, SC 29691.

Members Present:

Mr. Hughes
Mr. Littlefield
Mr. Lee, Chairman
Mr. McKee
Mr. Medford
Mr. Nichols

Staff Present:

Mr. Josh Stephens, Deputy Director of Community Development
Mr. Matthew Anspach, Planner I

Media present:

Ray Chandler, Anderson Independent

Item 1. Call to Order

Mr. Lee called the meeting to order.

Item 2. Approval of Minutes – October 24, 2013

Mr. Littlefield motioned to approve the minutes from the October 24 meeting.

Approval of Amendment to Minutes:

Mr. Hughes motioned to amend the minutes of October 24 to reflect that he was the individual who seconded the motion under Item 7.

Mr. Medford seconded the motion to amend the minutes. The motion passed unanimously.

Approval of Minutes as Amended:

Mr. Nichols seconded the motion to approve the minutes as amended. The motion was passed unanimously.

Item 3. Public Comment – Non-Agenda Item

None.

Item 4. Administrative Appeal 117-00-03-014, Continued

Finding of Fact:

Mr. Stephens read the finding of fact.

Vote to Approve Board Order:

Mr. Nichols motioned to approve the Finding of Fact and the Board Order.

Mr. Hughes seconded the motion. The motion passed unanimously.

Item 5. Special Exception Hearing Regarding a Proposed Expansion of a Non-Conforming Use 151-00-01-016

Statement of the Matter:

Mr. Stephens stated the matter concerning the expansion of the Cabana.

Applicant Comments:

Mr. Richard Cottingham presented the expansion plans to the Board.
Mr. Tim Hedrick also gave information concerning the expansion of the Cabana.

Staff Comments:

None.

Questions from the Board:

Mr. Hughes asked whether DHEC had been contacted in order.

Mr. Cottingham assured him they had been properly contacted.

Mr. Stephens added that DHEC has to give approval before a permit can be issued And that the DHEC was properly contacted.

Mr. Nichols asked about when the permit was pulled.

Mr. Cottingham responded that the permit was pulled in early 2012.

Mr. Mckee asked if there are any plans for future expansion.

Mr. Cottingham explained that there were not currently any plans.

Mr. Nichols asked about boat slips and their capacity.

Mr. Cottingham responded that they have 10 boat slips, 4 tie ups, and capacity is rarely an issue.

Mr. Lee asked about the amendment in the ZEO concerning expansions to nonconforming uses going before the Board.

Mr. Stephens informed Mr. Lee that the permit was issued before the amendment took effect.

Mr. McKee made a statement concerning the hill between the restaurant and the Cabana and the undue hardship incurred.

Reading of Board Order:

Mr. Lee read the Board Order in the affirmative.

Vote on Consent Item Vote:

Mr. Medford motioned to approve the Board Order as presented.

Mr. Littlefield seconded the motion. The motion passed 5-1 Mr. Nichols dissenting.

Vote on Approval of the Special Exception:

Mr. Medford motioned to approve the Special Exception.

Mr. Littlefield seconded the motion. The Special Exception passed 5-1 with Mr. Nichols dissenting.

Vote on Approval of Board Order:

Mr. Hughes motioned to approve the Board Order.

Mr. Littlefield seconded the motion. The Board Order was approved unanimously.

Item 6. Old Business

None.

Item 7. New Business

Mr. Stephens discussed a new date for the next meeting of the Board of Zoning Appeals. The Board would look at their schedules and get back with staff about changing the next meeting date from December 16 to December 19.

Item 8. Adjourn

Mr. Medford motioned to adjourn.

Mr. Ledford seconded the motion. The motion passed unanimously (6:45 p.m.).