

OCONEE COUNTY BOARD OF ZONING APPEALS

415 South Pine Street - Walhalla, SC



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MINUTES

6:00 PM, ~~ES~~ DAY FEBRUARY 25, 2014

~~CON~~COUNCIL CHAMBERS

~~OCONEE CON~~ADMINISTRATIVE COMPLEX

The Oconee County Board of Zoning Appeals held a meeting on December 19, 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. McKee
Mr. Nichols
Mr. Lee
Mr. Medford

Staff Present:

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

Media present:

Ray Chandler

Item 1. Call to Order

Mr. Stephens called the meeting to order. (6:03 p.m.)

Item 2. Approval of Minutes – December 19, 2013

Mr. McKee motioned to approve the minutes from the December 19 meeting.

Mr. Littlefield seconded the motion to approve the minutes. The motion was passed unanimously.

Item 3. Public Comment – Non-Agenda Item

Ms. Susie Cornelious stated that the communication tower would help her business process payments among other functions.

Mr. John Adams, resident of Mountain Rest, commented that he is in support of the tower.

Mr. Edwin Thompson added his support for the tower in that he would not have to have a phone bill if the tower were constructed.

Mr. Len Wilbanks, chief of Mountain Rest Rescue Squad, remarked that the tower would help safety for rescues performed for both the ones being rescued and the rescuer.

Mr. Coleman Crooks was in support of the tower.

Mr. David Hunt thought that the tower was common sense.

Mr. Mack Moore had no objection to the tower in that it would help him contact people.

Ms. Gyman was also in support of the tower. Her husband is disabled and the ability to call 911 is critical.

Mr. Andy Mount supports the tower and stated that lack of service affects astronomers such as himself in their ability to send data to the National Aeronautics and Space Administration.

Item 4. Election of Officers

-Chair

Mr. Lee nominated Mr. McKee for Chairman.

Mr. Littlefield seconded the nomination. The nomination was passed unanimously.

-Vice Chair

Mr. Littlefield nominated Mr. Medford for Vice Chairman.

Mr. Hughes seconded the nomination. The nomination was passed unanimously.

~~ITEM 5 — Special Exception and Variance Request Hearing Regarding a Communication Tower 113-00-02-001~~

Mr. Stephens commented that the applicant for communication tower application, TMS # 113-00-02-001 withdrew the application.

Item 6. Special Exception and Variance Request Hearing Regarding a Communication Tower 081-00-01-022

Mr. Stephens explained to the Board that staff received a letter of continuance from the tower applicant requesting to table the matter until the next meeting. The request was based on staff's review of the tower packet material and the lack of some required details.

Mr. Blake Conklin of Faulk and Foster Real Estate spoke on the company's desire to amend some of the information in the tower packet.

Mr. Littlefield asked what the effect would be on coverage from the tower.

Mr. Conklin mentioned it would improve coverage quite a bit.

Mr. Stephens mentioned that for proprietary reasons as requested by the applicant, the coverage improvement map was left out of the materials that were given to the Board.

Mr. Conklin responded that they could produce a map that shows the improvement to coverage with the continuance.

Mr. Littlefield asked how quickly the tower could possibly be constructed.

Mr. Conklin stated that it could possibly be up by the end of the year.

Mr. Stephens spoke to his experience with communication towers and that it is a pretty lengthy process to permit and construct.

Mr. Nichols asked Mr. Conklin if they were planning on moving the tower site further down Morehead Road to ensure that it would have enough fall space.

Mr. Conklin responded that they would be asking for a variance from the Board concerning the setbacks. He added that the towers have been designed to have an engineered fall zone to ensure they fall in a radius.

Mr. Nichols explained he was concerned towers were going to be put up all over the county, carelessly.

Mr. Stephens explained that in accordance with ordinance, towers must be fully utilized through engineering of colocation to avoid any burden of unnecessary towers.

Mr. Hughes asked about the statement on the plat that reads “existing property line to be abandoned”.

Mr. Conklin mentioned his notes read “has been relocated and abandoned”

Mr. Hughes asked Mr. Stephens if that has already taken place.

Mr. Stephens responded that it has as far as he knows, but that he would check to confirm the property line had been relocated.

Mr. Hughes motioned for a continuance until the March 25 Board meeting.

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

Item 7. Old Business

None.

Item 8. New Business

Mr. Stephens stated the next Board meeting would be Tuesday, March 25 to include a continuance of the special exception hearing for the presented communication tower (081-00-01-022).

Item 9. Adjourn

Mr. Hughes motioned to adjourn.

Mr. Littlefield seconded the motion. The motion passed unanimously. (6:44 p.m.)