

# OCONEE COUNTY BOARD OF ZONING APPEALS

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

## MINUTES

6:00 PM, ~~ES~~ DAY JUL 22, 2014

CONCOUNCIL CHAMBERS

OCONEE COUNTY ADMINISTRATIVE COMPLEX

The Oconee County Board of Zoning Appeals held a meeting on July 22, 2014 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. Lee  
Mr. Littlefield  
Mr. Nichols  
Mr. Medford  
Mr. Reckert

**Staff Present:** Mr. Josh Stephens, Deputy Director of Community Development  
Mr. Matthew Anspach, Planner I

**Media present:** None

### **Item 1. Call to Order**

Mr. Medford called the meeting to order. 6:00 PM

### **Item 2. Approval of Minutes – May 27, 2014**

Mr. Reckert motioned to approve the minutes.

Mr. Hughes seconded the motion. The motion was approved unanimously.

### **Item 3. Public Comment – Non-Agenda Item**

None.

### **Item 4. Special Exception Hearing Communication Tower 177-00-02-019**

Mr. Stephens presented that the applicant, Mr. Loggins would be seeking to delay the hearing for his proposed Wi-Fi tower, due to unforeseen site location issues, until the next meeting.

Mr. Loggins explained the details of his site location issues in asking for the delay of the hearing until the next meeting.

Mr. Reckert motioned to move the hearing to the next meeting.

Mr. Nichols seconded the motion. The motioned was approved unanimously.

**Item 5. Special Exception Hearing Regarding Group Home 080-00-01-018**

Mr. Stephens presented the matter before the Board concerning the potential expansion of Whetstone Academy.

The applicant Ms. Sharon Stricker spoke about the profile of the types of boys that attend the Whetstone Academy. She also talked about the impact of the Academy's staff on the local economy. Ms. Striker also talked about the progress made by the Academy since it has opened. She spoke on their need for larger accommodations. Ms. Striker mentioned that the Academy is willing to maintain the road that they use. She also talked about what the increase in staff and thus traffic would be, one car.

Mr. Tucker Harding, general contractor with Zorn, explained the dimensions of the rooms and overall layout based on the expansion plans.

Mr. Littlefield had questions about the information in the packets and its validity

Mr. Stephens responded that the particular forms were received by staff just before the meeting.

Mr. Danny Heading, neighbor to the Academy, talked about his opposition to an expansion of the Academy.

Ms. Faith Heading talked about her opposition to the expansion of the Academy.

Ms. Elizabeth McFarland expressed her opposition to the expansion of the Academy.

Ms. Dona Turpin expressed her opposition to the expansion of the Academy.

Ms. Caroline Turpin expressed her opposition to the expansion of the Academy.

Ms. Tony Heading expressed her opposition to the expansion of the Academy.

Mr. Bill Forland expressed his support for an expansion of the Academy.

Mr. Todd Singer expressed his support for an expansion of the Academy.

Mr. Brandon Burton expressed his opposition to the expansion of the Academy.

Mr. Wayne Wilker expressed his opposition to the expansion of the Academy without some amount of traffic alleviation.

Butch Clay spoke on his support for an expansion of the Academy.

Ms. Stricker spoke on her desire to improve the traffic and speed problems that were mentioned. She added that counselors at the Academy are licensed and teachers are credentialed.

Mr. Medford mentioned that the Academy needed to fix the speeding and traffic issues and the kids' use of profanity.

Mr. Reckert asked how the Academy proposes to address the profanity issue.

Ms. Stricker responded that the boys who had the profanity issue have been transferred out to different programs better suited to deal with the profanity issue.

Mr. Lee asked Ms. Striker asked if there were any organizations that did routine checkups on the Academy.

Ms. Stricker responded that there are no organizations that do checkups at their Academy. She explained that DSS does not require any checkups due to light risk boys that are accepted into their Academy. She added that the Academy is seeking appropriate accreditation.

Mr. Hughes expressed his confusion on whether the wording used in the initial public meeting before the Academy opened was binding, and whether that should be an issue in their potential decision.

Mr. Lee desired that the Board consider the decision based on the criteria presented originally and how well the Academy has kept those criteria.

Mr. Littlefield asked whether special exceptions could be annually permitted.

Mr. Stephens responded that it could not but that the Board could put conditions on the special exception.

Mr. Littlefield made a motion to table the request for a special exception pending further review by staff seeking legal advice.

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

Mr. Littlefield motioned to take a five minute break.

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

**Item 6. Variance Hearing Regarding Road Development 227-00-01-002**

Mr. Stephens presented the matter before the Board concerning a potential variance from Road Development standards. The application was different from an application previously submitted by the development team.

Mr. Chris Hill explained the qualifications by the development group for a variance based on the statutory test presented by the Ordinance.

Mr. Jamie McCutchen gave further context and information about their variance request.

Mr. Lee motioned to approve the variance.

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

**Item 7. Old Business**

None.

**Item 8. New Business**

Mr. Stephens explained to the Board that due to scheduling conflicts he may not be able to make certain BZA meetings, particularly in the fall. He added that Matthew Anspach would be filling in. Mr. Stephens explained that the next meeting date would be Tuesday, August 26.

Mr. Littlefield asked whether there would be any special approval for Wi-Fi towers in the future since they are a different technology than a cell tower.

Mr. Stephens responded that the Planning Commission had recently asked staff to look into some changes to Chapter 32 Article 4 concerning Wi-Fi towers versus communication towers, and their respective approval processes.

**Item 9. Adjourn**

Mr. Lee made the motion to adjourn.

Mr. Littlefield seconded the motion. The motion passed unanimously. 8:10 PM