

# OCONEE COUNTY BOARD OF ZONING APPEALS

415 South Pine Street - Walhalla, SC



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

## MINUTES

6:00 PM, ~~FRS~~ DAY, NOVEMBER 12, 2015  
 CONCIL CHAMBERS  
 OCONEE COUNTY ADMINISTRATIVE COMPLEX

The Oconee County Board of Zoning Appeals held a meeting on November 12, 2015 at 6:00 PM in Council Chambers at the Oconee County Administrative Building, 415 S. Pine St., Walhalla, SC 29691.

**Members Present:** Mr. Nichols  
 Mr. Lee  
 Mr. McKee  
 Mr. Medford  
 Mr. Reckert

**Staff Present:** Mr. Matthew Anspach, Planner

**Media present:** Mr. Ray Chandler, Anderson Independent

**Item 1. Call to Order**

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

**Item 2. Approval of Minutes – October 29, 2015**

Mr. Medford motioned to approve the minutes.

Mr. Lee seconded the motion. The motion was approved 4-0 with Mr. Medford abstaining because he was not present for the previous meeting.

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

Mr. Jim Codner spoke on his general understanding of a special exception.

**Item 4. Hearing for Special Exception Regarding Ch. 38.10 (SE15-000004)**

**a. Statement of Matter before the Board Applicant comments**

Mr. Anspach presented the matter before the Board concerning the applicant's request for a special exception regarding Chapter 38 Article 10 (SE15-000004).

**b. Applicant comments**

Ms. Laurin Patton gave details of the proposed project.

**a. Staff Comments**

Mr. Anspach commented that staff would recommend the Board approve the Special Exception based on certain conditions from Appendix A from Chapter 38.

**b. Opposition/Item Specific from Public Comments**

Mike Smith, representative of the Crestview Homeowner’s Association, spoke on his desire to see a rustic elegance design if the proposed development were to get approval.

Charlotte Akridge spoke in opposition to the proposed development.

Jennifer Bausman spoke in opposition to the proposed development.

Suzanne Dragoo, representative for Sunset Bay Subidivision, spoke in opposition to the proposed development.

Eileen Goodrich spoke in opposition to the proposed development.

Fredrick Wachter spoke in opposition to the proposed development.

Frances Blakely, the property owner of the property in question, spoke in support of the proposed development.

Lisa McNally spoke in opposition to the proposed development.

L.G. “Skip” Lewis spoke in opposition to the proposed development and added that if the development were permitted, that rustic elegance conditions be put on it.

Jillian McNally spoke in opposition to the proposed development.

John Schaeffer spoke in opposition to the proposed development.

Darol Kubacz spoke in opposition to the proposed development.

**d. Rebuttal by applicant**

Ms. Laurin Patton addressed some of the concerns presented by citizens including potential traffic, lighting, and design issues. She also added that the engineer, who

designed the site plan, designed it in accordance with Department of Transportation (DOT) regulations.

Mr. McKee mentioned that basic traffic studies are likely available from the DOT.

**e. Unsworn public comment**

None.

**f. Questions from the Board**

The Board asked the developer questions pertaining to the provided site plan and drawings.

Mr. Lee motioned to table the item until a later date when the developer would provide enhanced detail showing detailed rustic elegance in the site plan.

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

**Item 6. Old Business**

No old business was discussed.

**Item 7. New Business**

Mr. Anspach informed the Board that the next meeting would be decided once staff has had a chance to check with the County Clerk.

**Item 8. Adjourn**

Mr. Reckert motioned to adjourn.

Mr. Nichols seconded the motion. The motion passed unanimously. 7:42 PM