

OCONEE COUNTY BOARD OF ZONING APPEALS

415 South Pine Street - Walhalla, SC



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MINUTES

6:00 PM, MONDAY, FEBRUARY 22, 2016

COUNCIL CHAMBERS

OCONEE COUNTY ADMINISTRATIVE COMPLEX

The Oconee County Board of Zoning Appeals held a meeting on February 22, 2016 at 6:00 PM in Council Chambers at the Oconee County Administrative Building, 415 S. Pine St., Walhalla, SC 29691.

Members Present: Mr. Gilster
Mr. Lee
Mr. Medford
Mr. Menzies
Mr. Nichols
Mr. Reckert

Staff Present: Mr. Matthew Anspach, Planner I
Mr. William Brewer, Planning Intern

Media present: None

Item 1. Call to Order

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

Item 2. Approval of Minutes – January 25, 2016

Mr. Lee motioned to approve the minutes.

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

Item 3. Public Comment – Non-Agenda Item

No public comment on a non-agenda item was held.

Item 4. Special Exception Hearing for Application SE16-000001 Cherokee Creek Boys School – Future Expansion)

Mr. Anspach presented the matter before the Board concerning the applicant’s request for a special exception regarding Chapter 38 Article 10 (SE16-000001).

Mr. David Lepere presented his proposal for the development of the Cherokee Creek Boys School Future Expansion. He stated specific reasons for how the proposed development would meet each of the four listed criteria for a special exception. Staff recommended that the Board approve the special exception. No opposition comments were addressed from the public.

Special Exceptions Sec. 32-5.32-174

Mr. Anspach read the four criteria for a special exception to be voted on as a consent item:

1. The development in question is In accordance with the comprehensive plan and consistent with the spirit, purposes, and the intent and specific requirements of this chapter, to include the definition and intent of the district in which the special exception is being requested;
2. The development in question is in the best interests of the county, the convenience of the community and the public welfare;
3. The development in question is suitable for the property in question, and designed, constructed, operated, and maintained so as to be in harmony with and appropriate in appearance to the existing or intended character of the general vicinity;
4. The development in question is suitable in terms of effects on highway traffic, parking and safety with adequate access arrangements to protect streets from undue congestion and hazards

Mr. Gilster motioned to approve the special exception according to the stated criteria.

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

Mr. Anspach read the three criteria in the Board of Zoning Appeals Bylaws:

1. Based on the evidence presented to the Board, the proposed Special Exception does meet the standards put forth in Oconee County Standards.
2. 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.
3. 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 County.

Mr. Lee motioned to approve the special exception according to the Bylaws.

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

Mr. Medford presented the following criteria:

Based on the evidence presented to the Board, do I hear a motion that the proposed special exception be approved (or denied if even one criterion is not met).

Mr. Gilster motioned to approve the Board Order.

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

Item 5. Variance Hearing for Application VA16-000002 (Clements Warehouse - Expansion)

Mr. Anspach presented the matter before Board concerning the applicant's request for a variance VA16-000002.

Mr. Alton Clements presented his application for the variance on the Clements Warehouse Expansion.

No opposition comments were addressed from the public.

The Board inquired about the property and other options that the owner may have in expanding.

Mr. Nichols motioned to postpone any vote on the variance until next month so that the Board can visit the property and the applicant can present all other options for expansion that would not require a variance.

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

Item 6. Old Business

No old business was presented or discussed.

Item 7. New Business

The next meeting was determined to be on March 28, 2016.

Item 8. Adjourn

Mr. Gilster motioned to adjourn.

Mr. Reckert seconded the motion. The motion passed unanimously. 6:56 PM