

# OCONEE COUNTY BOARD OF ZONING APPEALS

415 South Pine Street - Walhalla, SC



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## MINUTES

6:00 PM, MONDAY, JULY 25, 2016

COUNTY COUNCIL CHAMBERS

OCONEE COUNTY ADMINISTRATIVE COMPLEX

The Oconee County Board of Zoning Appeals held a meeting on July 25, 2016 at 6:00 PM in Council Chambers at the Oconee County Administrative Building, 415 S. Pine St., Walhalla, SC 29691.

**Members Present:** Mr. Medford  
Mr. Lee  
Mr. Menzies  
Mr. Gilster  
Mr. Morgan  
Mr. Nichols  
Mr. McKee

**Staff Present:** Mr. Josh Stephens, Deputy Director

**Media present:** None

ITEM 1- Call to Order

Mr. Medford called the meeting to order. 6:00 p.m.

ITEM 2- Approval of Minutes from April 25, 2016

Mr. Menzies motioned to approve the minutes.

Mr. McKee seconded the motion.

The motion was passed unanimously, 4-0. Mr. Lee, Gilster and Morgan abstained from the vote as he was absent from the April 25 meeting.

ITEM 3- Public Comment (Non-Agenda)

There was not any non-agenda public comment.

ITEM 4- Variance Hearing for Application VA16-000007 (J. Davis Expansion, Highway 11)

Mr. Stephens stated the matter before the Board – specifically which the request is for relief from the entire 25 foot setback as required by the Control Free zoning district.

Mr. Joel David, with J. Davis Construction, explained the reasoning behind the request for relief from the required setback.

Mrs. Linda Mattress and Mr. Tremain Mattress asked the Board for specifics regarding the request and the possible impacts it could have on their property.

Mr. Gilster motioned to approve the variance request on the basis that:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of this chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of a variance will not be of substantial detriment to adjacent uses or to the public good, and the character of the district will not be harmed by the granting of the variance.

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

Mr. Nichols motioned to approve the Board Order with Mr. Menzies seconding the motion. The motion passed unanimously.

ITEM 7- Old Business

There was no old business.

ITEM 8- New Business

Staff confirmed that there would not be a meeting on the scheduled Monday, August 22 date.

ITEM 9- Adjourn

Meeting was adjourned at 6:51 p.m.