



Meeting agenda February 24, 2025 6:00 pm

1. Call to order
2. Approval of minutes: 1/24/27
3. Election of Chair
4. Approval of Calendar
5. Brief statement about rules and procedures
6. Variance application #VA25-000001 Matt Kanagy of Matt Kanagy Construction is requesting a 4.5' variance to the rear setback requirement. TMS #270-00-01-023, 831 Dogwood Cove Drive, Seneca SC 29678
7. Adjourn

Oconee County Board of Zoning Appeals

Council Chambers
415 South Pine Street
Walhalla, S.C. 29691

www.oconeesc.com

YouTube: "YourOconee"

Staff contact

846-638-4218
planninginfo@oconeesc.com

BOARD MEMBERS

James Henderson, District I
Gwen Fowler, District II
John Eagar, At-Large

Jason Cox, District IV
Bill Gilster, District III
Tim Mays, District V

Wayne McCall, At-Large

OCONEE COUNTY BOARD OF ZONING APPEALS

415 South Pine Street - Walhalla, SC



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

Minutes

6:00 PM – January 27, 2025

Members in Attendance

John Eagar
Jim Henderson
Wayne McCall

Gwen Fowler
Jason Cox
Bill Gilster

Staff

James Coley

ITEM 1 – Call to Order – Mr. Coley called the meeting to order at 6:00 PM.

ITEM 2 – Motion to approve the minutes from November 25, 2024 – Mr. Eagar made a **motion** to approve the minutes; seconded by Mr. Henderson. Mr. Eagar called for a vote. The motion passed 4-0-2 (Mr. Cox and Mr. McCall abstained).

ITEM 3- Election of Officers- Mr. Coley took nominations for Chair, Mr. Eagar and Mr. McCall were nominated. Mr. Coley called for a vote which resulted in a 3-3 deadlock. All subsequent votes resulted in the same 3-3 deadlock.

Mr. Coley opened nominations for Vice-Chair, Mr. Eagar nominated Mr. Henderson. Mr. Coley Called for a vote, Mr. Henderson was appointed 6-0

Mr. Coley opened nominations for Secretary, Mr. Eagar nominated Mr. Coley, Mr. Coley called for a vote, Mr. Coley was appointed 6-0

ITEM 4- Mr. Coley asked for a motion to remove the approval of the calendar from the agenda, Motion by Mr. Eagar, second Mr. Cox, Motion passed 6-0

ITEM 5 – Brief statement about rules and procedures – Mr. Coley outlined the proceedings of the meeting going forward:

- Applicant will provide a presentation to state their request (5 minutes).
- Staff will be asked to make any comments regarding the request.
- The public is allowed to voice their approval or opposition to the proposed. Please do not repeat opinions that have already been stated into the record (3-5 minutes).
- Applicant rebuttal

- Board members will discuss in detail.
- Voting

ITEM 6. Variance application #VA24-000022 Kenneth Routh is requesting relief from the rear setback requirement within the Lake Overlay to replace a retaining wall damaged beyond 50%. TMS #193-05-01-008, 435 Cane Creek Landing Rd, Seneca SC 29672

Applicant Comments:

Stated Name: Kenneth Routh

Mr. Routh presented his request giving history of the wall, the request to replace in the same location, with the switch of materials, and the approval from Duke Energy.

Staff comments:

Mr. Coley explained the requirements when a grandfathered structure has been damaged beyond 50%.

Public comment: NA

Applicant rebuttal: NA

Board Questions/ Discussion:

Mr. Gilster asked about what the applicant would do without the variance.

Consideration of VA24-000022:

1. There **are** extraordinary and exceptional conditions pertaining to the particular piece of property:
 - a. Motion – Mr. Eagar made a motion in the affirmative, seconded by Mr. Henderson. No discussion
 - b. Vote

In-favor	Opposed
6	0

Mr. Coley noted that the criterion **did pass**.

2. These conditions **do not** generally apply to other property in the vicinity:
 - a. Motion – Mr. Eagar made a motion in the affirmative, seconded by Mr. Cox. No Discussion
 - b. Vote

In-favor	Opposed
6	0

Mr. Coley noted that the criterion **did pass**.

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.
 - a. Motion – Mr. Eagar made a motion in the affirmative, seconded by Mr. Henderson. No discussion.
 - b. Vote

In-favor	Opposed
6	0

Mr. Coley noted that the criterion **did pass**.

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.
 - a. Motion – Mr. Eagar made a motion in the affirmative, seconded by Mr. Cox. No Discussion
 - b. Vote

In-favor	Opposed
6	0

Mr. Coley noted that the criterion **did pass**.

5. Mr. Coley asked – Based on the evidence presented to the Board, do I hear a motion that the proposed variance be **Approved**.
 - a. Motion – Mr. Eagar made a motion; seconded by Mr. McCall.
 - b. Discussion regarding conditions attached to the approval: NA
 - c. Vote

In-favor	Opposed
6	0

Mr. Coley noted that the variance request was **approved**

ITEM 7. Variance Application: #VA24-000023: Riley LeClair of Owner-Built+Design is requesting relief from the front setback requirement for a poured concrete retaining wall. TMS 056-02-02-024 with an address of 242 Bay View Dr, Salem SC 29676

Stated Name: Riley LeClair

Mr. LeClair explained the request, and how the wall was built. He showed the engineer's report on the construction and letters of support from neighbors.

Staff comments:

Mr. Coley confirmed the required setback, and that the applicant was seeking to build within the setback

Public comment: NA

Applicant rebuttal: NA

Board Questions/

Consideration of VA24-000023:

1. There **are** extraordinary and exceptional conditions pertaining to the particular piece of property:
 - a. Motion – Mr. Eagar made a motion in the affirmative, seconded by Mr. Henderson. No discussion
 - b. Vote

In-favor	Opposed
6	0

Mr. Coley noted that the criterion **did pass**.

2. These conditions **do not** generally apply to other property in the vicinity:
 - a. Motion – Mr. eagar made a motion in the affirmative, seconded by Mr. Henderson. No Discussion
 - b. Vote

In-favor	Opposed
6	0

Mr. Coley noted that the criterion **did pass**.

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.
 - a. Motion – Mr. Eagar made a motion in the affirmative, seconded by Mr. Cox. No discussion.
 - b. Vote

In-favor	Opposed
6	0

Mr. Coley noted that the criterion **did pass**.

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.
 - a. Motion – Mr. Eagar made a motion in the affirmative, seconded by Mr. Cox. No Discussion
 - b. Vote

In-favor	Opposed
6	0

Mr. Coley noted that the criterion **did pass**.

5. Mr. Coley asked – Based on the evidence presented to the Board, do I hear a motion that the proposed variance be **Approved**.
 - a. Motion – Mr. Eagar made a motion; seconded by Mr. Cox. No Discussion.
 - b. Vote

In-favor	Opposed
6	0

Mr. Coley noted that the variance request was **approved**

Item 8- Variance Application: #VA24-000024: Wyatt Fullbright of Richland Creek is requesting a front setback variance of 22' to allow for a new property line between the existing storage building and the existing shop building. TMS 252-00-01-005 2036 Sandifer Blvd, Seneca SC 29678

Mr. Coley noted the applicant was not in attendance
Mr. Eagar made a motion to table the item, second Mr. Cox, approved 6-0

Item 9- #VA24-000025 Robert Burley of The Burley Lake House LLC is requesting a 9.5' variance to the rear setback for an addition after sustaining hurricane damage TMS 270-00-03-012 870 Cartee Rd Seneca SC 29678

Stated Name: Robert Burley

Mr. Burley discussed the request to build in the setback as part of repairs from Hurricane Helene.

Staff comments:

Mr. Coley discussed setbacks and the request.

Public comment: Mr. Jerry Dubois from the HOA spoke in favor

Applicant rebuttal: NA

Board Questions:

Consideration of VA24-000025:

1. There **are** extraordinary and exceptional conditions pertaining to the particular piece of property:

- a. Motion – Mr. Eagar made a motion in the affirmative, seconded by Mr. Cox. No discussion
- b. Vote

In-favor	Opposed
6	0

Mr. Coley noted that the criterion **did pass**.

2. These conditions **do not** generally apply to other property in the vicinity:

- a. Motion – Mr. Eagar made a motion in the affirmative, seconded by Mr. Cox. No Discussion
- b. Vote

In-favor	Opposed
6	0

Mr. Coley noted that the criterion **did pass**.

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.

- a. Motion – Mr. Eagar made a motion in the affirmative, seconded by Mr. Cox. No discussion.
- b. Vote

In-favor	Opposed
6	0

Mr. Coley noted that the criterion **did pass**.

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.

- a. Motion – Mr. Eagar made a motion in the affirmative, seconded by Mr. Henderson. No Discussion
- b. Vote

In-favor	Opposed
6	0

Mr. Coley noted that the criterion **did pass**.

5. Mr. Coley asked – Based on the evidence presented to the Board, do I hear a motion that the proposed variance be **Approved**.
 - a. Motion – Mr. Eagar made a motion; seconded by Mr. McCall. No Discussion.
 - b. Vote

In-favor	Opposed
6	0

Mr. Coley noted that the variance request was **approved**

Item 10- Adjourn- Motion by Mr. Eagar approved 6-0

BZA	
Date	Makeup
1/27/2025	
2/24/2025	
3/24/2025	
4/28/2025	
5/26/2025	5/29/2025
6/23/2025	
7/28/2025	
8/25/2025	
9/29/2025	
10/27/2025	
11/24/2025	
12/29/2025	
1/26/2026	

Memorial Day

Freedom of Information Act - Variance Application

Permitting Information

Code section from which a variance is requested: 38-10-2
 Application is

Upload Supporting Documentation Here
 Application is not Yes

APPLICANT RESPONSES TO SECTION 38-7.1

Describe the extraordinary and exceptional condition (such as size, shape, and topography) that pertain to the subject property that does not generally apply to other land or structures in the vicinity.:

A large distance between property line and shore line
 Would like to maximize the use of space and view

Are the circumstances affecting the subject property the result of action by the applicant/owner? Explain

No

Describe the ways in which application of the requirement(s) of the ordinance effectively prohibit or unreasonably restrict the utilization of the subject property.:

The lot limits the space for outdoor living

Will the proposed variance result in an activity that 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. Explain.:

No and neighbors are in favor

General Contractor

CC 113.2 Limitations on authority. An application for appeal shall be based on a claim that the true intent of this code of the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The board shall have no authority to waive requirement of this code.

Comments

OCONEE COUNTYS APPROVAL, PERMITTING, AND/OR INSPECTION(S) OF THIS PROJECT DOES NOT MEAN THAT THE PROJECT IS IN COMPLIANCE WITH ALL APPLICABLE SUBDIVISION AND/OR HOMEOWNERS ASSOCIATION, OR SIMILAR ENTITYS, BUILDING AND LAND USE REQUIREMENTS OR RESTRICTIONS, BY SIGNING BELOW YOU ACKNOWLEDGE THAT COMPLIANCE WITH ANY SUCH STANDARDS IS YOUR RESPONSIBILITY.

Workflow Reviews Information

Type	Creation Date	Due Date	Completion Date	Status	Description
Application Check	01/21/2025	01/22/2025	02/04/2025	Approved	
Planning and Zoning Review	01/21/2025	02/25/2025	01/01/1900	Pending	
Review Complete	01/21/2025	01/01/1900	01/01/1900	Pending	

Inspection Information

Activities Information

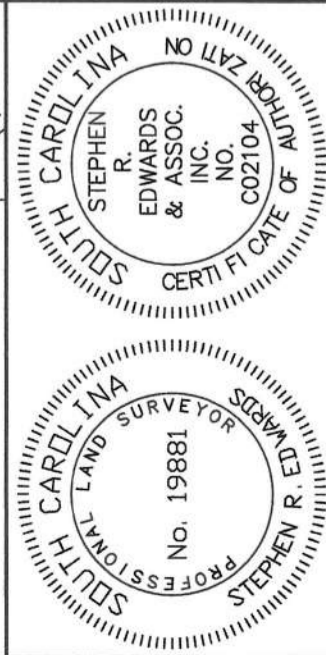
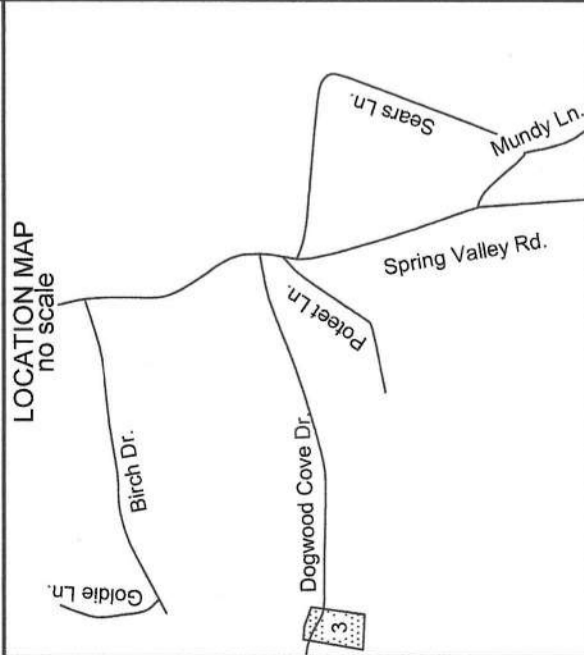
Type	Creation Date	Due Date	Completion Date	Status	Description
Online Document Upload	02/03/2025	02/10/2025	02/04/2025	Complete	Letter from neighbor with approval: Hubbard Neighbor Stribling email approval for Corp line.pdf

SITE SURVEY FOR
FRED WILLIAM HUBBARD JR.
REV. TST.

SENECA TOWNSHIP, OCONEE COUNTY, S.C.

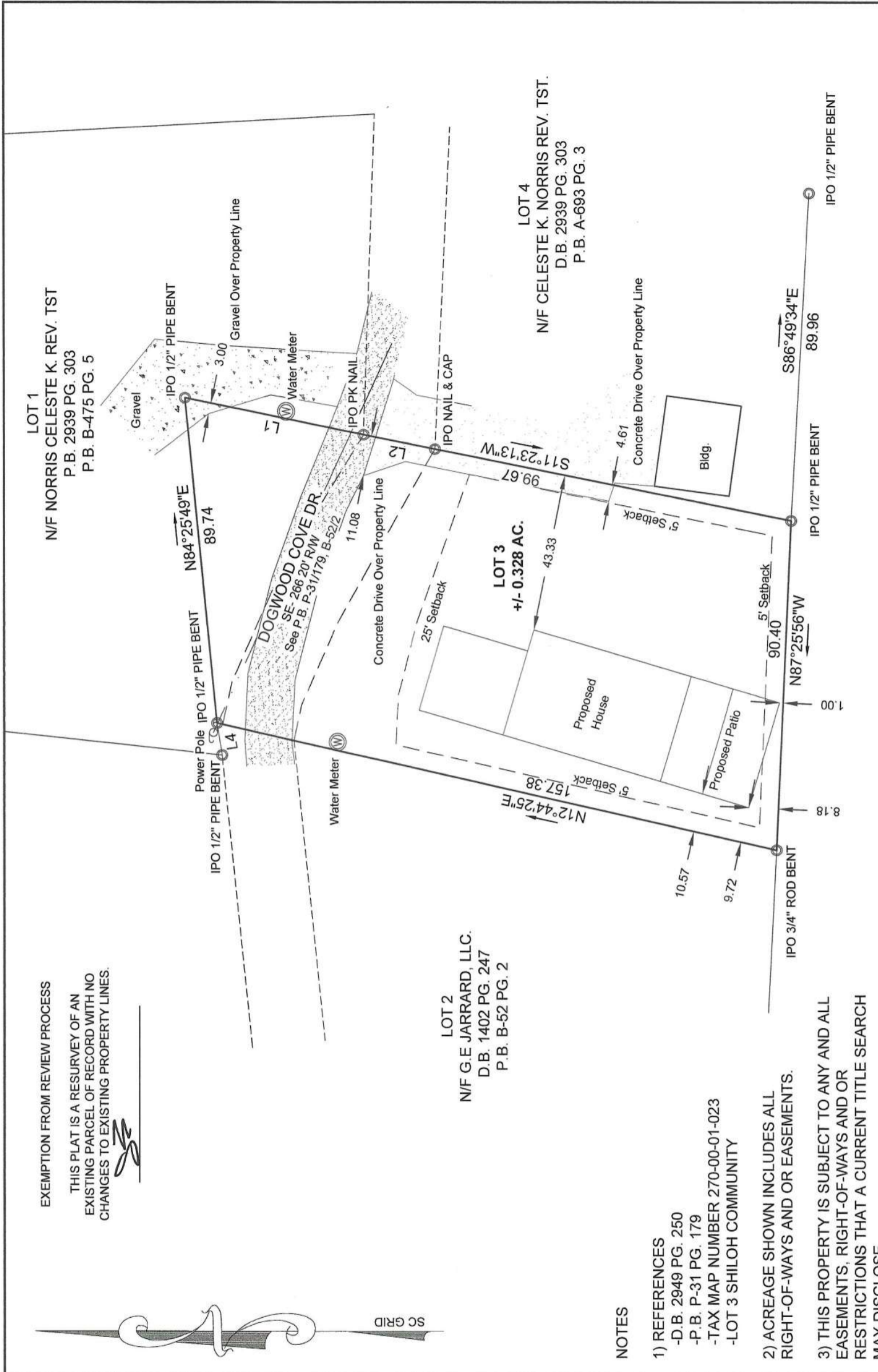
STEPHEN R. EDWARDS & ASSOCIATES, INC.
 330 South Hwy. 11- West Union, S.C. - 29696
 (864) 718-1120

DATE: 10/17/2024
 REV. DATE: 01/20/2025 JOB NUMBER: 24-383



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS, AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

Stephen R. Edwards
 STEPHEN R. EDWARDS PLS NO. 19881



EXEMPTION FROM REVIEW PROCESS
 THIS PLAT IS A RESURVEY OF AN EXISTING PARCEL OF RECORD WITH NO CHANGES TO EXISTING PROPERTY LINES.

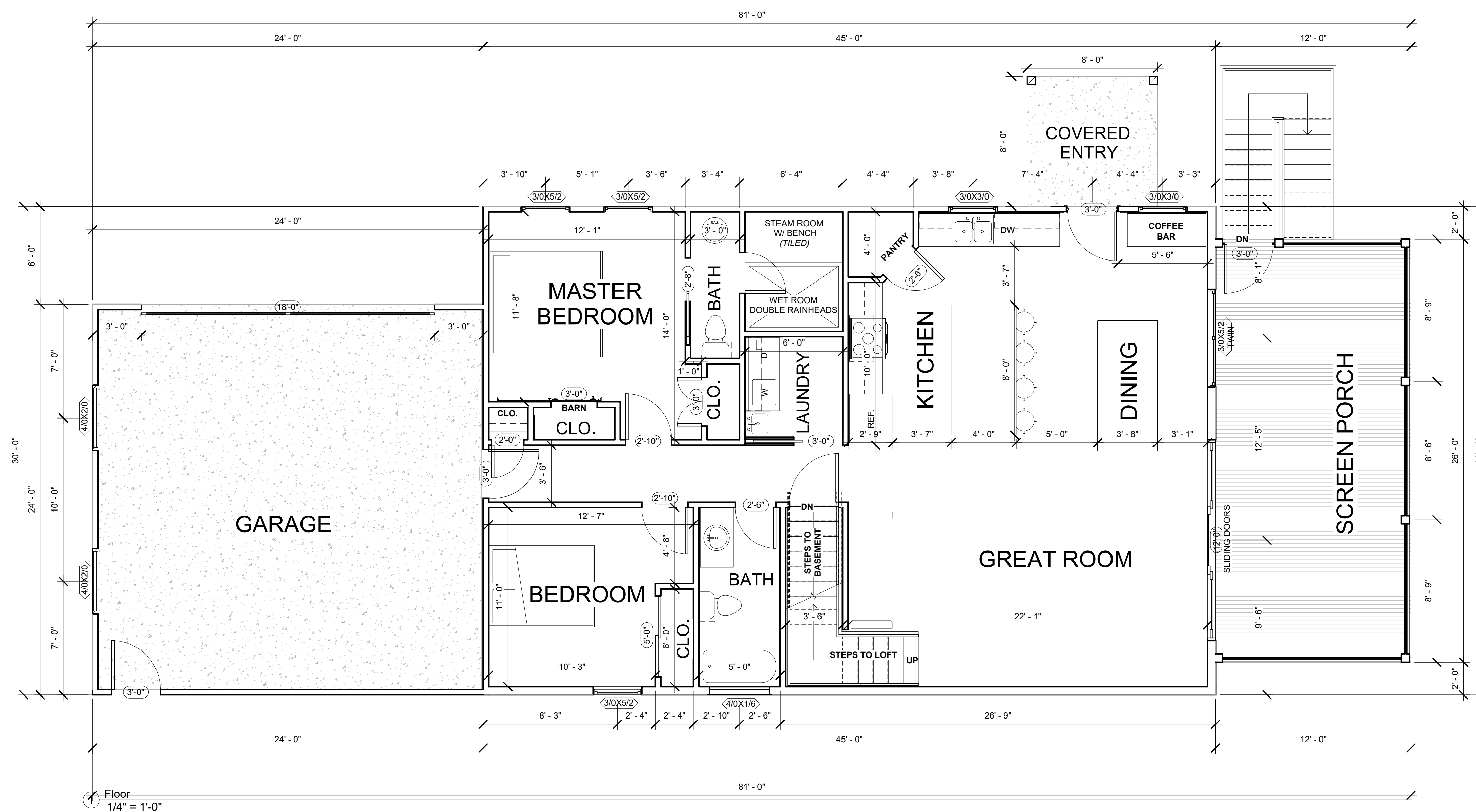
NOTES

- 1) REFERENCES
 -D.B. 2949 PG. 250
 -P.B. P-31 PG. 179
 -TAX MAP NUMBER 270-00-01-023
 -LOT 3 SHILOH COMMUNITY
- 2) ACREAGE SHOWN INCLUDES ALL RIGHT-OF-WAYS AND OR EASEMENTS.
- 3) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAYS AND OR RESTRICTIONS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
- 4) ANY WARRANTY FOR THIS SURVEY IS NON-TRANSFERABLE.
- 5) ALL INFORMATION LABELED "PROPOSED" ON SURVEY HAS BEEN PROVIDED BY OTHERS AND IS NOT CERTIFIED OR VERIFIED IN ANY WAY BY THE SURVEYOR. THIS INFORMATION IS BEING PROVIDED FOR PLANNING PURPOSES ONLY.
- 6) REVISED 01/20/2025 TO SHOW PROPOSED PATIO.

LAKE HARTWELL
 U.S. GOVERNMENT

Parcel Line Table		
Line #	Length	Direction
L1	49.99	S11°35'33"W
L2	19.99	S11°31'26"W
L4	8.92	S81°01'44"W

Field Work: L.B.
 Drafting: C.M.
 Revision: C.M.



GENERAL NOTES:

- ALL WORK TO MEET SPECIFICATIONS BY STATE AND LOCAL CODES

NOTES: *UNLESS LABELED OTHERWISE

- ALL DIMENSIONING TO STUD WALL
- 2X4 WALL EQUALS 4"
- 2X6 WALL EQUALS 6"
- POURED WALL EQUALS 8"
- ALL ANGLES ARE 45 DEGREES
- SINGLE DOOR OPENINGS 3/0
- DOUBLE DOOR OPENINGS 6/0
- CLOSETS 2' DEEP W/ 18" SHELF
- GENERIC WINDOWS & DOORS

- POURED WALL
- 2X4 STUD WALL
- 2X4 KNEE WALL
- 2X6 STUD WALL
- DOOR ANNOTATION
- WINDOW ANNOTATION

FIRST FLOOR	1350 SQ. FT.
LOFT	315 SQ. FT.
BASEMENT	1350 SQ. FT.
SCREEN PORCH	312 SQ. FT.
GARAGE	568 SQ. FT.
PATIO (BASEMENT)	312 SQ. FT.
COVERED ENTRY	64 SQ. FT.



CASCADE

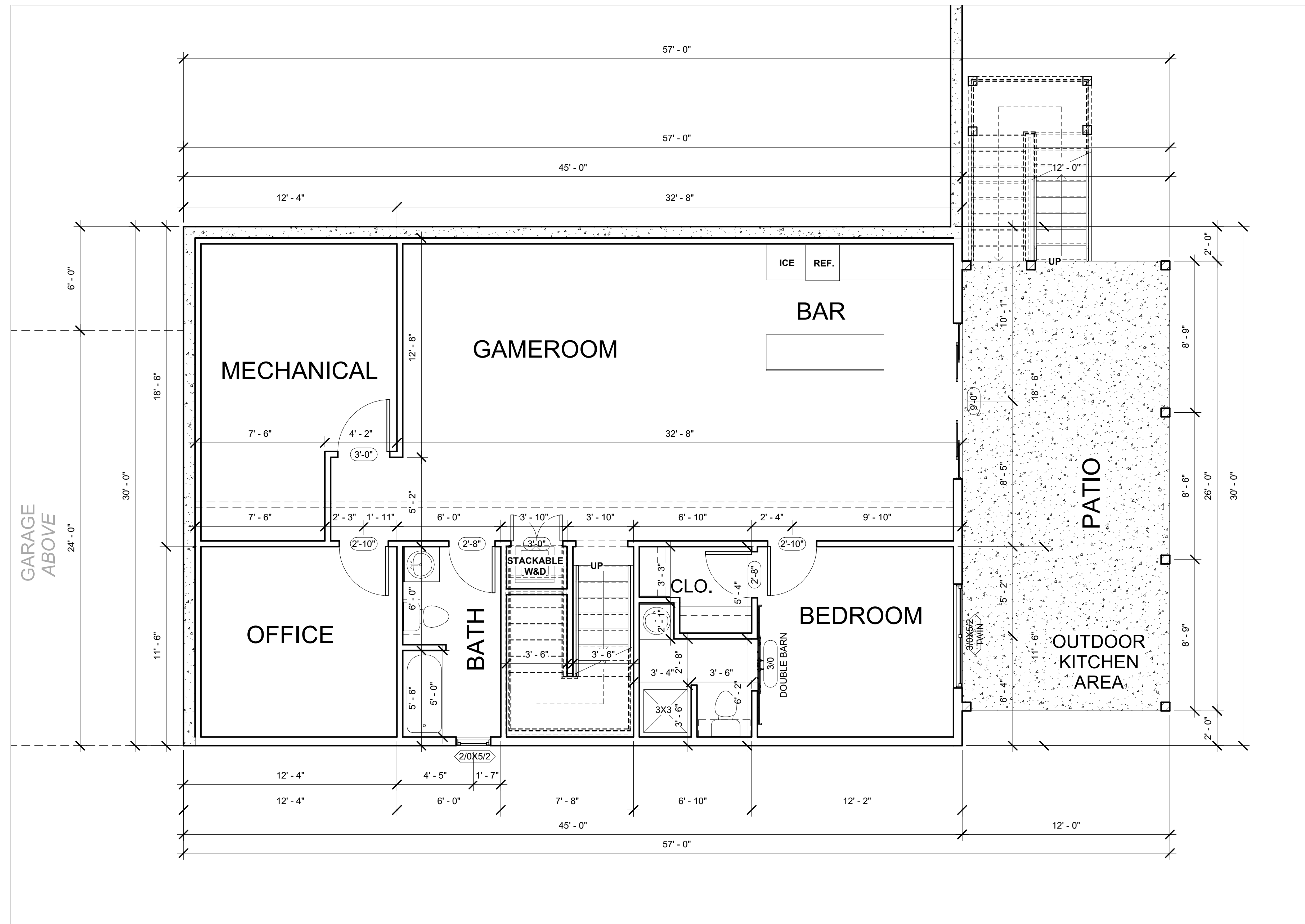
CASCADE ENTERPRISES LLC
 cascade4solutions.com
 cascade4solutions@gmail.com
 (864) 651-0090

HUBBARD
 First Floor

Date: 1/23/25

A1

Scale 1/4" = 1'-0"



① Basement
1/4" = 1'-0"



CASCADE

CASCADE ENTERPRISES LLC
 cascade4solutions.com
 cascade4solutions@gmail.com
 (864) 651-0090

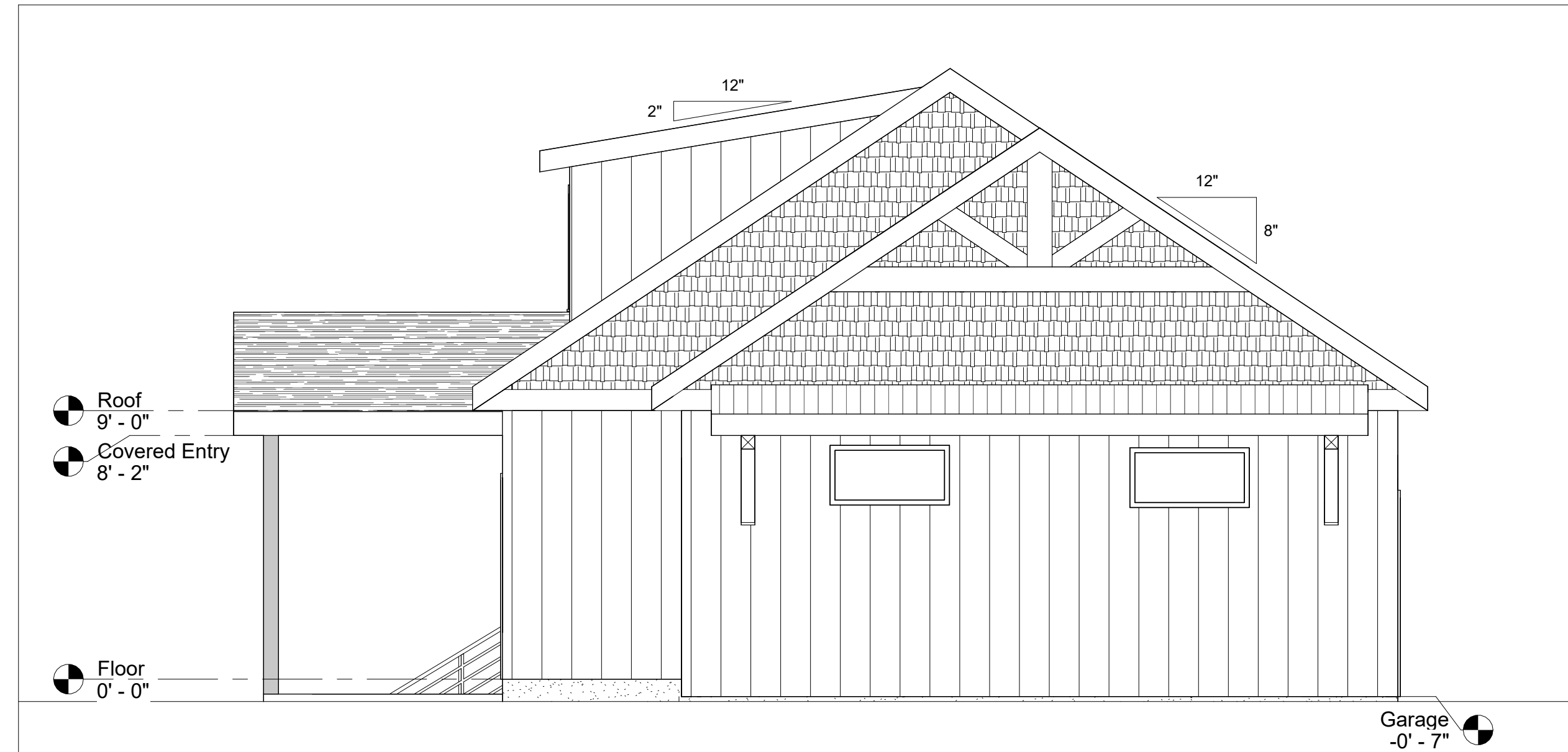
HUBBARD
 Basement

Date: 1/23/25

A3

Scale

1/4" = 1'-0"



① FRONT
1/4" = 1'-0"



② LEFT
1/4" = 1'-0"



CASCADE

CASCADE ENTERPRISES LLC
 cascade4solutions.com
 cascade4solutions@gmail.com
 (864) 651-0090

HUBBARD
Front and Left
Elevations

Date: 1/23/25

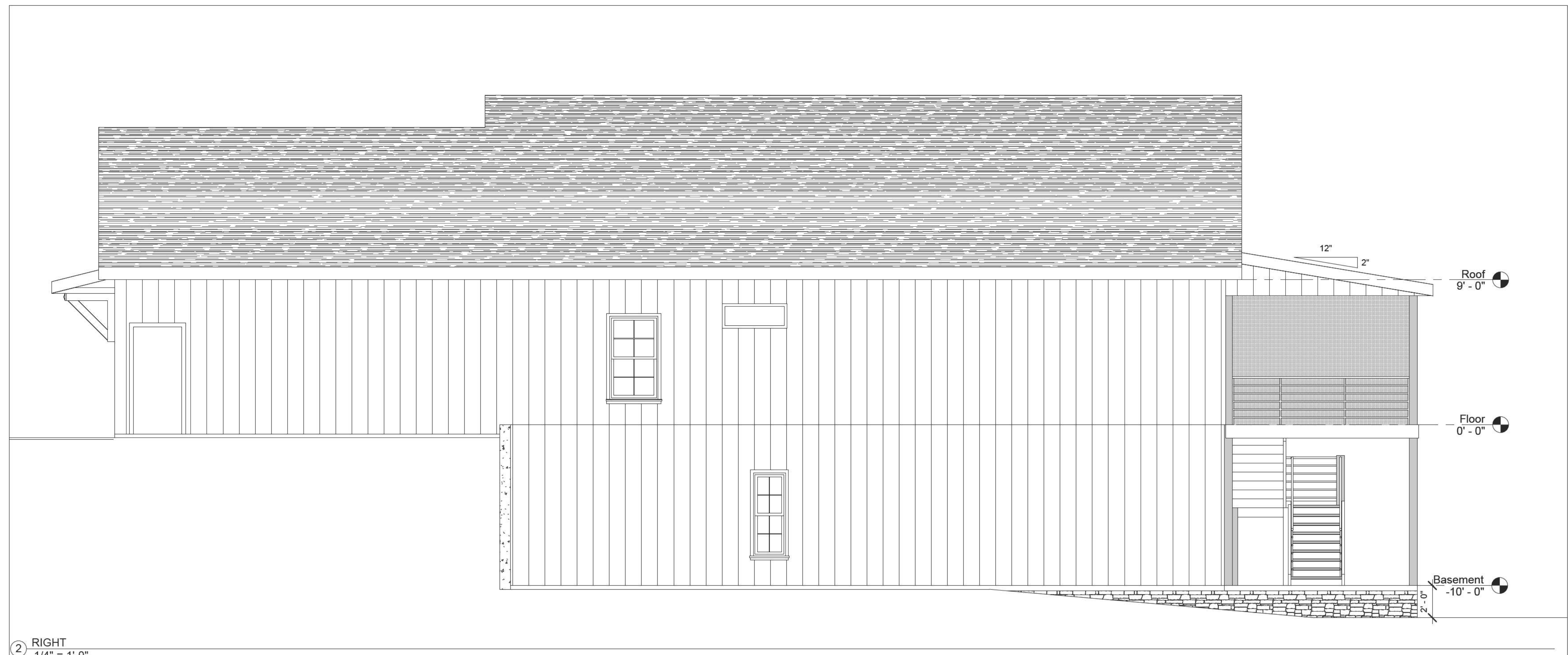
A4

Scale

1/4" = 1'-0"



① REAR
1/4" = 1'-0"



② RIGHT
1/4" = 1'-0"



CASCADE

CASCADE ENTERPRISES LLC
 cascade4solutions.com
 cascade4solutions@gmail.com
 (864) 651-0090

HUBBARD
 Rear and Right
 Elevations

Date: 1/23/25

A5

Scale

1/4" = 1'-0"

Fwd: Army Corp Line Elevation At Patio Area

From: William Hubbard [REDACTED]

To: [REDACTED]

Date: Thursday, December 5, 2024 at 08:00 PM EST

Sent from my iPhone

Begin forwarded message:

From: ELLEN STRIBLING [REDACTED]
Date: December 5, 2024 at 7:07:05 PM EST
To: [REDACTED]
Subject: Army Corp Line Elevation At Patio Area

"I grant W Fred Hubbard at 831 Dogwood Cove Drive permission to pour his patio to the corp line."
Thank you,
Tommy Stribling
839 Dogwood cove Drive
Seneca, SC 29678

Fwd: Army Corp Line Elevation At Patio Area

From: William Hubbard (wfredhubbard@gmail.com)

To: mattkframe@yahoo.com

Date: Thursday, December 5, 2024 at 10:12 AM EST

Sent from my iPhone

Begin forwarded message:

From: Ronnie Norris <ronnienorris@me.com>
Date: December 5, 2024 at 9:57:18 AM EST
To: WFREDHUBBARD@gmail.com
Subject: Army Corp Line Elevation At Patio Area

"I grant W Fred Hubbard at 831 Dogwood Cove Road permission to pour his patio to the Corps line ."

Thank you,
Ronnie Norris
864-888-7129