

# OCONEE COUNTY BOARD OF ZONING APPEALS

415 South Pine Street - Walhalla, SC



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

## Minutes

6:00 PM – February 24, 2025

### Members in Attendance

John Eagar  
Jim Henderson  
Wayne McCall

Gwen Fowler  
Jason Cox  
Tim Mays

### 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 January 24, 2024** – Mr. Henderson made a **motion** to approve the minutes; seconded by Mr. Cox. Mr. Coley called for a vote. The motion passed 6-0.

**ITEM 3- Election of Chair-** Mr. Coley opened the floor for nominations, Mr. Henderson nominated Mr. Eagar. Mr. Eagar was elected by a vote of 6-0.

**ITEM 4-** Mr. Eagar asked for a motion to approve the calendar. Mr. Coley noted the inclusion of a December meeting. Motion by Mr. Henderson, second Mr. Cox, Mr. Mays Motion to remove the December meeting, second Mr. Henderson, motion passed 6-0, vote to approve the calendar approved 6-0

**ITEM 5 – Brief statement about rules and procedures** – Mr. Eagar 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 #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**

**Applicant Comments:**

Stated Name: Matt Kanagy

Mr. Kanagy presented his request sharing the unique conditions of the parcel, and the request to elevate the patio to tie into the house as opposed to being on-grade.

**Staff comments:** NA

**Public comment:** NA

**Applicant rebuttal:** NA

**Board Questions/ Discussion:**

Mr. May asked noted the neighbors had sent letters of support.

**Consideration of VA25-000001:**

1. There **are** extraordinary and exceptional conditions pertaining to the particular piece of property:
  - a. Motion – Mr. Henderson made a motion in the affirmative, seconded by Mr. Mays. 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. Henderson made a motion in the affirmative, seconded by Mr. McCall. 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. McCall 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. Cox 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. Mays 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- Adjourn- Motion by Mr. Mays approved 6-0**