

OCONEE COUNTY BOARD OF ZONING APPEALS

415 South Pine Street - Walhalla, SC



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

Minutes

6:00 PM – March 24, 2025

Members in Attendance

John Eagar
Jim Henderson
Wayne McCall

Gwen Fowler
Jason Cox
William Gilster

Staff

Elise Dunaway
James Coley- via phone

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

ITEM 2 – Motion to approve the minutes from Feb 24, 2025 – Mr. Gilster made a **motion** to approve the minutes; seconded by Mr. Henderson. Mr. Eagar called for a vote. The motion passed 6-0.

ITEM 3 – 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 4. Variance application #VA25-000002 Luke Williams of Woodlands Engineering Company LLC is requesting 1. A reduction of the front setback from 25' to 15' at 4 locations 2. Relief from the horizontal curvature requirements in road design between curves and intersections. TMS #267-00-04-014, an unaddressed parcel with the closest address of 684 Carver Park One Drive Seneca SC 29678

Applicant Comments:

Stated Name: Luke Williams

Mr. Williams outlined the requests, starting with the reduced setbacks, then the curves. Mr. Williams described the unique conditions of the parcel. Mr. Williams discussed the septic system requirements the applicant is working through with the state. The topography of the site is an additional constraint.

Staff comments: Mr. Coley addressed setback requirements on the sides between the units, and confirmed that they are meeting the requirements for the right-of-way, and all subdivision application requirements not listed in this variance application.

Public comment: NA

Applicant rebuttal: NA

Board Questions/ Discussion:

Mr. Gilster asked about the additional retaining walls needed in the grading plan if the variance was denied.

Mr. McCall does not believe the plan meets the subdivision requirements. Mr. McCall added his concerns about firetrucks being able to access the development, and the distance between the units. Mr. McCall addressed the engineered septic system and questioned if the septic system would work for the site.

Mr. Eagar asked additional questions regarding the engineered septic system specific to the pumps and topography

Consideration of VA25-000001:

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

In-favor	Opposed
3	3

Mr. Eagar noted that the criterion **did not pass**.

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

In-favor	Opposed
3	3

Mr. Eagar noted that the criterion **did not 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. Gilster made a motion in the affirmative, seconded by Mr. Eagar. No discussion.
- b. Vote

In-favor	Opposed
2	3

Ms.Fowler did not vote

Mr. Eagar noted that the criterion **did not 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. Gilster made a motion in the affirmative, seconded by Mr. Henderson. No Discussion
- b. Vote

In-favor	Opposed
2	4

Mr. Eagar noted that the criterion **did not pass**.

5. Mr. Coley asked – Based on the evidence presented to the Board, do I hear a motion that the proposed variance be **Denied**.

- a. Motion – Mr. McCall made a motion; seconded by Mr. Cox.
- b. Discussion regarding conditions attached to the approval: NA
- c. Vote

In-favor	Opposed
5	1

Mr. Eagar noted that the variance request was **Denied**

Item 5- Variance application #VA25-000003 Houston Henry of DH Building and Son's Inc is requesting a 3' reduction to the side setback and a 7' reduction in the rear setback for a metal garage building. TMS #291-00-04-047, with an address of 227 Snow Creek Road Seneca SC 29678

Motion to table item 5 by Mr. Gilster, second Mr. Cox motion passed 6-0

Item 6- Adjourn- Motion by Mr. Gilster approved 6-0