

OCONEE COUNTY BOARD OF ZONING APPEALS

415 South Pine Street - Walhalla, SC



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

Minutes

6:00 PM – July 28, 2025

Members in Attendance

John Eagar
Jim Henderson
Wayne McCall
Bill Gilster

Gwen Fowler
Jason Cox
Tim Mays

Staff

Ed Halbig, Elise Dunaway

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

ITEM 2 - Appoint Board Secretary - Mr. Eagar asked for motion to appoint Mr. Halbig as Board Secretary. 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– Motion to approve the minutes from May 29, 2025 – Mr. McCall made a **motion** to approve the minutes; seconded by Mr. Cox. Mr. Eagar called for a vote. Mr. Gilster and Mr. Henderson abstained from the vote. The motion passed 4-0.

ITEM 4 – Brief statement about rules and procedures – Mr. Eagar outlined the proceedings of the meeting going forward.

ITEM 5. Variance application VA25-000007 Arthur Covert requests side setback variance of 4' to install elevated walkway in setback. TMS 334-02-01-060, with an address of 164 N Port Bass Dr. Fairplay SC 29643.

Applicant Comments:

Stated Name: Arthur Covert

Mr. Covert outlined the request and the need for inclusion of the walkway for access.

Staff comments: Mr. Halbig referenced the renderings and the letter in the packet.

Public comment: NA

Applicant rebuttal: NA

Board Questions/ Discussion: There being none.

Consideration of VA25-000007:

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. McCall. No discussion
- b. Vote

In-favor	Opposed
6	0

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

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

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

In-favor	Opposed
6	0

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

In-favor	Opposed
6	0

Mr. Eagar 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. McCall. No Discussion
- b. Vote

In-favor	Opposed
6	0

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

5. Mr. Eagar called for a motion that the proposed variance be **Approved**.
 - a. Motion – Mr. McCall made a motion; seconded by Mr. Henderson.
 - b. Vote

In-favor	Opposed
6	0

Item 6- Variance application #VA25-000008 Laura Sutton is requesting maximum front setback variance of 20' for a residence. TMS #162-05-01-038, with an address of 305 Shareview Dr. West Union, SC 29696.

Applicant Comments:

Stated Name: Michael Sutton

Mr. Sutton outlined the request and the conditions of variance.

Mr. McCall asked about the road's design, location and ownership.

Mr. Eagar asked for staff comment.

Staff comments: Mr. Halbig read an email regarding opposition to changes to Shareview Drive. He stated that the road was not in part of the application.

Public comment: Joey Lemmons, treasurer for HOA spoke on behalf of application. Chad Bloodworth spoke and stated he had no issue with the proposal.

Applicant rebuttal: NA

Board Questions/ Discussion:

NA

Consideration of VA25-000008:

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. Cox. No discussion
 - b. Vote

In-favor	Opposed
6	0

Mr. Eagar noted that the criterion **did 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. Cox. No Discussion.
 - b. Vote

In-favor	Opposed
6	0

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

In-favor	Opposed
6	0

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

In-favor	Opposed
6	0

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

5. Mr. Eagar called for a motion that the proposed variance be **Approved**.
- a. Motion – Mr. Henderson made a motion; seconded by Mr. Cox.
 - b. Vote

In-favor	Opposed
6	0

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

Item 7- Variance application #VA25-000009 MCM Investments LLC is requesting front setback variance of 7' for a residence. TMS #268-00-06-066, with an address of 314 Forest Creek Dr. Seneca SC 29678.

Applicant Comments:

Stated Name: David Smith

Mr. Smith outlined the request and explained the need for the variance. Mr. Gilster asked about the property.

Staff comments: NA

Public comment: Matthew Crooks addressed issue of preventing cars from being on the road ROW. Mitch Graham spoke on parking on the road and safety.

Applicant rebuttal: NA

Board Questions/ Discussion: Mr. Gilster stated that the concerns of safety are not part of the variance.

Consideration of VA25-000009:

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. Cox. No discussion.
- b. Vote

In-favor	Opposed
6	0

Mr. Eagar noted that the criterion **did 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. Cox. No discussion.
 - b. Vote

In-favor	Opposed
6	0

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

In-favor	Opposed
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6	0
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Mr. Eagar 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. McCall made a motion in the affirmative, seconded by Mr. Henderson. No discussion.
 - b. Vote

In-favor	Opposed
6	0

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

5. Mr. Eagar called for a motion that the proposed variance be **Approved**.
 - a. Motion – Mr. Henderson made a motion; seconded by Mr. Cox.
 - b. Vote

In-favor	Opposed
6	0

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

Item 8- Variance application #VA25-000010 Cindy Barloga is requesting front setback variance of 20' for a detached garage. TMS #104-00-02-037, with an address of 405 Paradise Cove Dr. Mountain Rest SC 29664.

Applicant Comments:

Stated Name: Cindy Barloga

Ms. Barloga and Steven Payne outlined the request and explained the need for the variance to avoid existing water and the need to avoid the topography at the back of the property.

Mr. Cox asked about the progress of the development of the property. She discussed Ms. Barloga state that the slab was in place.

Staff comments: Mr. Halbig stated a need for front yard setbacks on a corner lot from both the right-of-way of Crystal Lake Road and the drive surface of Paradise Cove Drive. Mr. Eagar sought to clarify the amount of variance needed as being variance of 6 ft from Crystal Lake and of 18 ft from property line at center of Paradise Cove.

Public comment: There being none.

Applicant rebuttal: NA

Board Questions/ Discussion: There being none.

Consideration of VA25-000010:

1. There **are** extraordinary and exceptional conditions pertaining to the particular piece of 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. Eagar 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. Gilster. No Discussion

b. Vote

In-favor	Opposed
6	0

Mr. Eagar 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. Cox made a motion in the affirmative, seconded by Mr. Henderson. No discussion.

b. Vote

In-favor	Opposed
6	0

Mr. Eagar 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. McCall. No Discussion

b. Vote

In-favor	Opposed
6	0

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

5. Mr. Eagar called for a motion that the proposed variance of 6 ft from Crystal Lake and of 18 ft from property line at center of Paradise Cove be **Approved**.
 - c. Motion – Mr. Henderson made a motion; seconded by Mr. Cox.
 - d. Discussion regarding conditions attached to the approval: NA
 - e. Vote

In-favor	Opposed
6	0

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

Mr. Eagar asked staff for printed packets to be available at the next meeting.

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