

# OCONEE COUNTY BOARD OF ZONING APPEALS

415 South Pine Street - Walhalla, SC



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

## Minutes

6:00 PM – August 25, 2025

### Members in Attendance

John Eagar  
Jim Henderson  
Wayne McCall

Gwen Fowler  
Bill Gilster

### Staff

Ed Halbig, Elise Dunaway

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

**ITEM 2– Motion to approve the minutes from May 29, 2025** – Mr. McCall made a **motion** to approve the minutes; seconded by Mr. Henderson Mr. Eagar called for a vote. The motion passed 5-0.

**ITEM 3 – Brief statement about rules and procedures** – Mr. Eagar outlined the proceedings of the meeting going forward.

**ITEM 4. Variance application VA25-000007 Arthur Covert requests a variance to Sec. 38-10.2 (side setback) of 4 ft. for a bedroom and bathroom addition. TMS 334-01-05-030 with an address of 165 Ricks Rd, Fair Play, SC 29643**

**Applicant Comments:** Stated Name: Arthur Covert. Mr. Covert outlined the request and the need for a variance to build an addition to the house.

**Staff comments:** There being none.

**Public comment:** NA

**Applicant rebuttal:** NA

**Board Questions/ Discussion:** Ms. Fowler asked about the increase to the septic due to the increase in bedrooms. Mr. Covert responded.

Discussion ensued on septic sizes and inspections; the role of DHEC (SCDES); lake protection; access to the rear of the property; liability to the county with ACOE; lot dimensions and topography.

### 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. Gilster. No discussion

b. Vote

In-favor	Opposed
5	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
5	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 Ms. Fowler. Mr. Gilster asked about the condition on unreasonably restricting the utilization of the property when it is being utilized as a residence currently. Mr. Eagar stated that the request to make the changes requested necessitate the need for a variance.

b. Vote

In-favor	Opposed
5	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. Henderson made a motion in the affirmative, seconded by Mr. Gilster. No Discussion

b. Vote

In-favor	Opposed
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4	1
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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. Gilster.
  - b. Vote

In-favor	Opposed
3	2

**Item 5 - Notice of ACOG Continuing Education in Ethics for Planning Officials on Sept. 30 at 6 P.M. at O.C. Chambers** – Mr. Eagar, Mr. Gilster, Mr. Henderson and Mr. McCall indicated that they would attend.

**Item 6- Adjourn-** Motion by Mr. McCall. Seconded by Mr. Henderson. Approved 5-0