



OCONEE COUNTY
BOARD OF ZONING APPEALS
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BOARD MEMBERS

John Eagar, Chairman, At-Large Absent -Jim Henderson, District 1
Gwen Fowler, District 2 Bill Gilster, District 3
Jason Cox, District 4 Tim Mays, District 5
Wayne McCall, At-Large

STAFF

Elise Dunaway

MINUTES

Monday, October 27, 2025 – 6:00 PM
Oconee County Council Chambers

1. **Call to Order** – Mr. Eagar called the meeting to order at 6:00 PM.
2. Mr. McCall made a motion to amend the agenda to include the appointment of a new secretary, seconded by Mr. Gilster. Approved unanimously.
3. Mr. Mays made a motion to appoint Elise Dunaway as secretary. Seconded by Mr. Gilster. Approved Unanimously.
4. **Motion to approve the minutes from August 25, 2025** – Mr. McCall made a **motion** to approve the minutes; seconded by Mr. Gilster. Mr. Eagar called for a vote. The motion passed 6-0.
5. **Brief statement about rules and procedures**
 - **The applicant will provide a presentation regarding the needs for the variance for 5-minutes with the Board having the ability to grant more time if needed.**
 - **The Board will ask questions after each presenter**
 - **The staff will address any additional issues**
 - **Citizen comments will be allowed for period of 3-minutes each with the Board’s request that the speakers not repeat what others are saying, but rather concur or state other facts not previously presented**
 - **There will be an applicant rebuttal period if necessary**
 - **The Board will ask any further questions before deliberations**
 - **Once the Board begins its deliberations, there will be no further input from the floor. and the Board will begin it’s voting on four questions, and a negative vote on any one of the four questions will require a denial of the variance or special exception.**

The meeting will be broadcasted live on the County’s YouTube channel, which can be found on the County’s website at www.oconeesc.com.



6. Variance application #VA25-000014 Will Watson seeks relief from Sec. 32-521(4) regarding the minimum side setback from existing billboard. TMS 222-00-02-034, with an address of 1637 Sandifer Blvd. Seneca, SC 29678.

Applicant Comments:

Stated Name: Greg Zuckerman with Rock Ventures and Rush Thrift, Vice President of Thrift Group

Mr. Zuckerman offered a signed authorization to allow Rush Thrift to speak on behalf of Will Watson. Mr. Thrift outlined the request. Mr. Thrift described the unique conditions of the parcel. Mr. Thrift explained a new survey to cut out a 1-acre tract of land goes through a billboard. Mr. Thrift states the Thrift Group and Rock Ventures want the billboard to remain where it is at and will establish a permanent easement and a permanent license agreement which goes along with the deed of the property.

Staff comments: None

Public comment: NA

Applicant rebuttal: NA

Board Questions/ Discussion: NA

Consideration of VA25-000014:

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

In-favor	Opposed
6	0

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

In-favor	Opposed



6	0
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Mr. Eagar noted that the criterion **did not pass**.

III. 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. McCall. No discussion.

b. Vote

In-favor	Opposed
6	0

IV. 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

V. Mr. Eagar 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. Gilster.

b. Discussion regarding conditions attached to the approval: NA

c. Vote

In-favor	Opposed
6	0

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



7. Variance application #VA25-000015 William Mockabee requests 10 ft Variance to Front setback for an addition. TMS 111-12-01-012; Address: 9 Links Landing Salem, SC 29676.

Applicant Comments:

Stated Name: Bill Mockabee

Mr. Mockabee presented his request sharing the unique conditions of the parcel. Mr. Mockabee explains how the steep incline entering and exiting the driveway causes scraping and damage to vehicles.

Staff comments: NA

Public comment: NA

Applicant rebuttal: NA

Board Questions/ Discussion:

Ms. Fowler asked if the variance has been approved by Keowee Key. Mr. Mockabee provided a letter of agreement signed by the Keowee Key Board agreeing with the variance to the board.

Consideration of VA25-000015:

- I. 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. Mays. No discussion.
 - b. Vote

In-favor	Opposed
6	0

- II. 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. Cox. No Discussion.
 - b. Vote

In-favor	Opposed
6	0



III. 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. Mays made a motion in the affirmative, seconded by Mr. Gilster. No discussion.

b. Vote

In-favor	Opposed
6	0

IV. 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. Mays. No Discussion

b. Vote

In-favor	Opposed
6	0

V. Mr. Eagar asked – Based on the evidence presented to the Board, do I hear a motion that the proposed variance be **Approved**.

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
6	0

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



8. Variance application #VA25-000016 Dan Hartman requests relief from the 80' width requirement in Sec. 38-9-3(2)e to be reduced to 70' for new construction. TMS 164-05-01-024; Address: Lot 24 Bimini Dr. Seneca, SC 29672.

Applicant Comments:

Stated Name: Dan Hartman

Mr. Hartman presented his request sharing the unique conditions of the parcel, and because the lot is a flag lot. Mr. Hartman states due to the shape of the lot the septic system must go in the back requiring the house to encroach into the 80ft width requirement. Mr. Hartman stated the size of the house has been reduced to fit the lot to fit the required engineered septic system.

Staff comments: NA

Public comment: NA

Applicant rebuttal: NA

Board Questions/ Discussion:

Consideration of VA25-000016:

- I. There **are** extraordinary and exceptional conditions pertaining to the particular piece of property:
 - a. Motion – Mr. Mays 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**.

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



In-favor	Opposed
6	0

III. 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. Cox. No discussion.

b. Vote

In-favor	Opposed
6	0

IV. 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

V. Mr. Eagar asked – Based on the evidence presented to the Board, do I hear a motion that the proposed variance be **Approved**.

d. Motion – Mr. Cox made a motion; seconded by Mr. Mays.

e. Discussion regarding conditions attached to the approval: NA

f. Vote

In-favor	Opposed
6	0

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

9. 2026 BZA Calendar – Mr. Eagar made a motion to accept the 2026 meeting calendar. Seconded by Mr. Cox. Approved unanimously.

10. Adjourn- Motion by Mr. McCall. Seconded by Mr. Mays approved 6-0