



OCONEE COUNTY
BOARD OF ZONING APPEALS
415 S. Pine St. Walhalla, SC 29691
864.638.4218
OconeeSC.com
planninginfo@oconeesc.com

BOARD MEMBERS

John Eagar, Chairman, At-Large	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, November 24, 2025 – 6:00 PM
Oconee County Council Chambers

- 1. Call to Order** – Mr. Eagar called the meeting to order at 6:00 PM.
- 2. Motion to approve the minutes from October 27, 2025** – Mr. Gilster made a **motion** to approve the minutes; seconded by Mr. McCall. Mr. Eagar called for a vote. The motion passed 6-0.
- 3. 2026 Meeting Calendar Revision** – Mr. McCall made a motion to accept the revision to the 2026 Meeting Calendar. Seconded by Mr. Cox. Approved Unanimously.
- 4. Brief statement about rules and procedures** – Mr. Eagar outlined the proceedings of the meeting going forward:
 - 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.

Rev. 07/2025



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5. Special Exception application SE25-000002 - Russell Armstrong requests a roof-mounted sign per section 32-521(5). TMS 054-00-02-061; Address: 13447 N Hwy 11 Salem, SC 29676.

Applicant Comments:

Stated Name: Daniel Hamby from Signs Unlimited and Matt Reynolds with McNeelys.

Mr. Hamby explained to the members that the sign is in the best place on the building.

Mr. Reynolds explained the sign is in the best place on the building due to the way the building is built.

Staff comments: None

Public comment: NA

Applicant rebuttal: NA

Board Questions/ Discussion: NA

Consideration of SE25-000002:

I. There **are** extraordinary and exceptional conditions pertaining to the particular piece of property:

a. Motion – Mr. Cox 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. Cox made a motion in the affirmative, seconded by Mr. McCall. No Discussion

b. Vote

In-favor	Opposed
6	0

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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. Mays. 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. McCall made a motion in the affirmative, seconded by Mr. Cox. 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. Gilster made a motion; seconded by Mr. McCall.
- 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**.



6. Variance application VA25-000019 - David Irvine requests relief from Sec. 38-10-2 Rear Setback for addition. TMS 052-03-06-010; Address: 331 Time Out Pl. Tamassee, SC 29686.

Applicant Comments:

Stated Name: David Irvine

Mr. Mockabee presented his request sharing the unique conditions of the parcel. Mr. Irvine explains how the addition will not impact those around him or the lake.

Staff comments: Ms. Dunaway noted that Mr. Irvine included 2 requests in his application however due to lack of public notice only one item will be heard. The second request will be heard at a special meeting on December 17, 2025 at 6PM in Council Chambers.

Public comment: Letters from Kendrick Nix, Sandy Reece, and Tim Perkins are included in the back up material.

Applicant rebuttal: NA

Board Questions/ Discussion:

Consideration of VA25-000019:

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

In-favor	Opposed
6	0

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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. Gilster 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. 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**.

7. Adjourn- Motion by Mr. Gilster. Second by Mr. McCall. Approved 6-0