



**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          | Chad Overholt, District 5 |
| Wayne McCall, At-Large         |                           |

**STAFF**

Elise Dunaway

**MINUTES**

Monday, February 23, 2026 – 6:00 PM  
Oconee County Council Chambers

1. **Call to Order** – Elise Dunaway Called the meeting to order at 6:00 PM.
2. **Election of Officers** –
  - a. Chairman – Motion to nominate John Eagar; seconded. Approved.
  - b. Vice Chairman – John Eagar made a motion to nominate Jim Henderson; seconded. Approved.
  - c. Secretary – John Eagar made a motion to nominate Elise Dunaway; seconded. Approved.
3. **Motion to approve the minutes from December 17, 2025** – Motion made; seconded. The motion passed.
4. **2026 Meeting Calendar Revision** – Mr. Mays made a motion to accept the revision to the 2026 Meeting Calendar. Seconded by Mr. Gilster. Approved Unanimously.
5. **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

*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](http://www.oconeesc.com).*

Rev. 07/2025



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- 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.

#### **1. Special Exception Application SE25-000003 –**

Unmair Ali requests relief from the Fair Play Village Overlay District for a service station.

TMS 337-00-03-009; Address: 503 East Fair Play Boulevard, Fair Play, SC 29643.

#### **Applicant Comments:**

- Unmair Ali presented request to construct a gas station with canopy and three fueling islands at the subject property.

#### **Staff comments:**

- Ms Dunaway clarified that approval of the special exception is required prior to consideration of any variance.

#### **Public comment:**

- Alicia Walker – Representing Fair Play Development Corporation; stated concerns regarding alignment with the Fair Play Strategic Master Plan and requested application of Appendix A standards.
- Russell Gray – Adjacent property owner representative; expressed concerns regarding driveway access, safety, traffic, and proximity to residence.
- William Kessler – Raised concerns regarding sewer availability and dumpster placement.
- Brenda Gray – Expressed concerns regarding traffic, safety, and proximity of improvements to residence.
- Mike Guy – Raised concerns regarding dumpster placement and site layout.

**Applicant Rebuttal:** Unmair Ali Provided responses regarding site layout, operations, utilities, and intended uses of structures.

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**Consideration of SE25-000003:**

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

1. Motion – Motion made in the affirmative, seconded. No discussion
2. Vote

| In-favor | Opposed |
|----------|---------|
| 6        | 0       |

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

1. Motion – Motion made in the affirmative, seconded. No Discussion
2. 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.

1. Motion – Motion made in the affirmative, seconded. No discussion.
2. 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.

1. Motion – Motion made in the affirmative, seconded. No Discussion.  
Opposed
2. Vote

| In-favor | Opposed |
|----------|---------|
| 4        | 2       |



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V. Mr. Eagar asked – Based on the evidence presented to the Board, do I hear a motion that the special exception be **Approved subject to the following conditions:**

- Fencing along the easement driveway to prevent access from the service station.
- Fencing along the rear property line with a vegetation buffer to protect adjacent property.

1. Motion –Motion made in the affirmative; Gwen Fowler seconded.
2. Vote

| In-favor | Opposed |
|----------|---------|
| 4        | 2       |

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

## 2. Variance Application VA 25-000017

Unmair Ali requests relief from setback requirements in Appendix A for a service station.

TMS 337-00-03-009; Address: 503 East Fair Play Boulevard, Fair Play, SC 29643.

### Applicant Comments:

- Unmair Ali Requested reduction of setbacks to allow improved vehicle maneuverability within the site.

### Staff comments:

- None



**Public comment:**

- Alicia Walker – Representing Fair Play Development Corporation; stated concerns regarding alignment with the Fair Play Strategic Master Plan and requested application of Appendix A standards.

**Consideration of VA 25-000017:**

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

1. Motion – Motion made a in the affirmative, seconded. No discussion
2. Vote

| In-favor | Opposed |
|----------|---------|
| 6        | 0       |

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

1. Motion – Motion made in the affirmative, seconded. No Discussion
2. Vote

| In-favor | Opposed |
|----------|---------|
| 6        | 0       |

VIII. 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.

1. Motion – Motion made in the affirmative, seconded. No discussion.
2. Vote

| In-favor | Opposed |
|----------|---------|
| 6        | 0       |

IX. 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.

1. Motion – Motion made in the affirmative, seconded. No Discussion.  
Opposed
2. Vote

| In-favor | Opposed |
|----------|---------|
| 6        | 0       |



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X. Mr. Eagar asked – Based on the evidence presented to the Board, do I hear a motion that the special exception be **Approved subject to the following conditions:**

- Fencing along the easement driveway to prevent access from the service station.
- Fencing along the rear property line with a vegetation buffer to protect adjacent property.

1. Motion – Motion made in the affirmative; seconded.
2. Vote

| In-favor | Opposed |
|----------|---------|
| 5        | 1       |

**6. Adjourn- Motion made. Seconded. Approved 6-0**