City of Walhalla
Board of Zoning Appeals

Teara Barnwell, Chair ~ Dustin Raines ~ Amy Welch ~ Vacant ~ Kenny Johns

Monday, July 20, 2026
Board of Zoning Appeals Meeting
5:30 PM
105 W South Broad Street
Walhalla, South Carolina 29691

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes: October 20, 2025
4. Public Hearings
    a. Variance Request: Variance from setback requirements, Section 330-1.17 F(3) at TMS 500-23-07-001 to reduce the required front yard setback to permit the construction of three (3) single-family residential dwellings. located on the corner of S. John St. and Branch St.
5. Other Business
6. Adjournment

City of Walhalla Board of Zoning Appeals
Monday, October 20, 2025 • 5:30 PM
105 W South Broad Street
Walhalla, South Carolina
Minutes

In accordance with the South Carolina Freedom of Information Act, Section 30-4-10 et seq., South Carolina Code, 1976, the media was duly notified of the date, time, and place of the meeting.

Members Present: Teara Barnwell, Dustin Raines and Amy Welch

Members Absent: None

Staff Present: Celia Myers

Call to Order: Chairwoman Barnwell called the meeting to order at 5:30 PM, with a quorum present to conduct the meeting and welcomed all present to the meeting.

Approval of Agenda: Mr. Raines moved to approve the agenda with Mrs. Welch seconding. The motion to approve the agenda was unanimous.

Approval of Minutes: Mrs. Welch moved to approve the minutes of the February 6, 2025 meeting with Mr. Raines seconding. The motion to approve the minutes was unanimous.

Public Hearing:

Variance from setback requirements, Section 330-1.17 F(3) (TMS 500-23-08-006) by Robert Sawicki.

Chairwoman Barnwell opened the public hearing and invited public comment. The applicant, Mr. Robert Sawicki presented photos (included in the packet) showing where numerous other properties in the area have carports within the required setback and asked for the same allowance. Hearing no other comments, the public hearing was closed. Mrs. Myers presented the staff report with a recommendation of approval. Mr. Raines moved to grant the variance with Mrs. Welch seconding. The motion to grant the variance was passed unanimously.

Variance from setback requirements, Section 330-1.20 E(3) (TMS 500-20-05-019 and 018) by City of Walhalla.

Chairwoman Barnwell opened the public hearing and invited public comment. Hearing none, the public hearing was closed. Mrs. Myers stated that as the City was the applicant the staff report did not include a recommendation. The request was for a reduction of front setback to allow for the construction of the new police station. The rear of the property contains an utility easement, rendering the rear portion of the property unsuitable for building. Mrs. Barnwell moved to grant the variance with Mr. Raines seconding. The motion to grant the variance was passed unanimously.

Special Exception to allow a manufactured home, Section 330-1.17 D(1)(b) (TMS 500-22-005) by Heriberto Rodriguez.

Chairwoman Barnwell opened the public hearing and invited public comment. Mr. Barry Garrett of W&W Housing Center stated that he was assisting the applicant Mr. Rodriguez. He added that the proposed single-section home would be for the applicant's daughter and a new model, improving the area. Hearing no other comments, the public hearing was closed. Mrs. Barnwell asked if single section manufactured homes were permitted by Code. Mrs. Myers stated that Code required multi-section homes through the special exception process. Manufactured homes are not permitted by code

without the special exception. Staff recommended approval of the special exception with a multi-section home. Mrs. Barnwell questioned whether a manufactured home was currently present onsite and being replaced or if this would be a new home. Mrs. Myers stated that this would be a new home. Mrs. Barnwell moved to deny the request for special exception with Mr. Raines seconding. Both stated the proximity to Main Street, request for single-section and a new addition versus replacement as reasons for denial. The motion to deny the special exception was passed unanimously. Mr. Garrett questioned if the Board would approve the request if he could get a multi-section onsite. The Board stated that due to the proximity of Main Street and being a new manufactured home versus a replacement, they would maintain their decision of denial.

Old Business: None

Public Comments, non-agenda items: None were presented.

Other Business: None

Hearing no further business, Chairwoman Barnwell adjourned the meeting at 5:41 pm.

Respectfully Submitted,

Celia Boyd Myers, AICP
City Administrator

CITY OF WALHALLA

Community Development

206 N Church St. • P.O. Box 1099 • Walhalla, SC 29691 • (864) 638-4343 • Fax (864) 638-4357 • www.CityofWalhalla.com

Board of Zoning Appeals Application

Date Filed: 4/8/2026 Permit Application No. _____ Appeal No. _____

INSTRUCTIONS

This application and its corresponding form must be completed for a hearing on **appeal** (corresponding form on page 2) from action of a zoning official, application for a **variance** (corresponding form on page 3), or application for **special exception** (corresponding form on page 4). This application shall be accompanied by a $ 100.00 check made payable to the CITY OF WALHALLA, to help defray the cost of processing. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent.

An accurate, legible plot plan showing property dimensions and locations of structures and improvements must be attached to an application for variance or special exception.

THE APPLICANT HEREBY APPEALS: □ for action of zoning official X for a variance □ for a special exception

Applicant(s)
Name: John Luzzi
Address: 211 Church Street Walhalla, SC
Telephone: (828) 606-4434 Mobile: (828) 606-4434 Email: John.Luzzi@att.net

Owner(s) *(If other than the applicant)*
Name: Warren Gregory Hamer
Address: 2217 Wedgewood drive Matthews, NC
Telephone: (704) 564-3838 Mobile: (704) 564-3838 Email: ghamer@AWD-USA.com

Designation of Agent *(Complete, if the owner is not applicant)*
I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application.
Owner's Signature: _____ Date: 4/8/2026

Interest
Applicant holds the following interest: □ Owner □ Adjacent Owner X Other, please explain Contractor

Property Description
Property Address: Corner of Branch Street & St. John's
TMS #: 500 - 23 - 07 - 001 Zoning District: General Acreage: 1.13
Lot: _____ Block: _____ Subdivision: _____ Lot Dimensions: _____
Plat Book: _____ Page #: _____

I (we) certify that the information in this application and the attached is correct.

Applicant's Signature: _____ Date: 4/8/2026

Appeal from Action of Enforcement Official Application

1. Applicant hereby appeals to the Board of Zoning Appeals from the action of the Zoning Official affecting the property described on the grounds that: □ Granting □ Denial of an application of a permit to _____

   _____

   _____

   was erroneous and contrary to provisions of the zoning ordinance in Section _____

   _____

   or other action/decision of the Zoning Official was erroneous, as follows: _____

   _____

   _____

   _____

2. Applicant is aggrieved by the action or decision in that: _____

   _____

   _____

   _____

3. Applicant contends that the correct interpretation of the zoning ordinance as applied to the property is:

   _____

   _____

   _____

   _____

4. Applicant requests the following relief: _____

   _____

   _____

   _____

Applicant's Signature: _____ Date: _____

For Official Use

Date of Hearing: _____ Board of Zoning Appeals' Decision: _____

Reason: _____

Board of Zoning Appeals Chair: _____ Date: _____

Request for Variance Application

1. Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described on page 1 of this application of the following provisions of Zoning Ordinance: _____

   _____

   so that a zoning permit may be issued to allow use of the property in a manner shown on the attached plot plan, described as follows: _____

   _____

   for which a permit has been denied by a zoning official on the grounds that the proposal would be in violation of the cited sections(s) of the Zoning Ordinance.

2. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State law and the ordinance are met by the following facts.

   *****NOTE: All of the standards set forth in a, b, c and d below must be met before the Board of Appeals can grant a variance. *****

   a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows: Distance from Branch Street Stream, Allowing proper Maintenance access to Sewer, Best suited location for access road.

   b. These conditions do not generally apply to the property in the vicinity as shown by: _____
   The lower portion of the lot (closer to Branch street) is unbuildable. Most homes in the area do not adhere to
   _____

   c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: _____
   Restrictive: House placement, Fire truck access and sewer maintenance
   _____

   d. The authorization of the variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by granting the variance for the following reasons: The variance would allow for the proper placement of the houses and would provide
   the best access for Fire and maintenance vehicles...protects the stream
   _____

3. The following documents are submitted in support of this application: ***(A plot plan must be submitted.)***
   Survey with propose access road
   _____

   _____

Applicant's Signature: _____ Date: 4/8/2026

For Official Use

Date of Hearing: _____ Board of Zoning Appeals' Decision: _____

Reason: _____

Board of Zoning Appeals Chair: _____ Date: _____

Request for Special Exception Application

1. Applicant hereby appeals to the Board of Zoning Appeals for a special exception for use of the property described on page 1 of this application as: _____

   _____

   which is a permitted special exception under the district regulation in Section _____ of the Zoning Ordinance.

2. Applicant will meet the standard in Section _____ of the Zoning Ordinance which are applicable to the proposed special exception in the following manner: _____

   _____

   _____

   _____

3. Applicant suggests that the following conditions be imposed to meet the standards in the Zoning Ordinance: _____

   _____

   _____

4. The following documents are submitted in support of this application: ***(A plot plan must be submitted.)***

   _____

   _____

   _____

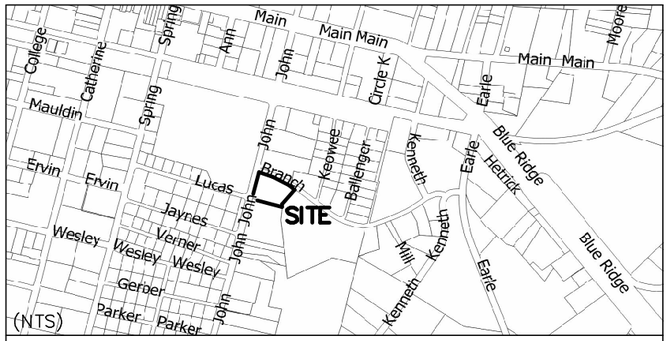
Applicant's Signature: _____ Date: _____

For Official Use

Date of Hearing: _____ Board of Zoning Appeals' Decision: _____

Reason: _____

Board of Zoning Appeals Chair: _____ Date: _____

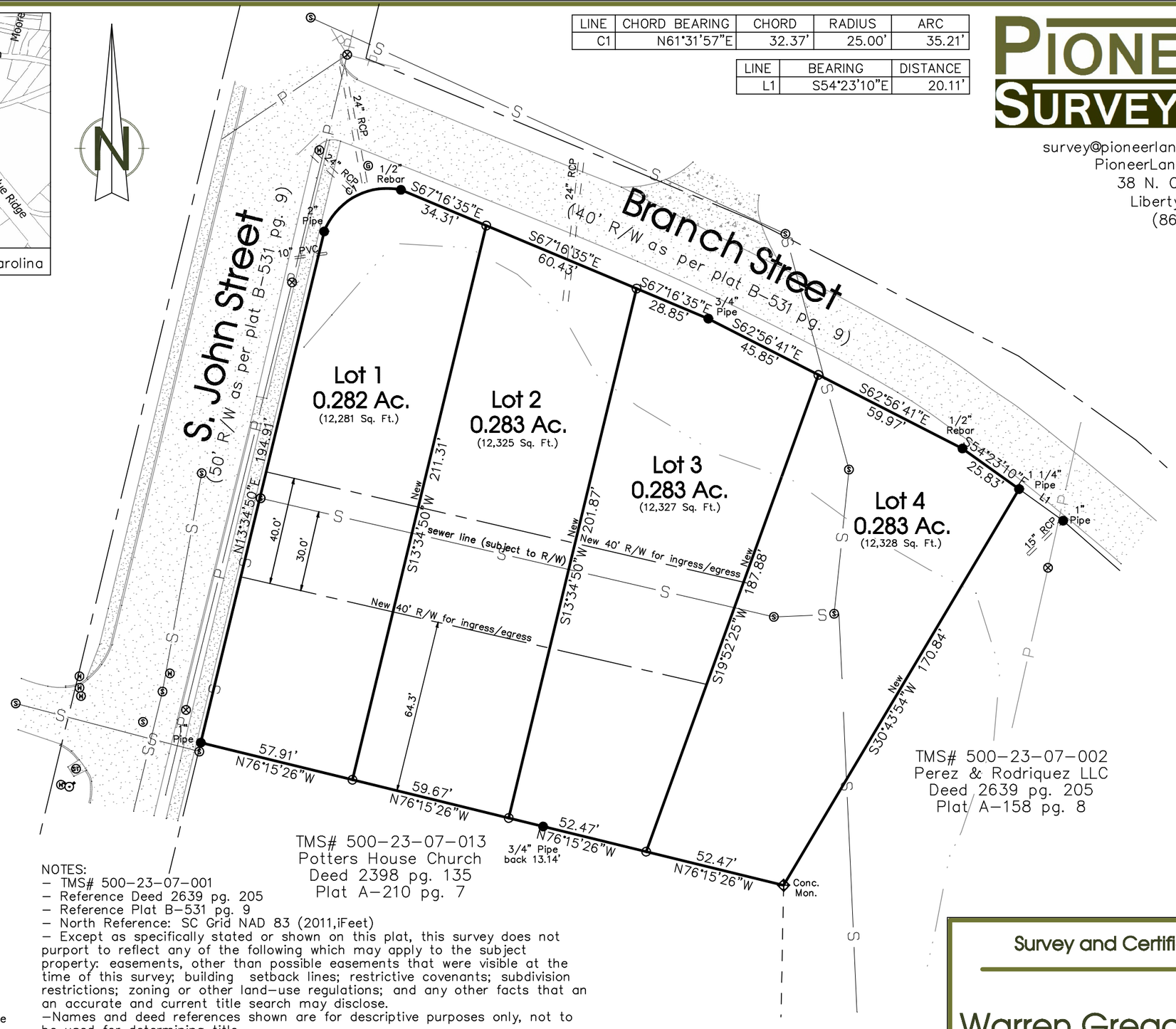


Vicinity Map

Legend

(New) (Found)

- ○ ● 1/2" Rebar
- □ ■ Mag Nail
- △ Computed Point
- ⊠ Concrete Monument
- ⊠ Mag Nail Set Over Reading
- Ⓣ Telephone Pedestal
- ⊗ Utility Pole
- ☼ Light Pole
- Ø Fire Hydrant
- Ⓢ Sewer Manhole
- [·] Power transformer
- Ⓖ Gas Valve
- Ⓦ Water Valve
- [G] Gas Meter
- [W] Water Meter
- [P] Power Meter



LINE	CHORD BEARING	CHORD	RADIUS	ARC
C1	N61°31'57"E	32.37'	25.00'	35.21'

LINE	BEARING	DISTANCE
L1	S54°23'10"E	20.11'

PIONEER SURVEYING HZC

survey@pioneerlandservices.com
PioneerLandServices.com
38 N. Commerce St.
Liberty, S.C. 29657
(864) 231-6820

Map #	26076
Field Crew	GB, WG
Drawn By	WG, EC

Scale 1" = 40' (20' 20')

SOUTH CAROLINA NO. CERTIFICATE OF AUTHORIZATION
PIONEER SURVEYING, INC.
No.5069

"I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown."

William C. Hutchins P.L.S. No.29117

NOTES:
- TMS# 500-23-07-001
- Reference Deed 2639 pg. 205
- Reference Plat B-531 pg. 9
- North Reference: SC Grid NAD 83 (2011,iFeet)
- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may apply to the subject property: easements, other than possible easements that were visible at the time of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; and any other facts that an an accurate and current title search may disclose.
- Names and deed references shown are for descriptive purposes only, not to be used for determining title.
- This survey does not purport to create new access, right of ways, easements, roads, drives, and others of this nature unless noted as "New." Depictions of aforesaid information are obtained from existing records as referenced hereon. Proposed depictions or cited information referenced have been provided by others or were discovered in public records, are not certified or verified by the surveyor and are provided for informational purposes only.

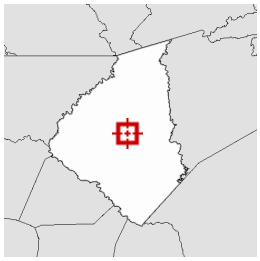
Survey and Certification For

Warren Gregory Hamer

Date: March 17, 2026

qPublic.net™ Oconee County, SC

Overview



Legend

- Parcels
- Landhook
- Roads

Parcel ID	500-23-07-001	**Alternate ID**	54586	**Owner Address**	HAMER GREG 2217 WEDGEWOOD DR MATTHEWS, NC 28104	**Last 2 Sales Date**	**Price**	**Reason**	**Qual**
Sec/Twp/Rng	n/a	**Class**	101 Residential 1 Family			12/31/2025	$45000	n/a	Q
Property Address		**Acreage**	1.13			12/22/2020	$10	5	U
District	30								
Brief Tax Description	BRANCH ST (1.13 AC) (Note: Not to be used on legal documents)								

Date created: 7/6/2026
Last Data Uploaded: 7/3/2026 5:12:05 PM

Developed by SCHNEIDER GEOSPATIAL

Chapter 330. Zoning and Subdivision

Part 1. Zoning

Article IV. Requirements by District

§ 330-1.17. GR General Residential District.

A. Intent of district. It is the intent of this section that the GR Zoning District be developed and reserved for medium-density residential purposes on lots not less than 5,000 square feet in size. The regulations which apply within this district are designed to discourage any land use which would generate nonresidential traffic on local or collector streets, to encourage the formation and continuation of a stable, healthy residential environment and to discourage unwarranted encroachment of commercial, industrial or other uses capable of adversely affecting the residential character of the district.

B. Permitted uses. The following uses shall be permitted in any GR Zoning Districts:

(1) All permitted uses in the R-15 Single-Family Residential District, as shown in § **330-1.15B**.

(2) Duplex dwellings and dwellings with garage apartments, with no more than two dwelling units per building.

C. Conditional uses. The following uses shall be permitted on a conditional basis in any GR Zoning District:

(1) All conditional uses permitted in the R-25 and R-15 Zoning Districts, as shown in § **330-1.14C** and § **330-1.15C**;

(2) Public or private care homes, provided such uses meet the following requirements:

(a) Minimum lot area: one acre.

(b) Minimum lot width: 100 feet, measured at the front setback line.

(c) Minimum front yard setback: 35 feet.

(d) Minimum side yard setback: 15 feet.

(e) Minimum rear yard setback: 20 feet.

(f) Maximum building height: 2.5 stories or 35 feet.
[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]

(3) Vegetative screening. The owner of any public or private care home in this district which adjoins a lot restricted to residential use shall provide and maintain a suitable vegetative screen at least six feet in height above finished grade between it and any lot restricted to residential use.

(4) Additional requirements. Any public or private care home in this district shall meet all standards set forth in county, state, federal and local law.

D. Special exception uses.

(1) Certain uses within any GR Zoning District are to be special exception uses pursuant to the requirements and procedures of § **330-1.47** and all subsections and all conditions stipulated herein:

(a) Antennas, towers, masts and similar structures measuring over 17 feet above the top of the highest peak of the roofline.

(b) Mobile homes. Mobile homes and mobile home parks are special exceptions in any GR Districts, subject to the requirements and procedures of § **330-1.47**, all subsections and all conditions stipulated herein.

(2) Mobile home parks.

(a) Each mobile home park shall be no less than one acre in size and be located on a well-drained site properly graded to ensure rapid drainage and freedom from stagnant pools of water.

(b) Each mobile home park shall not contain more than eight mobile home units per gross acre.

(c) Mobile home spaces shall be provided consisting of an average of not less than 5,000 square feet in area, each space to be at least 40 feet wide and 100 feet in depth.

(d) All mobile home spaces shall abut upon an all-weather surface driveway not less than 20 feet in width, which shall have unobstructed access to a street. The driveway surface may be of concrete, brick, asphalt, gravel or similar material, but not grass or dirt.

(e) Each mobile home park must be serviced by an approved community or public water and sewer system, and safe and adequate provisions for the centralized collection of waste and garbage must be provided by the owner or operator of the mobile home park, all of which shall comply fully with all laws, ordinances or regulations prescribed by the County Board of Health and the South Carolina Department of Health and Environmental Control (SCDHEC).

(f) Mobile home parks shall have a minimum of 25% common open space for active or passive recreation, which shall be easily accessible from all mobile home lots or spaces.

(g) All mobile homes, within or outside of mobile home parks, shall adhere to the standards and conditions set forth in Subsection **E**, below.

E. Manufactured home standards.
[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]

(1) Manufactured homes are permitted by special exception in the GR General Residential District and must comply with the requirements of Chapter **199**, Manufactured Homes, of the City Code.

(2) Abandoned mobile homes.

(a) Any mobile home which has been abandoned and is declared to be a nuisance under the terms of this Part **1** or Chapter **199** shall be removed by the owner of the land within 90 days of notification. A mobile home shall be considered abandoned if any one of the following applies:

[1] If it has been unoccupied with utilities disconnected for a period of one year or greater; or

[2] If it has been deemed unsafe, unfit or condemned by the Building Inspector, code official or a Health Authority and no attempt has been made to remedy or repair to current code requirements within 60 days of being declared unhabitable; or

[3] If the needed repairs exceed 75% of its replacement value.

(b) The City may recover from the owner of the land upon which such abandoned mobile home is located the expense of removal and disposal of the mobile home and any administrative fees.

(3) Enforcement. It shall be unlawful for any person to place or park any mobile home or manufactured home upon any premises within the corporate limits, except as provided by this Part **1**, Chapter **199** and any amendments thereto; and in the event of any violation of these provisions, such shall be sufficient grounds for the City of Walhalla to discontinue all municipal services to such mobile home.

F. Other requirements. Uses permitted or conditional uses in GR Zoning Districts shall be required to conform to the specific dimensional requirements unless otherwise specified. All other relevant portions of this Part **1** shall apply.

(1) Minimum lot requirements: 5,000 square feet.

(2) Minimum width in feet: 60 feet measured at the front setback line, but in no case is the lot to be less than 25 feet at the right-of-way line.

(3) Minimum setback requirements:

(a) Front: 25 feet.

(b) Side: 10 feet.

(c) Rear: 10 feet.

(4) Maximum height of building: 2.5 stories or 35 feet.
[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]

(5) Maximum structure surface coverage of lot: 60%.