



CITY OF WALHALLA BOARD OF ZONING APPEALS

Teara Barnwell, Chair

Dustin Raines

Amy Welch

Monday, September 16, 2024

Regularly Scheduled Board of Zoning Appeals Meeting

5:30 PM

206 North Church Street

Walhalla, South Carolina 29691

AGENDA

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes: August 19, 2024
4. Public Hearings
 - a. Special Exception: Allow a manufactured home to be placed on TMS 500-17-03-008.
5. Other Business
6. Adjournment

City of Walhalla Board of Zoning Appeals
Monday, August 19, 2024 • 5:30 PM
Council Chambers • City Hall
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 5:30PM, with a quorum present to conduct the meeting and welcomed all present to the meeting.

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

Public Hearing:

Variance: Request for variance from front setback on E Main Street (TMS 500-20-03-003)

Chairwoman Barnwell opened the public hearing and invited public comment. Mrs. Lee (applicant) described her request of variance to reduce the front setbacks to allow the construction of a house to be similar in character to neighbors. Hearing no other comments, the public hearing was closed. Mrs. Myers presented the staff report with a recommendation of approval. Mrs. Welch moved to grant the variance with Mr. Raines seconding. The motion to grant the variance was passed unanimously.

Variance: Request for variance from front and side setbacks on Parker Street (TMS 500-23-08-024)

Chairwoman Barnwell opened the public hearing and invited public comment. Hearing no 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.

Old Business: None

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

Other Business: None

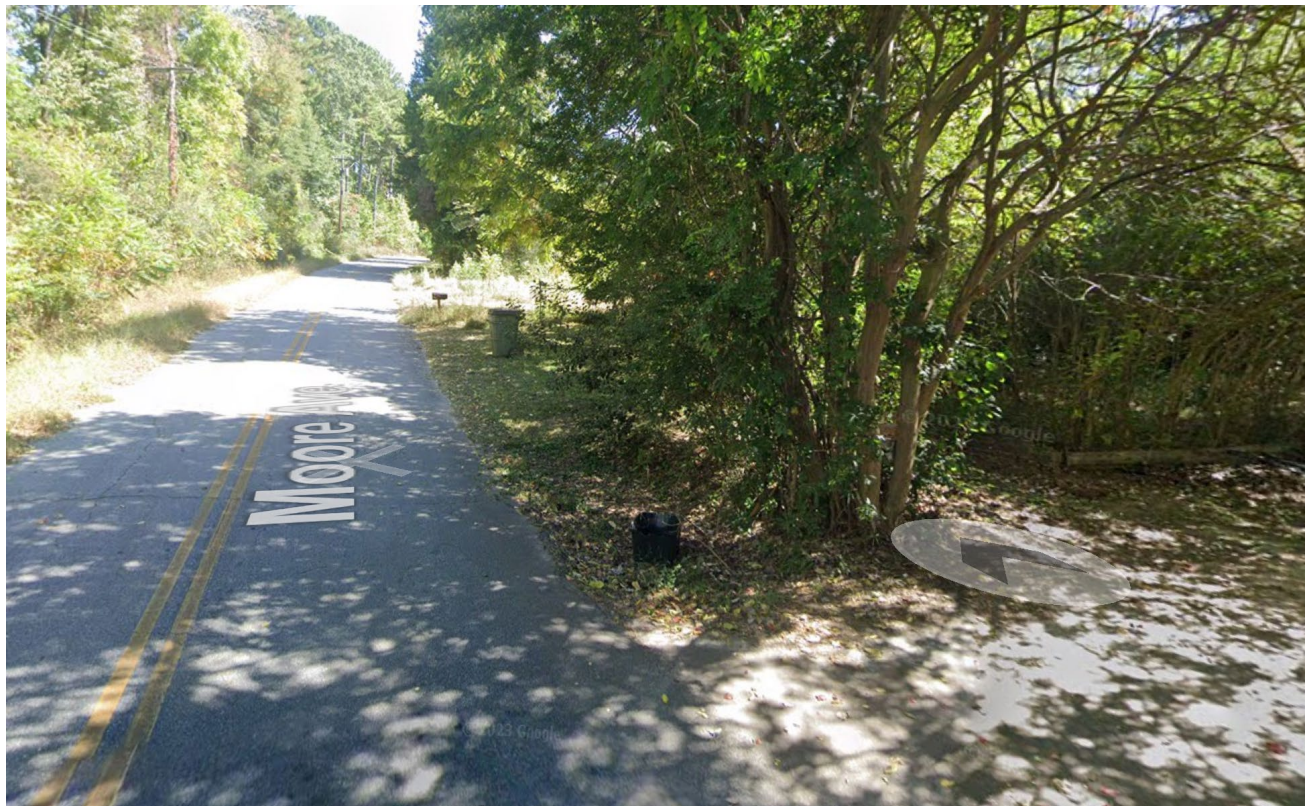
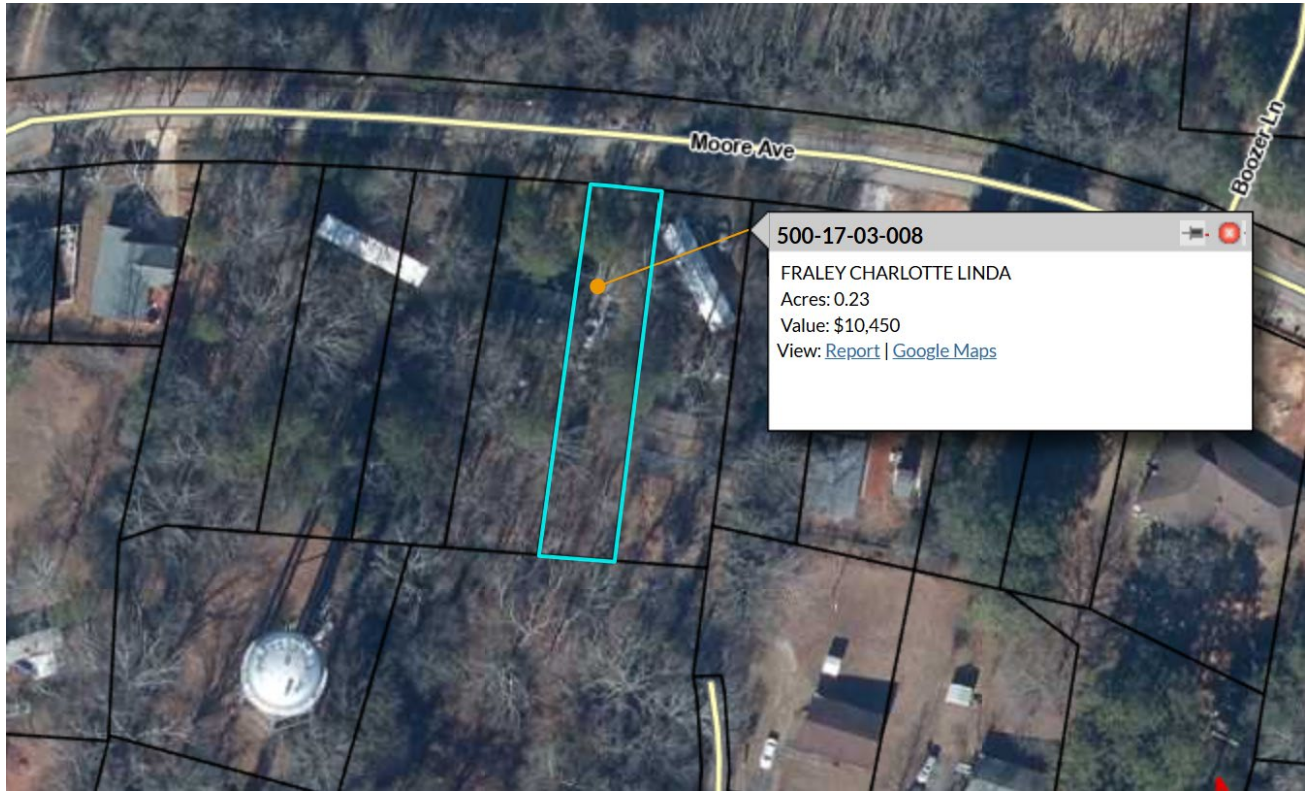
Hearing no further business, Chairwoman Barnwell adjourned the meeting at 5:40 pm.

Respectfully Submitted,

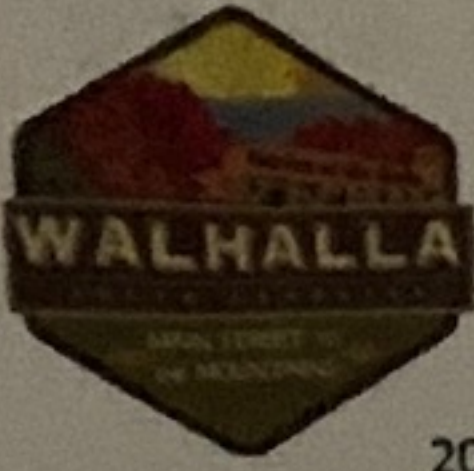
Celia Boyd Myers, AICP
City Administrator

**City of Walhalla
Board of Zoning Appeals Staff Report
September 2024**

Applicant:	Charlotte Fraley
Current Owners:	Charlotte Fraley
Property Addresses:	115 Singleton St
TMS #(s):	500-17-03-008
Acreage:	+/- 0.23
Current Zoning:	GR (General Residential)
Surrounding Zoning:	North: GR (General Residential) South: GR (General Residential) East: GR (General Residential) West: GR (General Residential)
Surrounding Land Use:	North: Residential South: Residential East: Residential West: Residential
Evaluation:	This request is for a special exception to replace a manufactured home with another. The existing home is in a dilapidated condition and not inhabitable.
Staff Recommendation:	Due to the surrounding character of the area and that this is replacement of an existing manufactured home, staff recommends approval of the special exception.







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: 8-21-24 Permit Application No. 2024-185 Appeal No. 2024-03

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 for a variance for a special exception

Applicant(s)

Name: Charlotte Linda Fraley
Address: 115 Singleton Street Walhalla S.C. 29691
Telephone: 864-364-9339 Mobile: _____ Email: Charlotte.linda.fraley61@gmail.com

Owner(s) (If other than the applicant)

Name: NO
Address: _____
Telephone: _____ Mobile: _____ Email: _____

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: _____

Interest

Applicant holds the following interest: Owner Adjacent Owner Other, please explain _____

Property Description

Property Address: 115 Singleton Street Walhalla S.C. 29691
TMS #: 500-17-03-008 Zoning District: GR Acreage: ±1-0.23
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: Charlotte L. Fraley 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: replace an existing
manufactured home with another
which is a permitted special exception under the district regulation in Section 330-1.17
of the Zoning Ordinance.
2. Applicant will meet the standard in Section 330-1.17 E(1) of the Zoning Ordinance which are applicable to the proposed special exception in the following manner: allowed
in GR W1 special exception
3. Applicant suggests that the following conditions be imposed to meet the standards in the Zoning Ordinance: allow new home to be placed
due to dilapidated conditions
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: 9-16-24 Board of Zoning Appeals' Decision: _____

Reason: _____

Board of Zoning Appeals Chair: _____ Date: _____