



**Oconee County
Board of Zoning Appeals
415 South Pine Street
Walhalla, SC 29691
864-364-4218**

BOARD ORDER ON VARIANCE HEARING

Hearing date: January 26, 2023

Permit Application: SE22-008

The Board of Zoning Appeals held a public hearing on January 26, 2023, to consider the request for a Special Exception in accordance with County Ordinances, by application, for variance request #SE22-008 -- Ron Taffer of Bob Hill Realty- for a new commercial boat dealership in the Lake Overlay for TMS 209-00-01-015, 210 Worth St Seneca SC 29672.

The Board makes the following conclusions:

Based on the evidence presented to the Board regarding the proposed Special Exception:

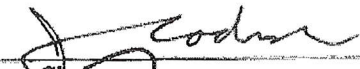
1. IS in accordance with the comprehensive plan and is consistent with the spirit, purposes, and the intent and specific requirements of this chapter, to include the definition and intent of the district in which the special exception is being requested; These conditions do not generally apply to other property in the vicinity;
2. IS in the best interests of the county, the convenience of the community and the public welfare;
3. Is suitable for the property in question, and designed, constructed, operated, and maintained so as to be in harmony with and appropriate in appearance to the existing or intended character of the general vicinity;
4. Is suitable in terms of effects on highway traffic, parking and safety with adequate access arrangements to protect streets from undue congestion and hazards.

Therefore, by A VOTE OF 4-0, the Board of Zoning Appeals orders that the applicant be allowed to proceed with their commercial use in the Lake Overlay. The Special Exemption is **APPROVED with the following conditions:**

Normal egress shall be through 123 and no access shall be allowed to the east from Worth Street. Occasional delivery traffic will be permitted to exit through Worth Street to the west. A landscape barrier sufficient to obscure the residential property from the commercial property shall be installed between the business and existing residential property. If a fence is installed the landscaping shall be on the residential side of the fence.

Please maintain a copy of this board order for your records and submit a copy of this board order when any applicable building permits are applied for with Oconee County.

Date issued: 3/27/23


Chairman


Secretary

Date mailed to parties in interest: 3.28.23
after date this Order was mailed.

Notice of appeal to Circuit Court must be filed within 30 days

RE: 210 Worth Street, Seneca Tax Map Number 209-00-01-015, 2.013 acres that adjoins 298 By Pass 23, Seneca property from Adrienne

From: James Coley (jcoley@oconeesc.com)

To: afhennes@aol.com; tchapman@seneca.sc.us; amanda@charlotteskiboats.com; lee@charlotteskiboats.com

Date: Tuesday, April 8, 2025 at 02:16 PM EDT

Good afternoon,

Worth Street, Shop Lane, Camel Circle, and Raines Drive are all showing as private roads on county maps. As private roads, the county does not dictate access or maintenance agreements for these roads. The most recent plat recorded for 210 Worth (July 2, 2019) looks like it has access off of Old Salem Road, but there is no reference to the access for the parcel.

Thanks,

James Coley

Director

Oconee County Planning and Zoning

415 S. Pine Street

Walhalla, SC 29691

Phone: (864) 638.4218



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From: ADRIENNE HENNES REALTOR <afhennes@aol.com>

Sent: Sunday, April 6, 2025 3:24 PM

To: James Coley <jcoley@oconeesc.com>; Tracy Chapman <tchapman@seneca.sc.us>; Amanda Levandowski <amanda@charlotteskiboats.com>; Lee Levandowski <lee@charlotteskiboats.com>;



CITY OF SENECA
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Edward R. Halbig, AICP
Director

January 27, 2023

RE: Zoning Verification
Oconee County TMS#: 520-13-01-011
Property located at 298 Bypass 123

To Whom it May Concern:

The property located at 298 Bypass 123 is zoned as Highway Commercial (HC).

Section 512.2 of the Official City of Seneca Zoning Ordinance states:

Permitted uses: The following uses shall be permitted in any HC Zoning District

- u) allows for automobile, boat, and recreational vehicle dealerships as permitted uses in Highway Commercial Zoning District.

Section 512.3 Conditional Uses: The following uses shall be permitted in any HC Zoning District on a conditional basis, such to the conditions set forth in Section 805.

- b) Garage for the repair and servicing of motor vehicles, provided all operations are conducted within a fully enclosed building, that there is no storage of wrecked vehicles, and that any storage of dismantled parts, machinery, or equipment be fully enclosed by a solid wall or stockade fence of at least six (6) feet in height.

A boat dealership is considered a permitted use in the Highway Commercial District (HC).

If you have any questions or if I can be of further assistance, please contact me at 864-885-2726.

Sincerely,

Tracy Chapman
Zoning Administrator
City of Seneca