



YORK COUNTY
BOARD OF ZONING APPEALS
MINUTES • MAY 12, 2022
DRAFT



Board of Zoning Appeals

York County Government Center
6 South Congress Street
York, SC 29745

6:00 PM

John Gast: Absent, Jeffrey Hunter: Present, Barbara Candler: Present, Derrick Williams: Present, Tony Smith: Present, Jeffrey Blair: Present, Thomas "Bud" Smith: Present (6:10 PM), County Attorney Michael Kendree: Present, Laura Dover: Present, Rachel Grothe: Present, Josh Reinhardt: Present.

Minutes Approval

Approval of April 14, 2022 Board of Zoning Appeals Minutes

The Minutes from April 14, 2022 meeting were accepted

ACCEPTED [Unanimous]

MOVANT: Barbara Candler

SECOND: Derrick Williams

AYES: Hunter, Candler, Williams, Smith, Blair

ABSENT: John Gast, Thomas "Bud" Smith

Executive Session

Receipt of legal advice regarding Z22-10

Enter into Executive Session

At 6:05 the Board went into Executive Session for Receipt of Legal Advice regarding the administrative appeal case Z22-10 AA

ALLOWED [Unanimous]

MOVANT: Barbara Candler

SECOND: Tony Smith

AYES: Hunter, Candler, Williams, Smith, Blair

ABSENT: John Gast, Thomas "Bud" Smith

Executive Session Ends

At 6:38 the Board ended the Executive Session for Receipt of Legal Advice regarding the administrative appeal case Z22-10 AA

Matters for consideration following Executive Session

Old Business

New Business

1. Alex Kelly on behalf of Stanchion Asset Partners and Brayden Village Partners requests a Special Exception to establish a bar use (tap room) and Variances to, parking, outdoor seating adjacent to residential, and required bar use separation on property located at 810 & 816 Brayden Parkway in the Fort Mill community, TMS# 6520000114. District- 1 (Audette). Case Number Z22-9 V&SE

Staff presentation was given by Rachel Grothe

Alex Kelly and Chris Starnes were present to address the board with the reason for the request

Amy Totten was present to speak in favor of the request

Marcie Tsiukes, Sharon Myers, Gene Rutzler, was present to speak in opposition of the request

Public Hearing was closed

Public Hearing was reopened

Mary Baldassarre was present to speak in opposition of the request

Public Hearing was closed

A motion was made to deny

The special exception request to establish bar use (tap room) was denied in a 6-0 vote.

Based on the denial of the special exception request the variances to parking, outdoor seating adjacent to residential, and required bar use separation is no longer needed.

DENIED [Unanimous]

MOVANT: Barbara Candler

SECOND: Tony Smith

AYES: Hunter, Candler, Williams, Smith, Blair, Smith

ABSENT: John Gast

Break

8:01 PM Motion made for a break

ALLOWED [Unanimous]

MOVANT: Tony Smith

SECOND: Barbara Candler

AYES: Hunter, Candler, Williams, Smith, Blair, Smith

ABSENT: John Gast

Return from break

8:12 PM Return from break

2. Langham Branch Quarry is appealing the administrative decision made by the York County Zoning Administrator to remove a Special Exception application (Z21-43 SE) for a quarry use located at 1912 Benfield Road, in the York community from the March 10, 2022 BZA agenda due to a change in the Zoning Ordinance. TMS# 4020000001. District 3- Winkler. Case Number Z22-10 AA

Richard Willis, John Tamasitis, & Jack Mitchell were present to address the board with the reason for the request

Staff presentation was given by Rachel Grothe & Andrew Lindemann

John Cross was present to speak in favor of the request

Laddie Parrish on behalf of Fishing Creek and Richard Charest was present to speak in opposition of the request

Public Hearing was closed

A motion was made to affirm the York County Zoning Administrator's decision

The Board of Zoning Appeals affirmed the decision made by the York County Zoning Administrator to remove a Special Exception application (Z243 SE) for a quarry use located at 1912 Benfield Road, in the York Community from the March 10, 2022 BZA agenda due to a change in the Zoning Ordinance in a 6 to 0 vote.

AFFIRMED [Unanimous]

MOVANT: Tony Smith

SECOND: Jeffrey Blair

AYES: Hunter, Candler, Williams, Smith, Blair, Smith

ABSENT: John Gast

Motion to continue meeting past 10:00 PM

ALLOWED [Unanimous]

MOVANT: Barbara Candler

SECOND: Tony Smith

AYES: Hunter, Candler, Williams, Smith, Blair, Smith

ABSENT: John Gast

Adjourn

With no further business, the meeting was adjourned at 10.20 PM