



YORK COUNTY
ZONING BOARD OF APPEALS
MINUTES • FEBRUARY 11, 2021
FINAL



Zoning Board Of Appeals

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

6:00 PM

Albert Quarles: Present, Tony Smith: Present, Derrick Williams: Present, John Gast: Present, Jeffrey Hunter: Present, Ragin Craig: Present, Barbara Candler: Absent, County Attorney Michael Kendree: Present, Laura Dover: Present, Asia Martin: Present, Josh Reinhardt: Present, Rachel Grothe: Present, Marion Ray: Present, Jeff Kirchner: Present, Chris Stephens: Present.

Modification to agenda -

Staff requested that the board modify the order of the agenda to move item number two of Other Business: Vote on Chair and Vice-Chair to the beginning of the agenda.

PASSED [Unanimous]

MOVANT: Albert Quarles

SECOND: Tony Smith

AYES: Quarles, Smith, Williams, Gast, Hunter, Craig

ABSENT: Barbara Candler

Vote on Chair and Vice-Chair

The board had a brief discussion on Chair and Vice-Chair.

The board nominated Albert Quarles for Chair - Albert Quarles accepted.

The board nominated Jeffrey Hunter for Vice-Chair - Jeffrey Hunter accepted.

Adoption of Minutes

Approval of January 14, 2021 Zoning Board Of Appeals Minutes

Albert Quarles recommended to modify the order for item number one of Old Business as follows:

1. Public hearing in Case Z20-33 to receive public testimony from interested parties and any responses from appellant and staff thereafter take such further action as may be necessary by the board relevant to its November decision.
2. Executive Session: Receipt of Legal Advice: Case Z20-33 - No action was taken.
3. Motion to reconsider the previous decision on the board on this particular Case: Z20-33 from the November 12, 2020 meeting.
4. Action

ACCEPTED AS AMENDED [Unanimous]

MOVANT: Ragin Craig
SECOND: Tony Smith
AYES: Quarles, Smith, Williams, Gast, Hunter, Craig
ABSENT: Barbara Candler

Location Map

New Business

1. Carl Herring requests a Variance from the York County Zoning and Development Standards Ordinance (rear yard setback) for property located at 535 Sandbar Pointe, in the Clover Community, tax map 576-07-01-034. District 2– Allison Love. Case Number Z21-5

Staff presentation was given by Marion Ray.

Carl Herring was present to address the board with the reason for the request.

No one was present to speak in favor of the request.

No one was present to speak in opposition of the request.

Public hearing was closed.

The variance request to encroach into the 25' rear yard setback by 12.5' in order to construct an approximately 385 square foot deck at the rear of the home was denied by a 6 to 0 vote.

DENIED [Unanimous]

MOVANT: Albert Quarles
SECOND: Tony Smith
AYES: Quarles, Smith, Williams, Gast, Hunter, Craig
ABSENT: Barbara Candler

2. John Potter request a Variance from the York County Zoning and Development Standards Ordinance (curb cut) for properties located at the intersection of Catamount Drive and Charlotte Highway, in the Clover Community, tax map numbers: 559-00-00-029, -002, -174, and -176. District 2– Allison Love. Case Number Z21-6

Staff presentation was given by Josh Reinhardt.

Dan Ballou and Sarah Stewart were present to address the board with the reason for the request.

Charles Bradford and Allison Love were present to speak in favor of the request.

No one was present to speak in opposition of the request.

Public hearing was closed.

The variance request to locate a curb cut on Charlotte Highway approximately 49' from an active driveway where the code requires 250' was approved by a 6 to 0 vote with two

conditions: (1) An updated TIA discussing the new access off of Charlotte Highway shall be approved by staff. (2) All Grand Trees shall be protected in conformance with Section §155.533(B)(7) of the Zoning Ordinance.

APPROVED [Unanimous]

MOVANT: Ragin Craig

SECOND: Tony Smith

AYES: Quarles, Smith, Williams, Gast, Hunter, Craig

ABSENT: Barbara Candler

Other Business

1. John Potter requests reconsideration of the disapproved Variance request (minimum lot width/road frontage) due to substantial changes for properties located at the intersection of Catamount Drive and Charlotte Highway, in the Clover Community, tax map numbers: 559-00-00-029, -002, -174, and -176. District 2– Allison Love.

Dan Ballou and Sarah Stewart were present to address the board with the reason for the request.

Charles Bradford was present to speak in favor of the request.

No one was present to speak in opposition of the request.

The request for reconsideration of the disapproved variance request (minimum lot width/road frontage) due to substantial changes was approved by a 6 to 0 vote.

APPROVED [Unanimous]

MOVANT: Tony Smith

SECOND: John Gast

AYES: Quarles, Smith, Williams, Gast, Hunter, Craig

ABSENT: Barbara Candler

Memo to the Zoning Board of Appeals regarding staff's findings and recommendations to the Board moving forward.

Adjourn

With no further business, the meeting was adjourned at 7:02 PM.