



YORK COUNTY
ZONING BOARD OF APPEALS
MINUTES • APRIL 8, 2021
FINAL



Zoning Board Of Appeals

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

6:00 PM

Albert Quarles: Present, John Gast: Present, Jeffrey Hunter: Absent, Ragin Craig: Present, Barbara Candler: Present, Derrick Williams: Present, Tony Smith: Absent, Jeff Kirchner: Present, Asia Martin: Present, Rachel Grothe: Present, County Attorney Michael Kendree: Present, Laura Dover: Present, Jonathan Buono: Present.
York County staff Christopher Stephens: Present.

Adoption of Minutes

Approval of March 11, 2021 Zoning Board Of Appeals Minutes

ACCEPTED [Unanimous]

MOVANT: Barbara Candler

SECOND: Ragin Craig

AYES: Quarles, Gast, Craig, Candler, Williams

ABSENT: Jeffrey Hunter, Tony Smith

Location Map

New Business

1. William Joshua and Debra Clinton requests a Variance from the York County Zoning and Development Standards Ordinance (road frontage) for properties located at 3291 and 3287 Mt. Holly Road, in the Edgemoor Community, tax map 682-00-00-076. District 5– Christi Cox. Case Number Z21-11

Staff presentation was given by Jeff Kirchner.

William Joshua and Debra Clinton were present to address the board with the reason for the request.

Bonnie Clinton Dotson 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 subdivide the land, creating an individual lot for the existing mobile home without the required 150' of road frontage on Mt Holly Road (Hwy 901) was approved by a 5 to 0 vote.

Ragin Craig amended the motion to include one condition:

1. Provide a copy of the shared access easement agreement at the time the plat is submitted for final approval and recorded at the York County Register of Deeds Office.

Derrick Williams was the seconder of the amended motion.

Motion passed by a 5 to 0 vote.

APPROVED [Unanimous]

MOVANT: Ragin Craig

SECOND: Derrick Williams

AYES: Quarles, Gast, Craig, Candler, Williams

ABSENT: Jeffrey Hunter, Tony Smith

2. Jimmy Ward requests a Variance from the York County Zoning and Development Standards Ordinance (road frontage) for property located at 220 Ward Drive, in the Rock Hill Community, tax map 601-00-00-005. District 4– William “Bump” Roddey. Case Number Z21-12

Staff presentation was given by Jeff Kirchner.

Jimmy Ward 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.

Ragin Craig motioned to approve the request.

Albert Quarles was the seconder of the motion.

Ragin Craig amended the motion to include two conditions:

1. The new lot must be one acre in size.

2. Provide a copy of the shared access easement agreement for Ward Drive at the time the plat is submitted for final approval and recorded at the York County Register of Deeds Office.

Albert Quarles was the seconder of the amended motion.

The variance request to subdivide the land, creating an individual lot for the existing home without the required 100' of road frontage on Neely Road was approved by a 4 to 1 vote with two conditions:

1. The new lot must be one acre in size.

2. Provide a copy of the shared access easement agreement for Ward Drive at the time the plat is submitted for final approval and recorded at the York County Register of Deeds Office.

APPROVED [4 to 1]

MOVANT: Ragin Craig
SECOND: Albert Quarles
AYES: Albert Quarles, John Gast, Ragin Craig, Derrick Williams
NAYS: Barbara Candler
ABSENT: Jeffrey Hunter, Tony Smith

3. Rip Sanders requests an Administrative Appeal from the decision made by the York County Zoning and Development Standards Administrator (Determination regarding the utilization of an access easement for parking spaces required for a proposed hotel use) for the property located at 1842 Coltharp Road, in the Fort Mill Community, tax map 653-00-00-214. District 7– Joel Hamilton. Case Number Z21-13

Staff presentation was given by Rachel Grothe.

David Kimbrell, Rip Sanders, Brandon Pridemore, and Clarence Cipkala were present to address the board with the reason for the request.

A handout was provided by David Kimbrell.

Rachel Grothe was present to address the board with the determination made by staff.

No one was present to speak in opposition of the determination made by staff.

Michael Slavotmeu, Joe Neal, Amar Patel, Walter Caskey, Frank Piotrowski, and Silas Patel were present to speak in favor of the determination made by staff.

The motion to affirm staff's determination regarding the use of an access easement for parking passed by a 5 to 0 vote.

AFFIRM [Unanimous]

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

4. Stewart Inc. requests a Special Exception (Campground) on properties located on Hands Mill Highway, Allison Creek, and Viesta Road, in the York Community, tax map numbers: 551-00-00-043, 550-00-00-114, and 550-00-00-115. District 2– Allison Love. Case Number Z21-14

Staff presentation was given by Jeff Kirchner.

Emily Blackwell was present to address the board with the reason for the request.

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

Matt Brightwell spoke briefly regarding the request.

Edward Oliver was present to speak in opposition of the request.

Public hearing was closed.

John Gast motioned to approve the request.

Ragin Craig was the seconder of the motion.

John Gast amended the motion to include two conditions:

1. Limitation of 34 RV sites.
2. Limitation of 18 campsites.

Ragin Craig was the seconder of the amended motion.

The Special Exception request for a Campground was approved by a 5 to 0 with two conditions:

1. Limitation of 34 RV sites.
2. Limitation of 18 campsites.

APPROVED [Unanimous]

MOVANT: John Gast

SECOND: Ragin Craig

AYES: Quarles, Gast, Craig, Candler, Williams

ABSENT: Jeffrey Hunter, Tony Smith

5 minute break from 8:50PM - 8:55PM

5. Amy Jeffcoat requests a modification from the conditions of approval for a Special Exception to establish an event venue for property located at 5800 Campbell Road, in the York Community, tax map 490-00-00-030. District 2– Allison Love. Case Number Z19-8

Staff presentation was given by Rachel Grothe.

Amy Jeffcoat and Steven Szasz were present to address the board with the reason for the request.

A handout was provided by Steven Szasz.

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 request by the applicant from the conditions of approval for an extension until July 1, 2022 for a Special Exception was approved by a 5 to 0 vote.

APPROVED [Unanimous]

MOVANT: Ragin Craig

SECOND: John Gast

AYES: Quarles, Gast, Craig, Candler, Williams

ABSENT: Jeffrey Hunter, Tony Smith

Adjourn

With no further business, the meeting was adjourned at 9:08 PM.