



YORK COUNTY
ZONING BOARD OF APPEALS
MINUTES • JUNE 10, 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: Absent, Jeffrey Hunter: Present, Ragin Craig: Absent, Barbara Candler: Present, Derrick Williams: Present, Tony Smith: Present, Marion Ray: Present, Jeff Kirchner: Present, Josh Reinhardt: Present, Laura Dover: Present, Asia Martin: Present, Rachel Grothe: Present.

Adoption of Minutes

Approval of May 13, 2021 Zoning Board Of Appeals Minutes

ACCEPTED [Unanimous]

MOVANT: Tony Smith

SECOND: Barbara Candler

AYES: Quarles, Hunter, Candler, Williams, Smith

ABSENT: John Gast, Ragin Craig

Location Map

Old Business

1. Terry Roseborough request a Variance from the York County Zoning and Development Standards Ordinance (road frontage) for property located at 624 Rivercrest Road, in the Rock Hill Community, tax map 748-00-00-013. District 5– Christi Cox. Case Number Z21-17

Staff presentation was given by Marion Ray.

Terry Roseborough (applicant) was unable to attend the meeting and submitted an email request to defer for 30 days.

No public hearing due to request being a deferral from the May 13, 2021 meeting.

Tony Smith motioned to defer the request.

Albert Quarles was the seconder of the motion.

Tony Smith amended the motion to include a specific date of July 8, 2021 for the deferral.

Albert Quarles was the seconder on the amended motion.

The Variance request to subdivide land, creating an individual vacant lot to build a home without 100' of road frontage on Rivercrest Road was deferred until July 8, 2021 meeting by a 5 to 0 vote.

DEFERRED [Unanimous]

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

New Business

1. Christopher Hooper request a Variance from the York County Zoning and Development Standards Ordinance (road frontage) for property located at 3254 Passmore Road, in the Rock Hill Community, tax map 770-00-00-019. District 5– Christi Cox. Case Number Z21-24

Staff presentation was given by Marion Ray.

Christopher Hooper 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 subdivide the subject lot, creating an individual vacant lot on which to build a home without the required 100' of road frontage on Passmore Road was approved by a 5 to 0 vote with three conditions:

1. The division of the lot be in substantial conformance with the proposed plat.
2. Individual utilities (well and septic) shall be provided for each of the lots and shall be entirely contained on each of the lots. All wells and septic systems must remain on their individual lots.
3. A 25 foot legal easement shall be recorded and shall remain in perpetuity for ingress and egress for tract two.

APPROVED [Unanimous]

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

2. Jonathan L. Yates for Diamond Communications and AT&T requests a Communication Tower Public Service Use (250' Communication Tower) and Variances (tower design and height) from the York County Zoning and Development Standards Ordinance for property located at 3633 McConnells Highway W, in the Sharon Community, tax map 129-00-00-028. District 3– Robert Winkler. Case Number Z21-25

Staff presentation was given by Jeff Kirchner.

Jonathan Yates and Steve Kennedy were present to address the board with the reason for the request.

Frank Duncan and Wendy Clinton were present to speak in favor of the request.

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

Public hearing was closed.

The Communication Tower Public Service Use request to allow for a proposed 250' Communication Tower was approved by a 5 to 0 vote.

APPROVED [Unanimous]

MOVANT: Albert Quarles

SECOND: Tony Smith

AYES: Quarles, Hunter, Candler, Williams, Smith

ABSENT: John Gast, Ragin Craig

The variance request for the proposed tower height - to allow for a 250' lattice tower.

APPROVED [Unanimous]

MOVANT: Tony Smith

SECOND: Barbara Candler

AYES: Quarles, Hunter, Candler, Williams, Smith

ABSENT: John Gast, Ragin Craig

The variance request for the proposed tower not to require a camouflage design.

APPROVED [Unanimous]

MOVANT: Barbara Candler

SECOND: Tony Smith

AYES: Quarles, Hunter, Candler, Williams, Smith

ABSENT: John Gast, Ragin Craig

3. Michael and Elizabeth White requests a Variance from the York County Zoning and Development Standards Ordinance (road frontage) for property located at 1937 Briarwood Circle, in the Fort Mill Community, tax map 741-00-00-094. District 5– Christi Cox. Case Number Z21-26

Staff presentation was given by Marion Ray.

Michael and Elizabeth White were 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 subdivide the subject parcel, creating three vacant lots on which to immediately construct a home on one of the proposed lots without the required 100' of road frontage on Briarwood Circle was approved by a 5 to 0 vote with three conditions:

1. The division of the lot be in substantial conformance with the proposed plat.
2. Individual utilities (well and septic) shall be provided for each of the lots and shall be entirely contained on each of the lots. All wells and septic systems must remain on their individual lots.
3. A 25 foot legal easement shall be recorded and shall remain in perpetuity for ingress and egress for tract one, two and three.

APPROVED [Unanimous]

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

Adjourn

With no further business, the meeting was adjourned at 7:54 PM.